

GREATER LONDON AUTHORITY
Development, Enterprise and Environment

Future Merton
LB Merton
9th Floor Civic Centre
London Road
Morden SM4 5DX

Our ref: LDF24/LDD07/KR01
Date: 3 February 2017

Sent by email to:
estatesplan@lmerton.gov.uk

Dear Sir/madam,

**Planning and Compulsory Purchase Act 2004 (as amended);
Greater London Authority Acts 1999 and 2007;
Town and Country Planning (Local Development) (England) Regulations 2012**

Re: Merton Estates Local Plan Pre Submission

Thank you for consulting the Mayor of London on the Merton Estates Local Plan Pre Submission regarding its general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. This letter covers matters from the GLA and TfL.

General

The Local Plan is supported in principle and conforms with the London Plan in aiming to bring forward the redevelopment of existing municipal housing and the delivery of new housing within the Merton Housing Zones. In particular the Local Plan aims to provide significant additional housing through making efficient use of land, in line with policies in Chapter 3 of the London Plan.

The Local Plan makes clear that the redevelopment will include the protection of open space. This is welcomed and in line with London Plan 7:18, and is an important element in providing a high quality environment for future residents.

However, there does not appear to be an indication of the quantum of new development or even a range of new and re-provided homes for each of the three sites. Such a figure or range will be important to help set the context for most readers. The GLA and TfL are aware of the broad quantum envisaged through our involvement with Housing Zone designations, but this will not be the case for many others.

Affordable Housing

The Council will be aware that the Mayor has recently consulted on his Affordable Housing and Viability Supplementary Planning Guidance and Local Planning Authorities are strongly encouraged to follow the approach set out in the SPG. While this document is still in draft form, Merton is encouraged to take account of its approach and set a threshold level for viability for schemes coming through the planning system without any public subsidy (see SPG

for detailed guidance) and have a clear approach to seeking to increase the amount of affordable housing delivered to 50% using grant (as set out in the recently published Affordable Housing Programme Funding guidance) and other public subsidy. The SPG also offers guidance in relation to Vacant Building Credit.

Detailed Site and Design Policies

The Plan includes an appropriate level of detail in relation to landscape and environmental protection, including flood risk and drainage, (which are recognised as significant issues in some locations) for the three housing estates where development will be focused. The Local Plan also contains a range of more detailed points and policies relating to the design and height of buildings within the new developments, these are largely a local matter, but are broadly in line with London Plan design policies.

Transport Issues

TfL welcomes the reference to estate car parking being provided in accordance with London Plan maximum standards and would recommend that reference is also made to cycle parking conforming with London Plan minimum standards.

As stated previously, TfL would encourage the estate street networks to accord with TfL's Street Types guidance.

High Path

Page 106 f) *"Future extensions of the north-south streets ending at High Path southwards towards to Merantun Way must be a possibility, subject to TfL's support"*. TfL would recommend that 'must be a possibility' is replaced with 'should be explored'. As stated previously TfL would be unlikely to support additional vehicle access points onto Merantun Way.

Page 106 para 3.139 – It is important to reiterate that TfL will not pay for the reconfiguration of the station but should there be other funding mechanism for improvements, TfL would be willing to consider proposals

TfL welcomes reference to the tram extension to South Wimbledon and the requirement for developers to consult TfL on how to integrate the tram extension into development proposals on Morden Road.

If you would like to discuss any of the representations in more detail, please contact Kevin Reid (020 7983 4991) who will be happy to discuss any of the issues raised.

Yours sincerely,



John Lett
Strategic Planning Manager

cc Leonie Cooper, London Assembly Constituency Member
Tony Devenish, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Lucinda Turner, TfL