

Merton Council

Borough Plan Advisory Committee Agenda

Membership

Councillors:

Aidan Mundy (Chair)
Najeeb Latif
Linda Kirby
Dennis Pearce
Carl Quilliam
Geraldine Stanford

Substitute members: Stephen Crowe; Anthony Fairclough; Dave Ward

Date: Thursday 7 March 2019

Time: 7.15 pm

Venue:

This is a public meeting and attendance by the public is encouraged and welcomed.
For more information about the agenda please contact
future.merton@merton.gov.uk or telephone [020 8545 3837](tel:02085453837).

All Press contacts: communications@merton.gov.uk, 020 8545 3181

Borough Plan Advisory Committee Agenda

7 March 2019

- | | | |
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| 1 | Apologies for absence | |
| 2 | Declarations of Pecuniary Interests | |
| 3 | Notes of the previous meeting | 1 - 2 |
| 4 | Draft Local Plan and Draft Future Wimbledon masterplan consultation update | 3 - 32 |

Note on declarations of interest

Members are advised to declare any Disclosable Pecuniary Interest in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. If members consider they should not participate because of a non-pecuniary interest which may give rise to a perception of bias, they should declare this, withdraw and not participate in consideration of the item. For further advice please speak with the Assistant Director of Corporate Governance.

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BOROUGH PLAN ADVISORY COMMITTEE

NOTES OF MEETING – 29 November 2018

Attendees:

Cllrs: Aidan Mundy (chair) Anthony Fairclough (substitute for Carl Quillam);
Linda Kirby; Dennis Pearce; Dave Ward; Najeeb Latif

Also attending: Tara Butler, David Freedman (Raynes Park and West Barnes RA)
Eve Cohen (Merton TV)

Meeting notes and action points

Agenda item 1 - Apologies for absence from Cllr Gerladine Stanford (substituted by Cllr Dave Ward) and Cllr Carl Quilliam (substituted by Cllr Anthony Fairclough)

Agenda item 2 - there were no declarations of pecuniary interest

Agenda item 3 – notes of the previous meeting; verbal update given on the actions from the Sept 2018 notes (f- vi) onwards

Agenda item 4: Councillor notices of planning applications and outcomes – seek additional councillor support (which could be via video) on the planning process including prior approvals, planning call-ins etc.

Agenda item 5: betting shops report – send report to the council’s Licensing Committee officers and offer to committee members.

Agenda item 6: Local plan update – councillors noted the contents of the report and asked questions

Agenda item 7: Previous Borough plan advisory arrangements and arrangements for local plan 2020_ - no specific actions

Agenda item 8: draft statement of community involvement

Members considered the draft Statement of Community Involvement and made the following points:

- Include links to the Planning Portal and other sources to help people find out more. No need for duplication but useful to link to different information sources
- Consider including Frequently Asked Questions
- Para 1.77: currently refers to delegated decision-making only, should refer to Planning Applications Committee too as referenced in para 1.82
- Add information on councillor call-in process and Planning Inspectorate timetables
- Add reference to Design Review Panel's role.

Consultation report – Merton’s draft Local Plan 2018 and the draft Future Wimbledon Masterplan

1.0 Introduction

- 1.1 Between October 2018 and January 2019 Merton Council consulted on the council’s draft Local Plan and draft Future Wimbledon Masterplan. This report set out the engagement undertaken including commentary on the success or otherwise of consultation techniques used. It summarises the responses received and sets out the programme for the next steps. A further report will set out how the draft Local Plan is likely to change as a result of the consultation responses.
- 1.2 During the same period Transport for London ran a consultation, supported by Merton and Sutton Councils, on proposals for a new rapid transit system for Sutton and Merton, the Sutton Link. While the Sutton link consultation is listed here in terms of consultation techniques, the summary of responses will be published by Transport for London by the end of March 2019.
- 1.3 This report summarises the responses to the draft Local Plan and the Future Wimbledon masterplan.

2.0 What informed Merton’s consultation?

- 2.1 Merton’s SCI was adopted in 2006 and describes how the community can be involved in the preparation of planning development documents. The SCI is part of Merton’s ¹Local Plan and sets out the council’s commitment to community involvement in planning. It explains how Merton’s local community, residents groups/association/organisations, stakeholders, and other interested parties can be involved in developing planning documents, by informing the council what they think of a plan/strategy, provide additional information and suggest changes to the a plan/strategy.
- 2.2 Some of the engagement tools set out in the SCI have changed since its adoption in 2006. For example the council now has a Facebook and Twitter pages which is used as an additional method of alerting communities to new press releases on a range of topics including council’s consultations. Furthermore the council no longer has a dedicated community engagement officer for planning matters. However in spite of not having a dedicated officer, all officers are now involved in plan making process actively take part in and conduct outreach engagements events with the local community and other interested parties.

¹ The Local Plan is a plan for the future development of the local area, drawn up by the Local Planning Authority. It guides decisions on whether or not planning applications can be granted. In law it is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004

2.3 A new draft SCI was considered by Merton's Borough Plan Advisory Panel in November 2018. The experience of these consultations will inform the further drafting of this SCI, which will be published during 2019.

3.0 The consultation

1.4 The council is required in accordance with planning legislation to hold a public 6 week consultation. However, due to the nature of the subject matter and the significance and importance of the document to our residents and businesses the council extended the consultation for a further 4 weeks; above the required consultation period.

1.5 The stage 2 Local Plan consultation ran from 31st October 2018 until 6th January 2019 and was then extended until the end of January 2019

4.0 How we consulted

1.6 During the consultation the council used different methods of public engagement to maximise public involvement and raise public awareness of the consultation.



Raising awareness

1.7 Engagement started in September 2018, with key meetings identified in the table below. The draft Future Wimbledon Masterplan was launched on 27th September 2018 at the Wimbledon Community Forum and the draft Local Plan and Sutton Link were launched on 31st October 2018.

1.8 For the draft Local Plan and draft Future Wimbledon Masterplan:

- Formal written consultation letters and emails were sent to local residents, businesses, residential groups/organisations, environmental stake holders e.g. Environment Agency and other interested parties on Merton's Local Plan consultation database;

- Where Merton Council sent out correspondence, it advised people of all three consultations. Where Transport for London sent out correspondence, it advised people on the Sutton Link and draft Merton Local Plan.

Have your say on town centre plans



Merton Council is encouraging residents, businesses, employees and visitors to take part in a consultation on the future of Wimbledon town centre by Sunday 6 January 2019. The draft Future Wimbledon Masterplan, sets out the long-term vision for the development of Wimbledon town centre and focuses on its commercial heart. The town centre generates 15,000 jobs and covers 40 hectares

in size, that's almost 1,500 tennis courts! The responses from the consultation will help shape design and investment in public spaces well into 2030. Priorities include integration of green areas into the town centre, along with public and cultural spaces, a better transport interchange and an improved retail offer. To have your say visit merton.gov.uk/futurewimbledon

- Dedicated webpage with copies of the draft documents and SurveyMonkey questionnaires;

- Every household in Merton were notified via three articles in MyMerton, a magazine distributed to all +80,000 residential properties in Merton contained an article on each of the draft Local Plan, draft Future Wimbledon Masterplan and Sutton link, informing people of the consultation and directing them to the websites to find out more and respond.

- Paper copies of the documents were made available at Merton's reference libraries.

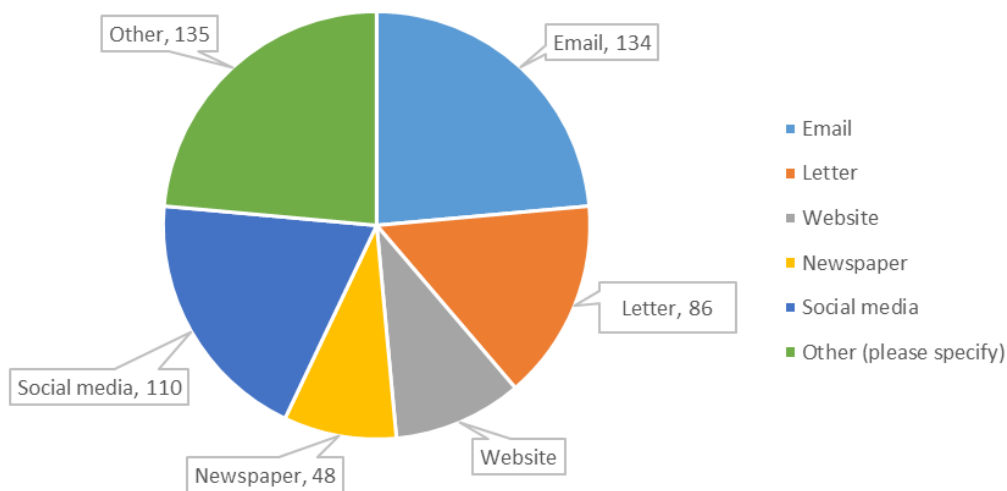
- Consultation details tweeted on Merton's Twitter account and information on the council's Facebook page, with reminders and updates sent at

various stages during the consultation.

- Articles in Wimbledon Time and Leisure Magazine and the Wimbledon Guardian newspaper – both online and hard copy.
- Peer to peer awareness raising was strongly encouraged as this has proved very successful in raising awareness in other consultations – people are much more likely to engage with a message sent from their peers or a group they are part of than take notice of the official letter from the council. Several residents associations and community groups sent the message out to their contacts by websites and social media; we thank them for their help with this.

- For those respondents to the Future Wimbledon masterplan SurveyMonkey questionnaire who answered this question, respondents told us that they heard about the draft masterplan by email, post, website, social media and “other” which included correspondence from local residents’ groups, Wimbledon Choral Society, Time and Leisure Magazine, meetings where the council was presenting, and Nextdoor. This is summarised in the pie charts below.

How did you hear about the consultation?



Building understanding

1.9 An extensive engagement programme was carried out from September 2018 until January 2019.

1.10 The activities are set out in the table below and were a blend of:

- well-attended community forums and public meetings organised by either residents / community groups or the council, sometimes with 50-100 people in attendance;
- focussed discussions with business groups, civic societies landowners and others
- Pop-up events and drop in sessions at various sites across Merton for several hours on weekdays and Saturdays

Table of consultation events

DAY	DATE	MEETING	NOTES
Mon	17-Sep	Morden Focus Group	Focus Groups with members and local community

			stakeholders. Local Plan & Morden
Mon	17 Sept (eve)	Approval for consultation on Future Wimbledon Masterplan and Local Plan drafts	Cabinet
Weds	19-Sep	Morden Pop Up Event	Pop Up Event - outside Sainsburys. Local Plan including Morden
Thurs	20-Sep	Morden Pop Up Event	Pop Up Event - outside Iceland. Local Plan including Morden
Sat	22-Sep	Morden Pop Up Event	Pop Up Event - outside Morden Underground. Local Plan including Morden
Thurs	27 Sept (eve)	Wimbledon Community Forum public meeting	Launch of Future Wimbledon Masterplan consultation
Mon	01 Oct (eve)	Wimbledon Society	Local Plan
Thurs	04 Oct (eve)	Wimbledon Union of Residents Associations	Future Wimbledon Masterplan; Local Plan
Fri	05-Oct	Cabinet Member for Children's Services	Engaging children and young people in planning processes
Thurs	11-Oct	Morden Community Forum public meeting	Local Plan esp Morden
Tues	16 Oct (eve)	Residents Association of West Wimbledon	Future Wimbledon Masterplan, Local Plan (pre consultation)
Weds	17 Oct (eve)	Morden Regeneration Cross Party Steering Group	Morden - internal members group
Weds	31-Oct	Love Morden Focus Group	Focus Groups with Love Morden representative. Local Plan including Morden
Weds	31-Oct	Launch of draft Local Plan and Sutton Link	
Weds	07 Nov (eve)	Merton Park Ward Residents Association community meeting	Local Plan esp Morden
Thurs	08-Nov	South Wimbledon Station drop in	Sutton Link

Sat	10-Nov	Future Wimbledon public space pop up workshop	
Mon	12 Nov (eve)	Friends of Wimbledon Town Centre public meeting	Future Wimbledon Masterplan
Tues	13-Nov	Nelson Health Centre drop in session	Sutton Link
Weds	14 Nov (eve)	Battles Area Res Association	Local Plan, Future Wimbledon Masterplan, Sutton Link
Thurs	15-Nov	Head Teachers forum	Local Plan
Thurs	15 Nov (eve)	Landowners Forum	Wimbledon
Sat	17-Nov	Morden station drop in event	Sutton Link and Local Plan
Tues	20-Nov	NHS – infrastructure planning	Local Plan
Weds	21-Nov	Mitcham Parish Church centre	Sutton Link, Local Plan
Weds	21-Nov	Lambeth Council – duty to co-operate	Local Plan;
Sat	24-Nov	Colliers Wood library drop in event	Sutton Link and Local Plan
		Mansell Church Hall	Wimbledon group organised by Stephen Hammond MP
Tues	27-Nov	Morden medical centre	Local Plan
		Morden Civic Centre drop in	Sutton Link
		Wilson / NHS	Local Plan
Weds	28-Nov	Wimbledon library drop in	Sutton Link / Local Plan
Sat	01-Dec	Wimbledon station drop in	Sutton Link / Local Plan
Thurs	06-Dec	Merton Partnership	Local Plan / Sutton Link
Mon	10-Dec	CBRE GI	Morden land owner meeting with TfL
Weds	19-Dec	Benedict Wharf site	Local Plan
Tues	08-Jan	Site = Francis Grove	Local Plan
Weds	09-Jan	Morden Schools engagement	Consultation with Year six pupils from six primary schools around Morden on what they would like to see in the regeneration.

1.11 In addition to the consultation meetings above, throughout and beyond the consultation the following engagement has continued

- The consultants carrying out the **open space and green infrastructure study** have contacted a wide variety of groups involved in the usage and management of open spaces in Merton, including Friends Groups across the borough;
- The consultants carrying out the playing pitch study are contacting sporting bodies, both landowners of specific sites and the national sporting bodies (for example, the Football Association, England hockey, England Cricket Board and the English Rugby board as well as other sporting affiliations on tennis, bowls, etc);
- Gypsies and travellers in Merton and representatives of the **gypsies and traveller and travelling showpeople community** are being contacted as part of the Strategic Housing Market Assessment;
- various meetings were held weekly between the council and Transport for London on the delivery of **Morden regeneration**;
- site-specific meetings were held with many landowners who had proposed their **sites for allocation** in the new draft Local Plan;

Effective engagement

1.12 Some consultation techniques were effective in helping to raise awareness, encourage discussion, questions and debate and elicit responses. Others were less successful. Below is some commentary on the key techniques.

Raising awareness - contacting people to let them know about the consultation

1.13 Although every household in Merton receives the MyMerton magazine (and if they don't please let us know as they should be receiving it) emails were sent out and the council dedicated social media coverage there were still many calls from respondents wanting to be notified on the consultations by dedicated correspondence to their household. This was particularly true of the draft Future Wimbledon Masterplan and also the draft Local Plan.

1.14 Officers feel that this may have been exacerbated by the reduced scope of Merton's Local Plan consultation database which now excludes anyone who did not specifically reply to "opt-in" after May 2018 under the General Data Protection Regulations. Merton's Local Plan consultation database contains all residents, landowners, community groups, residents associations, campaign groups, business organisations and other groups that are either on Merton's Voluntary Services Council (MVSC) website or had specifically opted to be contacted for plan-making purposes. However individuals who may have wanted to remain on Merton's Local Plan database but did not specifically opt to remain would not have received direct correspondence at this consultation. We will work to build up our database with individual contact while remaining GDPR compliant.

1.15 We understand that people feel that we should resource a dedicated letter for

planning documents, particularly site-specific matters and we will actively consider this approach for specific sites at the next round of consultation. However the council is likely to continue to use MyMerton, email, social media and make requests to community groups to spread the message for any area-based or borough-wide plans as this is the most effective use of resources.

Drop in sessions

- 1.16 By combining the three consultations, we were able to make the most of drop-in sessions organised across the borough throughout the consultation. Most of these were held in public buildings (stations, libraries etc) given the winter months or on street; we were lucky with the weather.
- 1.17 Drop-in sessions were particularly useful for aspects of consultation that could be easily summarised with images or maps and where participants and those running the drop-in sessions could briefly exchange information (e.g. the three choices of routes for the Sutton Link or information on a single site for the Local Plan). Drop in workshops where participants carried out specific activities were also useful for the draft Future Wimbledon Masterplan, especially as these had props in the form of pop-up street furniture which attracted people. Similar activities were undertaken in Morden.
- 1.18 Drop in sessions were largely ineffective and often frustrating for participants when trying to explain longer text-based matters such as policies in the draft Local Plan or the guidance in the Future Wimbledon Masterplan.
- 1.19 Drop in sessions were very useful in attracting a far wider section of the local community than might usually engage in planning consultations. The location of the drop-in session was essential to its success. For example the drop-in session held on a Saturday in Morden underground station was extremely busy for over four hours and helped to engage a wide range of people in terms of age, gender, abilities, heritage and knowledge of the area or issues. A surprisingly less successful venue was by the front doors inside Wimbledon library on a weekday afternoon. The library itself was extremely busy and constantly active but it seems that people did not want to dwell and ask questions on planning matters while in the library.

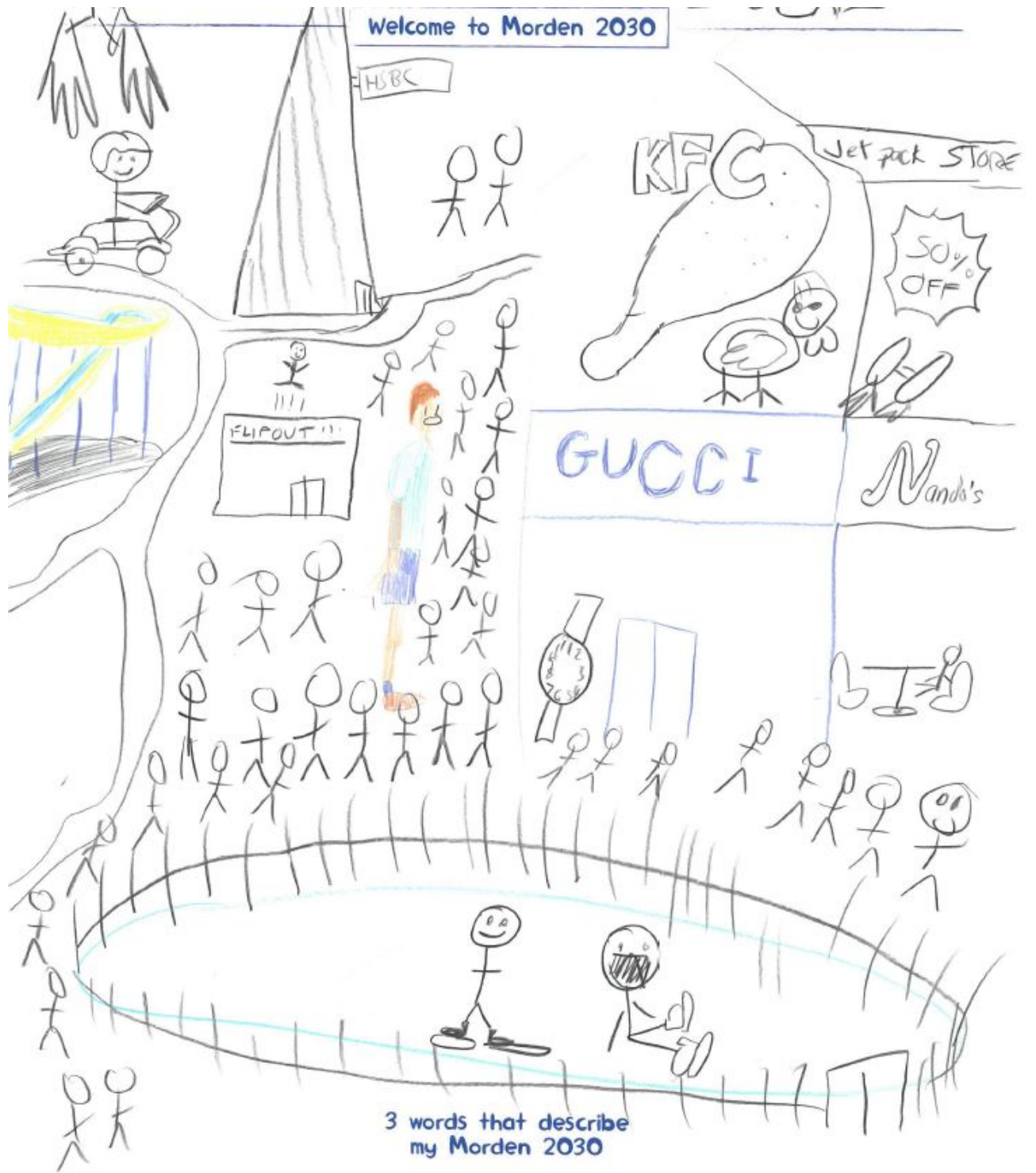
Community meetings

- 1.20 By far the most successful method of raising awareness, engaging discussion and debate that directly results in responses is via attending community meetings where the issue is either a key subject on the agenda or that the meeting is dedicated to that topic.
- 1.21 Like drop-in sessions, it is much easier and more straightforward to convey site-specific matters or issues relating to a specific area at a community meeting than to try and effectively hold people's interest on a wider variety of topics. As such, community meetings were more successful and could be seen to directly result in responses to the various consultations when they covered the Future Wimbledon Masterplan, Morden regeneration and the three routes

for the Sutton Link. We are grateful to all the residents associations and community organisations who invited us to their meetings and in some cases set up dedicated meetings in addition to our own to discuss the topics.

Focussed discussions

- 1.22 In contrast, focussed discussions with smaller groups of residents, businesses, schoolchildren and other community groups were very useful in engaging on the breadth and depth of matters contained in the draft Local Plan and resulted in responses. Focussed discussions were also effective for the Future Wimbledon Masterplan but less so for Sutton Link as the consultation was brief and there wasn't as much to discuss. We are very grateful to those groups who either invited us to engage with them or who responded to our requests.
- 1.23 We used focussed discussions to engage with schoolchildren. After approaching all of Merton's primary school head teachers, six primary school sent groups of children aged 10-11 to participate in a workshop dedicated to Morden regeneration and getting their responses. This was a fascinating exercise and very rewarding. Many of the children's responses reflected straightforward, practical approaches that can be incorporated into the draft Local Plan (for example, the children believed that in 10 years' time lots of people in Morden would still have cars but these would largely be electric vehicles) The dedicated report on this consultation will be published in April 2019.

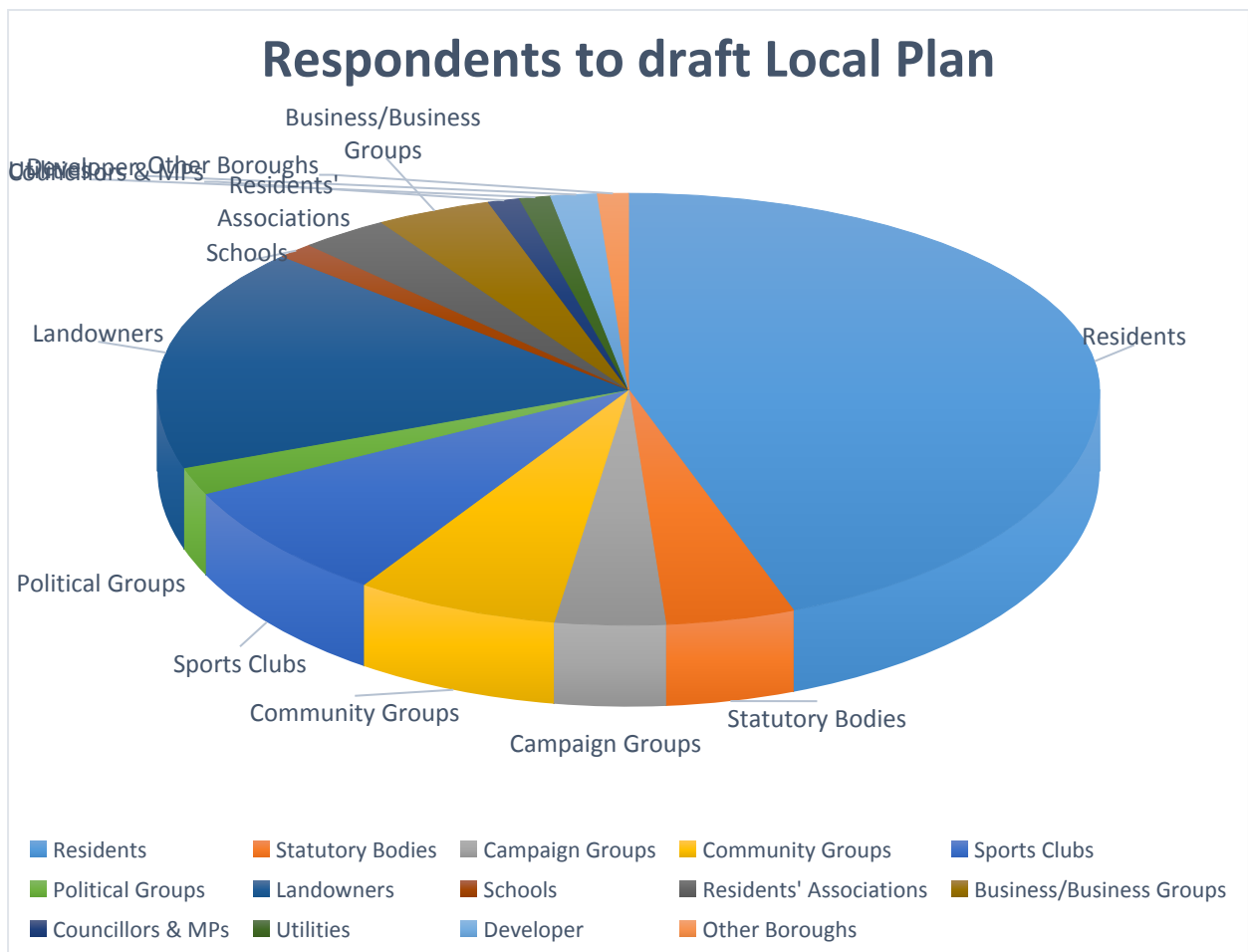


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5.0 Consultation responses: draft Local Plan and draft Future Wimbledon Masterplan

Overview - Draft Local Plan 2018 Stage 2 responses

2.1 Approximately 240 respondents raised over 1,500 separate points relating to the draft Local Plan consultation. (These numbers do not include the respondents to the Future Wimbledon Masterplan where the issues they raised cross over with the draft Local Plan.)



2.2 A full list of the people and organisations responded to the draft Local Plan is available at the back of this report. All responses will be available online via <https://www.merton.gov.uk/planning-and-buildings/planning/local-plan/newlocalplan>

2.3 The issues raised in the responses were fairly evenly spread over all the chapters in the draft Local Plan.



Figure x: A summary of the main issues raised in the draft Local Plan responses

Topic	Summary of comments received
Strategic Objectives	67 comments were received on the vision, strategic objectives and associated maps. These comments were on a wide range of aspects of the vision, objectives and maps, which can be broadly divided into: <ul style="list-style-type: none"> - Support or amendments to specific aspects of the objectives - Desire for additional emphasis to be contained within the vision or for specific aspects to be given a greater priority (for example health and wellbeing, housing, the historic environment, air quality, design) - Amendments to the maps, grammar, spelling, sentence structure
Health and well being	34 comments were received on this chapter. In general the policy was welcomed and supported and amendments were suggested to improve the policies

	<ul style="list-style-type: none"> • The council’s approach to hot food take-aways was supported but should be linked to the town centre policies • Greater links between active travel, air quality and other aspects of health and wellbeing was suggested <p>Greater emphasis on planning for people with disabilities was suggested</p>
Colliers Wood town centre and surrounding area policies	<p>28 comments were received for this chapter, several of which were on site-specific developments (either site allocations or planning applications).</p> <p>The policy is generally supported with a wide range of detailed suggestions for improvement made including feedback from residents, the NHS, landowners and National Grid. A general theme was the need to ensure that infrastructure – whether NHS services or streetscene improvements – kept place with new homes.</p>
Mitcham town centre and surrounding area policies	<p>We received over 100 comments on the Mitcham policies, of which 37 comments were on policy matters and the remaining +60 comments on site-specific issues.</p> <p>The policy comments include seeking greater emphasis on the issues raised in the Wimbledon policies and replicating them in Mitcham; issues of the quality of services in the town centre (both support and objections, greater emphasis on cycling and walking, improved design, heritage. Specific comments from Mitcham Society</p>
Morden, Morden regeneration and Morden neighbourhood	<p>80 comments were received on the Morden policies mainly relating to the Morden regeneration.</p> <p>In general, comments on Morden supported the comprehensive regeneration of the town centre; some were keen for additional detail of what Morden would look like to be included in the Local Plan. Several comments wanted to know when it would start and were keen for activities to commence. Many sought improvements to transport infrastructure to reduce the dominance of traffic and its associated impact on air quality</p>
Raynes Park local centre and surrounding area policies	<p>64 comments were received on the Raynes Park policies and proposed sites. Most of the comments related to site allocations in the Raynes Park sub area.</p> <p>Comments received on the policies included improving cycling and walking links locally, greater recognition for Wimbledon Chase, and strengthening references to local character and amenity.</p> <p>Comments on the sites were generally either questions raising concerns or objections to Whatley Avenue (site RP6) in particular,</p>

	with more details sought on what might happen there.
South Wimbledon	<p>46 comments were received on the South Wimbledon policies, all welcoming South Wimbledon being designated a local centre.</p> <p>A number of suggestions were made on the proposed boundary with some wanting it to be either, bigger or made smaller. Others made comments relating to the nearby business area, the impact of greater housing targets on design and quality of new homes could lead to higher density and improvements to South Wimbledon junction.</p> <p>Detailed suggestions were made on specific wording in the policy but the overall theme from all the respondents was support for a new Local Centre</p>
Wimbledon town centre and surrounding area policies	240 comments were received on this chapter. Although there were some support for the policies; the overriding issues raised on the policy were similar to those set out in the FutureWimbledon masterplan. These are summarised at the end of the document.
Housing policies	<p>83 comments were received on the housing policies. The issues raised were on:</p> <p>Affordable housing – support for the ambition affordable housing targets but concerns were raised to whether there are achievable and the role of viability reports.</p> <p>Housing targets Support for challenging the new London Plan housing targets as undeliverable.</p> <p>Support for and objections to targets for affordable homes (broadly split between residents, community groups and politicians supporting more affordable homes and respondents from the development industry questioning the evidence and viability.</p> <p>Several comments on housing matters crossed over into the wide range of infrastructure needed to support new homes, ranging from healthcare facilities, better walking and cycling routes, and urban design</p>
Design policies	<p>91 comments were received on the Design policies and many of these were very extensive.</p> <p>The issues raised on the policies focused on restricting building heights, the need for good quality design of buildings which are sustainable, respectful and sensitive of the local environment heritage assets.</p>

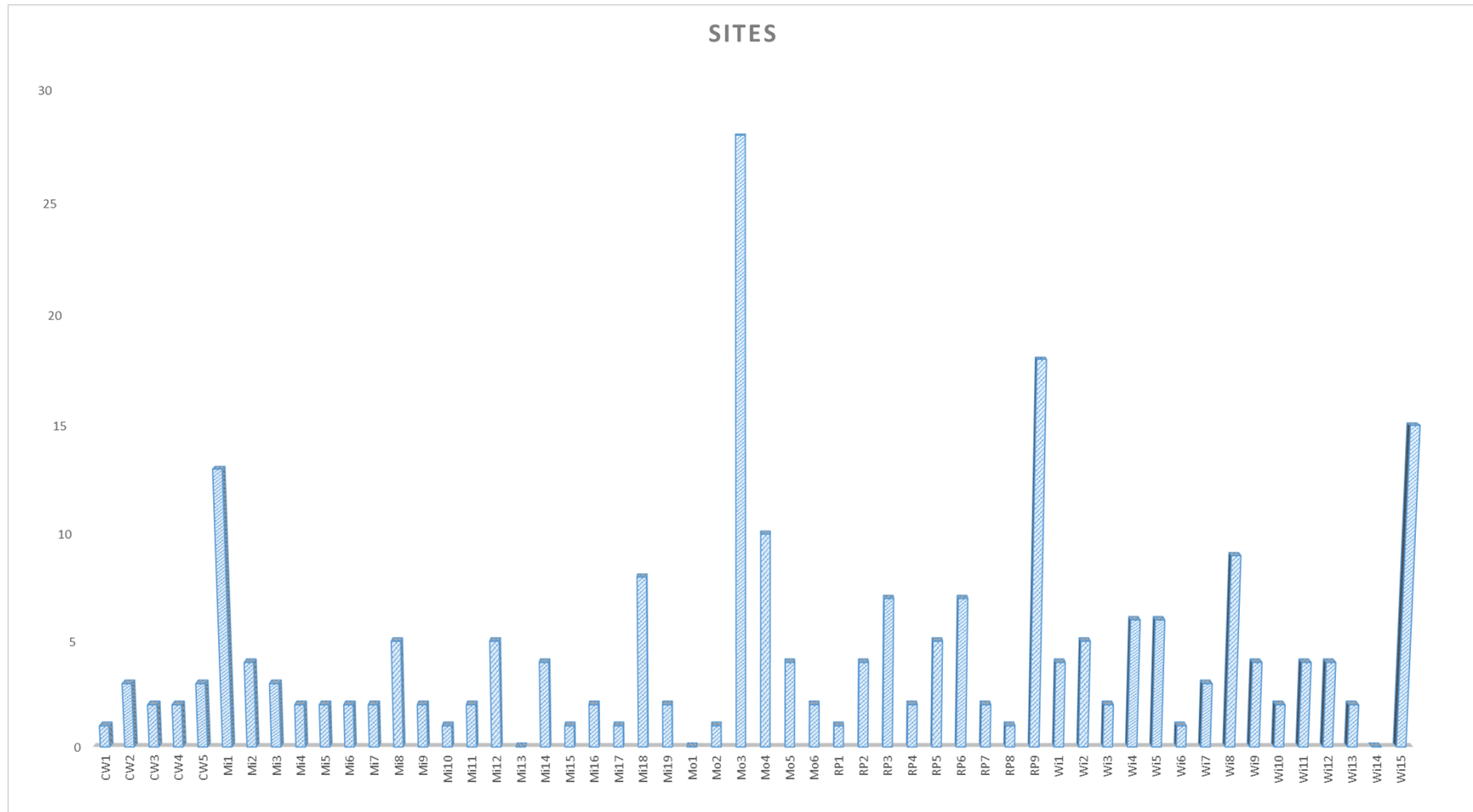
<p>Social and community</p>	<p>32 comments were received regarding social and community policy. The bulk of the comments raised the issue of school places stating that the council should plan and keep a close eye on demographic change and plan in advance for the necessary school places.</p> <p>Planning for a growing aging population was also raised and the need to ensure that health and social care facilities were available and also accessible by public transport and other non-car modes..</p> <p>The council commitment to protect community facilities including sport and leisure facilities from development was supported. However concerns were raised that it may not provide sufficient protection for indoor sports facilities and the policy could result in sports facilities being converted or replaced with educational buildings or health provision etc</p>
<p>Waste management</p>	<p>We received 12 comments on waste management, some of which related to policies and sites, others which related to waste matters outside the scope of the Local Plan.</p> <p>There was general support for the draft waste management policy, with some comments seeking additional details. There were also calls for the rejection of any further waste management centres in Merton.</p>
<p>Economy</p>	<p>67 comment were received on the Economy policies from a wide range of respondents.</p> <p>There was a clear split with the policies in this chapter. Many supported the draft Local Plan wording and principles on the protection of various types of employment land, others objecting, either because in their view it was not ambitious enough in its support for economic development or it was too ambitious and not flexible enough.. Some raised concerns about economic development and it relationship with housing development, impact on climate change, parking, and council’s support of businesses. Responses from the Plough Lane area of Merton supported the conversion of heavy industry to light industrial.</p>
<p>Town centres</p>	<p>32 comments were received on the borough-wide town centre and retailing policies (it should be noted that this figure relates to the borough-wide town centre draft planning policies and is in addition to the responses received on each individual town centre).</p> <p>Seversl respondents cited the potential difficulties of maintaining a retails segregation in the core and secondary shopping frontages policies given the current retail market, state of the high street and the removal of this requirement from the NPPF 2018.</p> <p>Several comments sought specific and general improvements to the public realm, urban design and travel be incorporated into the town centre policies.</p>

<p>Open space and green infrastructure and; biodiversity</p>	<p>We received 95 comments on the topics of Open Space, Green Infrastructure, Nature Conservation, Protection of Trees and the Wandle Valley.</p> <p>People strongly support the aim to maintain and protect open spaces throughout the borough, including the protection of Metropolitan Open Land and areas of nature conservation. There was also a lot of support for front gardens to become greener and more permeable.</p> <p>Respondents also support the continued protection of the Wandle Valley, both generally and from nearby industrial uses, and for greater connections and linkages to and from the Wandle Trail.</p>
<p>Flood risk management</p>	<p>We received 9 comment on the flood risk management policies</p> <p>The majority supported the policies. Objections tended to relate to strengthen provisions for flood risk management in all developments.</p>
<p>Air quality and other pollutants</p>	<p>We received a number of comments on air quality, most indirectly relating to the policy</p> <p>Comments suggested strengthening the policy, particularly in regard to increasing air quality monitoring and urban greening.</p>
<p>Climate change</p>	<p>22 comments were received on climate change. Several respondents showed general support for the climate change policies, but a number of respondents suggested a lack of ambition regarding climate change mitigation and adaptation in the Draft Local Plan.</p> <p>Respondents recommended that Merton adopt more ambitious targets like London, which is aiming to become a 'zero carbon city' by 2050, and Bristol, which is aiming to achieve carbon neutrality by 2030.</p> <p>Respondents recommended updating the Spatial Vision to put more emphasis on climate change mitigation and adaptation measures, by highlighting the need to reduce CO2 emissions and addressing other climate change adaptation issues such as overheating, the urban heat island and water efficiency for example.</p> <p>A number of respondents highlighted the important role of sustainable transport policies, such as the promotion of walking, cycling and the use of electric vehicles, for climate change mitigation. It was suggested that this should be reflected in the Spatial Vision, Strategic Objective 4 and CC8.10.</p>

	<p>A number of respondents were concerned that the planned development of high-rise blocks set out in the Draft Local Plan will exacerbate the heat island effect and climate change impacts, and queried how these two elements will be reconciled.</p> <p>Other suggestions included but were not limited to:</p> <ul style="list-style-type: none"> • Implementing post-occupancy monitoring to ensure developments deliver the efficiencies that they have been designed to; • Ensuring that street lighting replacements and upgrades adopt up-to-date solar/PV technology; • Having the Environment Section at the start of the Plan, after the Vision & Strategic Objectives, to highlight its importance; • Using the targets and thresholds set in Policy SI2 of the Draft London Plan instead of CC8.11 as they are based on a more comprehensive evidence base; and • That Merton Council's pension funds should not be investing in fossil fuels.
<p>Transport</p>	<p>94 comments were received on this chapter. There was some support but the majority felt that the policies needed strengthening in regard to electric vehicles, cycling, street clutter, active travel, crime and safety and linking to other document such as the Mayor's Transport Strategy.</p> <p>Many of the comments suggested a much greater emphasis on delivery of electric vehicle charging points and improvements to the public realm and highways to encourage walking and cycling. A series of very detailed points were made on these matters.</p> <p>Greater mention was sought for Crossrail2 and Sutton Link</p> <p>As with some other chapters, several of the comments received related to matters beyond the local plan process.</p>



Responses on potential sites and new proposals for sites



2.4 The following four sites received the most responses:

- **Mo3 – Imperial Sports Ground (Tooting & Mitcham Hub)** – 25 responses (containing approximately 50 tick-box templates) expressed support for this site allocation and three responses provided an objection to this allocation (GLA, Sport England and Sharp S.).
- **RP9 – Whatley Avenue** – 3 respondents objected to the proposal for residential allocation of this site. 15 respondents raised concerns and requested more information on future plans for this site. All the responses suggested that the site should be retained for educational use and to benefit the Joseph Hood Primary School. A number of respondents also raised concerns regarding road access to Joseph Hood Primary School, as well as traffic and parking pressures in the area.
- **Wi15 – YMCA Wimbledon** – 4 respondents expressed support for this allocation. 3 respondents objected to the proposed allocation. 8 respondents raised concerns about the proposals. A number of responses expressed opposition to the proposed increase in building heights. Respondents also raised concerns about limited parking, suggested that the existing sports facilities should be included in the proposed development, and recommended that the viability of the development should be mentioned in the site allocation as it may be affected by the proposal to use exemplary design.
- **Mi1 – Benedict Wharf Site** – 7 responses expressed support for this allocation, 5 responses provided suggestions to strengthen the allocation and 1 response objected to this allocation. For examples, the GLA noted that any release of SIL land will need to be replaced (evidence requirement). National Grid identified the high voltage electricity transmission overhead line and/or National Grid underground electricity cables which are located within this site and highlight the statutory safety clearances which will need to be considered. Another respondent highlighted the potential issues associated with commercial uses A1 and A3.

2.5 The following additional sites were proposed by respondents to the draft stage 2 Local Plan consultation:

- **Centre Court Shopping Centre, Wimbledon** – proposed by the landowner Aberdeen Standard Investment for “Any of the following uses, or suitable mix, of Retail & Leisure (Class A1-A5, D2), Offices (B1), Residential (C3) and Hotel (C1)”.
- **Abbey Wall works, Merantun Way, South Wimbledon** – proposed by the Cowell Group for “residential development”.
- **The ASDA store and associated car park, Western Road, Mitcham** – proposed by BAE Systems 2000 Pension Plan Trustees Ltd for “residential intensification”.
- **Two units within Boundary Business Court, Church Road Mitcham** – submitted by Legal & General Property Partners (Industrial Fund) Limited and

Legal & General Property Partners (Industrial) Nominees Limited who have an interest in the site.

- **former Sparrowhawk Yard at 159 Commonsides East, Mitcham** – submitted by Mitcham Cricket Green Community and Heritage for “residential (C3) or office (B1) or mixed use” (this site was submitted previously in January 2018 and was considered and not taken forward into the draft Local Plan at that stage.)

2.6 Officers will assess these new sites alongside the other responses and make recommendations to councillors later in 2019.

Work to inform the Local Plan

2.7 The NPPF states that Local Plans should be supported by proportionate evidence. This evidence includes the responses to community engagement and usually also includes reports on technical matters. The technical reports provide evidence to inform new planning policies but they do not solely determine the policy response.

Underway

- *Strategic housing market assessment* – current situation and scenarios for future housing needs by tenure and type for Merton, including for specific population groups
- *Open space study* – review the current situation for a wide range of different types of open spaces in Merton, how they are used and their quality and what the future demand is likely to be for different types of open spaces (and biodiversity)
- *Playing pitch study* - review the current situation for playing pitches in line with Sport England’s guidance, looking at current supply (including usage and quality) and future demand for different types of playing pitches
- *Sustainable Transport Strategy* (also known as the local implementation plan (LIP) for the Mayor of London’s Sustainable Transport Strategy) – sets out how
- *Infrastructure needs assessment* - working with partners to assess the need and delivery of all types of infrastructure, including school places, healthcare, utilities, waste management etc to support population change
- *Site-specific work* to demonstrate that each site proposal is reasonably deliverable within the lifetime of the Local Plan and to assess the new sites proposed. This is likely to be ongoing until the very end of the Local Plan process to take account of changes in ownership, economic cycles and national planning and fiscal policy.

Due 2019-20

- *Economic assessment* – current situation and future scenarios for economic need and demand, including for town centres, business areas and different types of jobs and services

- *Overall viability of the Local Plan* – Local Plans must be deliverable and the policies within them must be reasonably viable and not (separately or cumulatively) add requirements that will restrict development from coming forward.
- *Affordable housing viability* – informs new planning policies to optimise affordable housing (for example, what percentage of affordable housing is required on large residential sites)
- *Urban design* - including a refresh of the tall buildings background paper and site-specific design guidance.

The London Plan examination in public

2.8 The London Plan 2016 is being comprehensively revised. Currently the final Plan is being examined by a panel of Planning Inspectors appointed by the Secretary of State. Part of this examination involves holding public hearings at City Hall between January 2019 and May 2019.

2.9 Merton Council's response to the draft London Plan expressed support for some policies but objected to others including new housing targets for Merton as this is undeliverable, and the lack of recognition of Morden regeneration in the Local Plan. The council has also objected to the London Plan not classifying Colliers Wood as a designated town centre in planning terms, which is problematic for investment and can create an unnecessary burden on applicants wanting to invest in the town centre.

2.10 The Inspectors' report is due in July 2019. Unlike the planning rules for Local Plans, the Inspectors' recommendations are not binding on the Mayor of London who can choose whether or not to amend the London Plan before publishing it at the end of 2019. Once published the London Plan 2019 will replace the London Plan 2016 as part of the statutory development plan for all London boroughs. Every London borough's Local Plans will have to be in general conformity with the new London Plan and it will also be part of the policy framework for planning decisions.

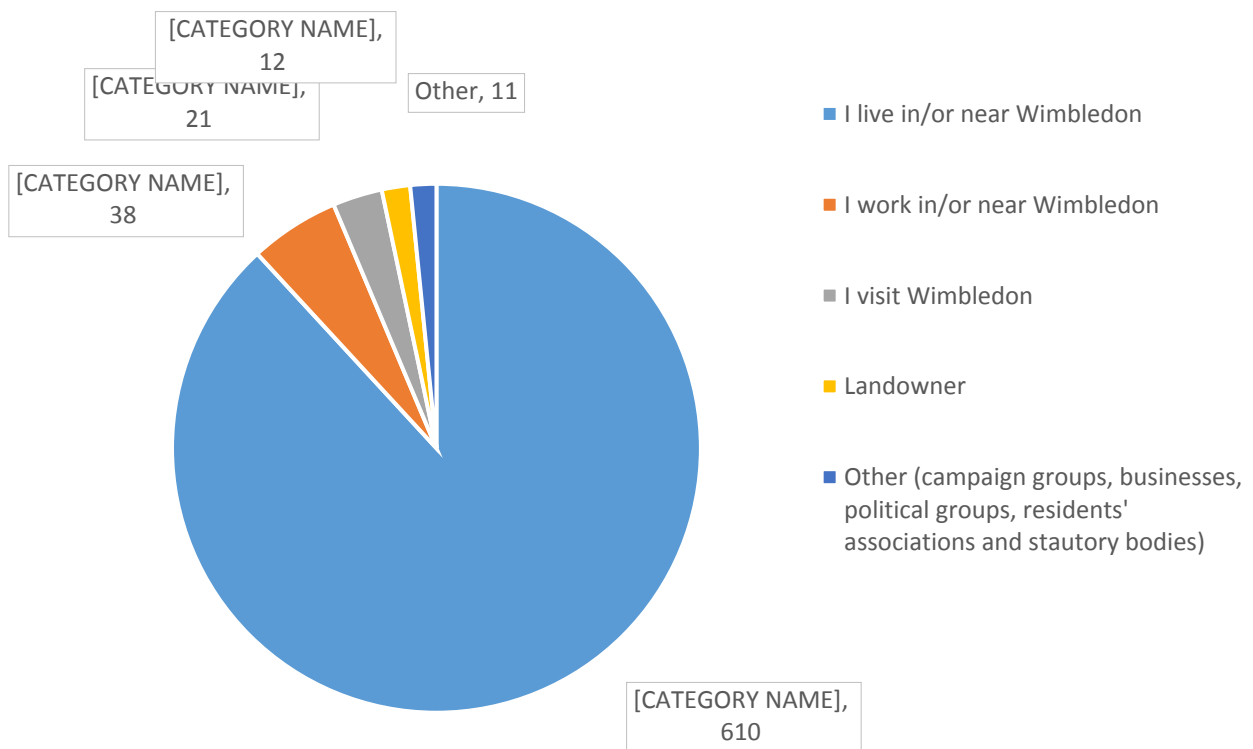
6.0 Overview - draft Future Wimbledon Masterplan responses

6.1 Approximately 702 respondents raised around 90 separate issues relating to the draft Local Plan consultation. (These numbers do not include all of the respondents to the draft Local Plan where the issues they raised cross over with the draft Future Wimbledon Masterplan).

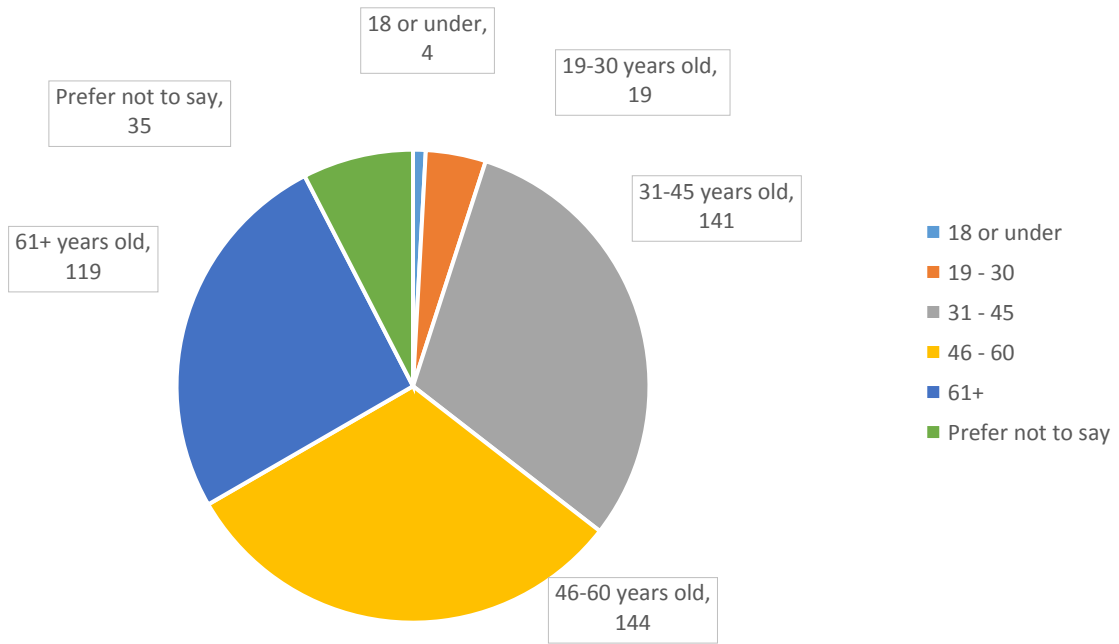
6.2 Most of the responses to the draft Future Wimbledon Masterplan came from individuals living in or near Wimbledon. Some respondents both live and work in the area, others that responded specifically about the proposed concert hall either were members of choral societies in Merton on neighbouring boroughs, or had attended Wimbledon International Music Festival events.

6.3 The main age groups represented in the responses ranged from 31-61+ years old, with some responses from those aged under 30 years old, and the majority were female.

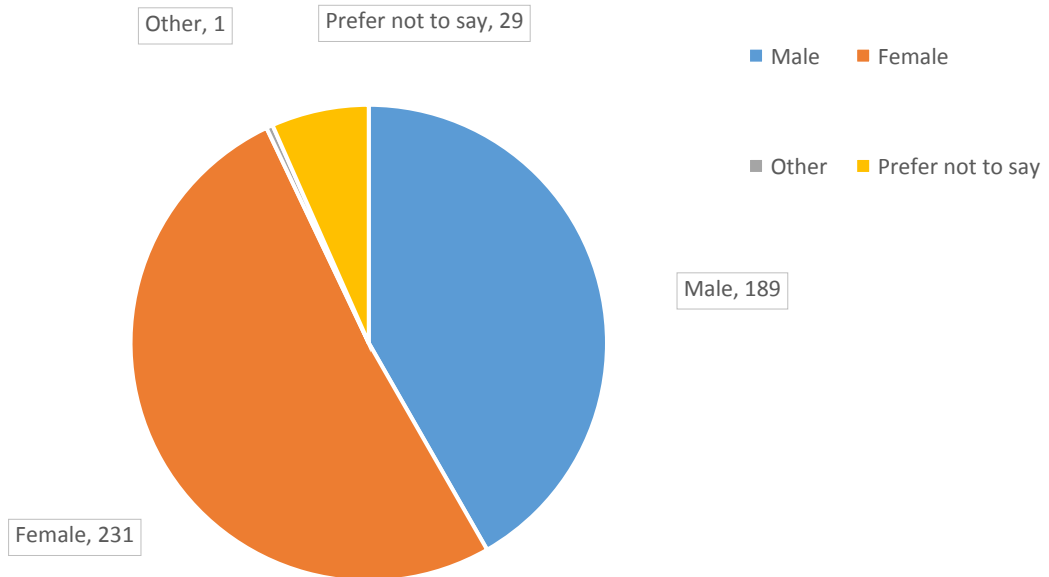
Wimbledon Masterplan Respondents



What is your age group?



What is your gender identity?



Summary of the issues raised in the draft Future Wimbledon Masterplan response

Positive themes	Negative themes	Additional ideas	General issues
All for greening of the town centre – trees, shrubs	Worried about setting a precedent for tall buildings	More on cycle connections and cycle infrastructure (parking)	CR2 uncertainty and influence on the plan
More public spaces	Don't want Wimbledon to become a business district	Want a human-scale environment that is pleasant and stylish	Maintain Wimbledon as a predominantly residential area
Encourage good design and high quality materials	Overcrowding from that level of growth	More is needed on traffic management	Car parking needed for shoppers – underground parking?
Encourage independent shops	Increased pollution from growth proposed	More support concert hall either on P3 site or an alternative in the town centre	Brexit uncertainty
More outdoor activity and play areas for children	Against Metropolitan Centre status (don't want to be Croydon or Kingston)	More on active travel – connectivity for pedestrians and cyclists	Protect the town centre against CR2 destruction/disruption
Proposed changes are positive and necessary for Wimbledon to survive	YMCA proposed building heights too high	Statement on affordable housing	Plan is too long
Opportunity to alter the road network to prioritise pedestrian experience	Pressure on community services and facilities	Look wider for the plan – to Plough Lane and South Wimbledon – when considering traffic and transport requirements	Wimbledon is a place to “live”
Recognition of cultural strengths of Wimbledon – boost as cultural centre	Against high density buildings	More on sustainability	Development should not be speculative
Public space enhancement strategy	Why so much office growth with changes to working practices	Include plans for autonomous vehicles	Address air quality
Require new mid-rise buildings to provide roof gardens, green roofs	Why encourage retail growth when high streets are struggling	Engage more with young people on this plan	Keep a police station in Wimbledon

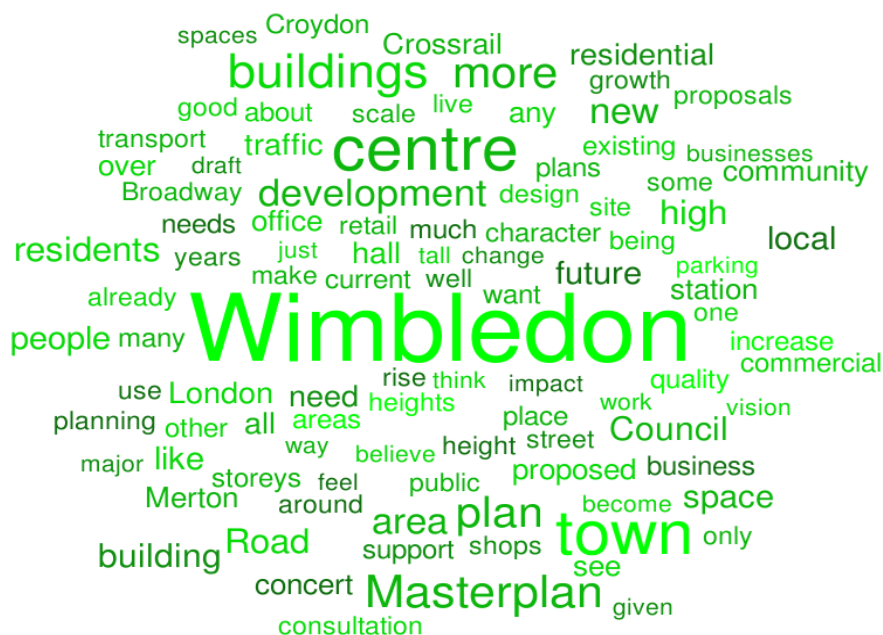
New crossings over the railway line (pedestrian and vehicular)	Pressure on existing road network	Create tunnels for cars to pass underground with pedestrians above	Produce an executive summary for the document
New public square, larger than the current Piazza	High rise buildings damage the character of the area	A recycling centre with a shop to sell on goods	Concerns over construction noise/pollution
Opportunity for “statement architecture”	No evidence for commercial space demand	Build a new information centre/community centre	
Preserve heritage buildings	Risk of crime	Bicycle hire scheme in Wimbledon	
Good to make use of space over the railway tracks	Stress on public transport infrastructure which is already over capacity	Provision of modern community based care and support facilities for older people and children and young adults	
Make tram accessible directly from the street	Issue of housing affordability in the area for new employees	Protect future development being dominated by road traffic	
Good to be able to separate growth from CR2 uncertainty	Recent town centre permissions poor quality design – little faith in planning decisions	Better integration of transport modes	
New leisure facilities in the town centre for new residents/workers	Against anti-social night time economy	Improve shop front design	
No issue with very high buildings	Inadequate consultation	Opportunity to increase density	
Opportunity for developments to be coordinated	High-rise buildings = micro-climates, loss of light, wind tunnels		
Wimbledon needs more large businesses	New green spaces mean more maintenance which is currently lacking		
Public realm/street scene improvements	Not in favour of over-station development		
Improve existing public spaces			
Opportunity to improve biodiversity			
Space for markets			
Encourage good quality hotels			
Mews/laneways a nice idea			

6.4 Many of the responses quoted or paraphrased the response from the Friends of Wimbledon Town Centre, the key issues of which are:

- Building heights limited to maximum of 8 storeys
- Lack of an evidence base for commercial growth
- Against metropolitan centre status for Wimbledon
- Masterplan should wait for Crossrail 2 decision
- More weight to preserve and enhance historic buildings in the town centre
- Support concert hall on Hartfield Road car park
- Inadequate consultation, propose more consultation on next draft of the masterplan

6.5 The request for a concert hall was another common theme. There were some responses that only mentioned their support for the concert hall that came largely from local and regional choral societies and philharmonic societies. Some responses specifically mentioned their support for use of the Hartfield Road car park as the location for the proposed concert hall, however there was concern about the loss of parking as a result. Other responses said that the Hartfield Road car park was not necessarily the best site for the concert hall and other options should be explored, particularly in the context of development associated with Crossrail 2. Some respondents who believed that Wimbledon already has enough of a cultural offer with cinemas and theatres and there was not a need for a new concert hall. Others were concerned about the viability of a new concert hall.

6.6 Building heights and density was the most commonly mentioned theme across all responses. Most respondents were concerned about the effect of taller buildings on surrounding residential streets and the environment, for example wind tunnels and loss of daylight. Some respondents either had no issue with the proposed building heights or proposed that the distribution of taller buildings should focus more around the station – i.e. not around the YMCA and lower end of The Broadway. There were suggestions of a maximum cap on building heights, which ranged from limiting new development to existing building heights, limiting the increase by 50% but with a cap of 8 storeys.



Appendix A List of respondents to the draft Local Plan 2018

Aberdeen Standard Investments	Landowner
All England Lawn Tennis Club	Landowner
AFC Wimbledon Football Club	Sports Club
AFC Wimbledon Foundation	Sports Club
Akande H	Resident
Atha D	Resident
Aurora Centre	Resident
Aviva Investors	Landowner
AW Champion	Landowner
BAE Systems 2000 Pension Plan Trustees Ltd	Landowner
Bailey A & T	Resident
Batson R	Resident
Battles Area Residents' Association	Residents' Association
Beard K	Resident
Bellway Homes Ltd	Landowner
BMO Real Estate Partners	Landowner
Boyd J	Resident
Briggs P	Resident
British Sign & Graphics Association	Statutory body
Butler M	Resident
Castle G	Resident
CBRE Global Investors	Landowner
Centrica Combined Common Investment Fund and Appley Properties	Landowner
Charlton Athletic Football Club	Sports Club
Clarion Housing Group	Landowner
Clark S	Resident
Clark T	Resident
Cllr Hayley Ormrod	Councillors & MPs
Cohen E	Resident
Colebourne S	Resident
Collins D	Resident
Conservative Group Merton Council	Political Group
Cowell Group	Landowner
Criterion Capital	Landowner
David Lloyd Leisure Ltd	Sports Club
Dawson D	Resident
Deegan K	Resident
Dickenson I	Resident
England R	Resident
Eskmuir Group	Landowner

Fowkes K	Resident
Friends Life Ltd	Landowner
Friends of Morley Park	Community Group
Fullbrook B	Resident
GLA	Statutory Body
Glebe Court Management	Residents' Association
Goose & Dowlen	Resident
Hatherall S & J	Resident
Hermes Property Unit Trust	Landowner
High Path Community Association	Residents' Association
Hillcroft Lacrosse Club	Sports Club
Historic England	Statutory body
Hoar N	Resident
Imagine Independence	Campaign Group
JCP Mitcham	Business/Business Group
John Innes Society	Campaign Group
Jones P	Resident
Joseph Hood Primary School	School
Keen J	Resident
Kingston Estates	Landowner
Lambeth Council	Other Borough
Legal & General Property Partners (industrial Fund) Ltd & General Property Partners (Industrial) Nominees Ltd	Landowner
Liberal Democrats Merton Council	Political Group
Lingard J H	Resident
London Borough of Sutton	Other Borough
Love Wimbledon Business Improvement District	Business/Business Group
Luna F	Resident
Martin P	Resident
Maslin P	Resident
Merriman D	Resident
Merton Centre for Independent Living Members	Community Group
Merton Chamber of Commerce	Business/Business Group
Merton Citizens	Campaign Group
Merton Cycling Campaign	Campaign Group
Merton Green Party	Political Group
Merton School Sport Partnership	Community Group
Merton Voluntary Service Council	Community Group
Merton's Clinical Commissioning Group (NHS)	Statutory Body
Metropolitan Police Service	Statutory Body
Millward C	Resident
Mitcham Cricket Green Community and Heritage	Community Group
Mitcham Society	Community Group

Morris H	Resident
Morris-Jones F	Resident
Merton Park Ward Residents' Association	Residents' Association
National Grid	Utilities
National Trust	Campaign Group
Natural England	Statutory Body
Newman S	Resident
Newsom G, S, S & J	Resident
NHS Properties	Landowner
Nicholson J	Resident
Nightingale P	Resident
ORourke G	Resident
Lama D	Resident
Penty R A	Resident
Petre T	Resident
Positive Network Centre	Campaign Group
Pountain J	Resident
Predator Pest Solutions	Business/Business Group
Redrow Homes Ltd	Developer
Reef Ltd	Developer
Roe C	Resident
Roopanarine L	Resident
Rothmans	Business/Business Group
Roy N	Resident
Sanders A	Resident
Schofield T	Resident
SEGRO	Landowner
Sexton M	Resident
Shaljean L	Resident
Sharp S	Resident
Shearing A	Resident
Singh S	Resident
Siobhain McDonagh MP	Councillors & MPs
Smith P	Resident
South Park Estate Residents' Association	Residents' Association
Sport England	Sports Club
St Matthews Project	Sports Club
Suez Recycling & Recovery UK Ltd	Landowner
Surrey Cricket	Sports Club
SWBA BID	Business/Business Group
SWLSTG NHS	Community Group
Szyszlo E	Resident
Tan C	Resident
Tanner J	Resident

Tanner S	Resident
Tanridge Youth Football League	Sports Club
Tayar-Watson P & R	Resident
Terrafranca L	Resident
Tesco Stores Ltd	Landowner
TfL	Statutory Body
TfL Commercial Development	Landowner
Thames Water	Utilities
The Good Ship Lolly Pop	Business/Business Group
Thompson N	Resident
Thornsett Group	Developer
Tooting & Mitcham United	Sports Club
Tooting & Mitcham Sports Leisure Ltd	Sports Club
Tooting & Mitcham United Football Club Members Ltd	Sports Club
Tooting Bec FC	Sports Club
Travis Perkins Plc	Landowner
Tree Wardens Group Merton	Community Group
Tulloch M	Resident
Twilley G	Resident
United Westminster Schools	School
Veale J	Resident
Wada C & H	Resident
Wandle Valley Forum	Community Group
Wandle Way Ltd	Landowner
Waring N	Resident
Watson T	Resident
Weir D	Resident
Wheelwright J	Resident
Wimbledon Community Association	Community Group
Wimbledon Society	Community Group
Woodcock Holdings Ltd	Landowner
Worthy J	Resident