Accommodating Growth

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NLA Regenerating London’s Town Centres
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www.merton.gov.uk/ldf
Overview

• Opportunities & Challenges for densification in outer London
• Merton’s vision for growth
• Our places
• Our partnerships
• Rethinking our high streets
Public sector land
Challenges

- Lack of large scale development sites
- Fragmented land ownership
- Limited local authority land
- Deliverability of a street-by-street offer
South Wimbledon (Northern Line)
South Wimbledon (Northern Line)
• Intensification
• Estate renewal
• Re-enforcing the High Street
• New-suburban terraces
• Pre-app /Circle Housing
Opportunities

- Developing near transport hubs
- Estate regeneration
- Major town centre projects
- Major transport projects
Merton’s vision for Growth
By 2020, Merton will have

- 213,000 People
- 83,000 Homes
- 88,000 Jobs
- 1.4 Megawatt Peak solar energy production
- 50 Electrical vehicle charging points
- 45% Households won’t own a car
Mr & Mrs Merton 2005
Mr & Mrs Merton 2005
Growing pains

Responding to future trends in place shaping and managing growth

Ageing population
Increased number of children
Younger and more diverse households
Growth of 10% to 220,000 people in 2026

Smaller households
Growth in apartment living
Developing our urban centres
3400 new homes by 2026
What growth means for Merton

- 20,000 new residents
- 1,000 new businesses
- £3.4m new Council Tax
- 3,400 new homes
- 8,000 new jobs
- £16.5m new homes bonus
- £13.8m CIL
- £1bn Value of development and investment in Merton
Merton's Priority Growth Projects

**Morden Housing Zone**
1,100 units & new commercial and public realm

**Merton Estate Regeneration**
4 estates, 2,600 new homes

**Mitcham & Colliers Wood public realm**

**AFC Wimbledon Stadium**
And 600 homes

**Tramlink Extensions**

**Turning South London Orange**
Morden South Overground

**Crossrail 2 and Future Wimbledon**
Doubling Wimbledon's commercial offer
Our places
Place based approach: Mitcham
Place based approach: Mitcham
Place based approach: Raynes Park
Our Partnerships
Rethinking our high streets
Morden town centre & housing zone
Morden town centre & housing zone
Impact of Transport
Impact of transport
Working with our communities
Engagement

• FutureWimbledon Ideas Competition
• Landowner Forums
• Business Community
• Residents Groups
• NIMBYs – don’t ignore