

Tulloch. M

I am writing to respond to the consultation on the draft Local Plan, particularly in relation to housing provision across the Borough. I write as a long-standing resident in the Borough and as a member of Merton Citizens, one of whose priorities is housing and homelessness in the Borough.

It is vitally important that the master plan recognises that residential use, whether as a primary or mixed use development, is important to the economy, security and vibrancy of the various town centres in the Borough.

On specifics, I would urge that the master plan confirms a policy that for developments on publicly owned land at least 50% should be genuinely affordable housing provision, and for developments on private land at least 35% genuinely affordable housing provision. In each case 60% of such provision should be social housing, with the remainder of the provision made up of homes let at London Living Rents and of affordable owner-occupied homes sold at prices linked to local incomes (the usual way in which properties in a community land trust are sold). Such a policy would address the way in which, in recent years, so many people living in the Borough have been priced out of both renting and buying homes in the Borough.

The master plan should also specifically designate community land trusts as a recognised and accepted form of affordable housing in the Borough, which would encourage groups to bring forward community land trust schemes.

There are other aspects of the Plan that I am considering, and if appropriate I will comment separately on those.

Yours sincerely