

Valerie Mowah

From: Valerie Mowah
Sent: 02 December 2019 13:04
To: 'Katie.Ryde@bromley.gov.uk'
Cc: Future Merton; 'Nigel.Riley2@bromley.gov.uk'
Subject: Duty to co-operate request – Merton's housing target

Hi Katie,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Bromley to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Bromley can provide to Merton on this matter.

Yours sincerely

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



Valerie Mowah

From: Valerie Mowah
Sent: 14 February 2020 17:22
To: 'Dominick.Mennie@croydon.gov.uk'
Cc: Future Merton
Subject: FW: Duty to co-operate request – Merton's housing target

Hi Dominick,

Many thanks for your further response, the contents of which are noted.

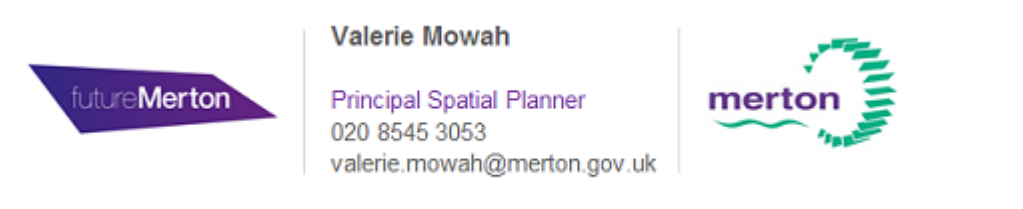
It is intended that Merton's next consultation stage is scheduled for October 2020, so we are in no immediate hurry for Croydon's response and it is recognised that duty to cooperate is iterative so collaborative duty to cooperate dialogue will be on-going throughout Merton's new Local Plan preparation.

I would suggest that the information you request will be addressed in Merton's latest AMR which is currently being prepared and will be published imminently. The AMR is likely to indicate that on the basis of the lower target of 9,180 (2020-30) recommended in the EIP Inspector's report, Merton is likely to incur a shortfall of approximately 456 units. We are confident that over the 10 year period (2020-2030), Merton can apply interventions to address this shortfall, and look to reliance on neighbouring boroughs to assist as a very last resort / backup.

I trust this addresses your queries and look forward to Croydon's response to our original request in due course.

Kind regards

Valerie



From: Mennie, Dominick <Dominick.Mennie@croydon.gov.uk>
Sent: 11 February 2020 17:29
To: Valerie Mowah <Valerie.Mowah@merton.gov.uk>
Cc: Dennington, Steve <Steve.Dennington@croydon.gov.uk>; Dawe, Julia <Julia.Dawe@croydon.gov.uk>; Future Merton <Future.Merton@merton.gov.uk>
Subject: RE: Duty to co-operate request – Merton's housing target

Hi Valerie,

I am looking at this again. We will need to reserve our response until after the SoS makes his decision on the emerging London Plan as our response will very much depend on what the SoS says.

However looking at the information you have provided, and what is online on your website I can't find any details of your housing trajectory and how it composed. In the Mayor's intend to publish London Plan the small sites 'windfall' element of Merton's target has only increased by 24% (or 50 units per annum) (comparing it the 2013 SHLAA). However, your housing trajectory falls even below the overall Intend to Publish target so presumably the problem lies more with the large sites element than the small sites. On this I can find no information as to why Merton doesn't think larger sites will be delivered? Is this information available?

Once we have had the SoS decision on the new London Plan we will get back to you. It may take several weeks at least as I am on leave next week, and once we have digested the SoS decision and the Mayor's response, I will need to run past any response with our Cabinet member.

Noting that your Proposed Submission is not until next year, when do you need a response from us by?

Regards

Dominick

From: Valerie Mowah [<mailto:Valerie.Mowah@merton.gov.uk>]

Sent: 02 December 2019 17:02

To: Mennie, Dominick <Dominick.Mennie@croydon.gov.uk>

Cc: Dennington, Steve <Steve.Dennington@croydon.gov.uk>; Dawe, Julia <Julia.Dawe@croydon.gov.uk>; Future Merton <Future.Merton@merton.gov.uk>

Subject: RE: Duty to co-operate request – Merton's housing target

Hi Dominick,

Many thanks for your prompt response.

Merton's assessment work is iterative and on-going and an updated Authority Monitoring Report (AMR) is currently being prepared.

Merton's published AMR (2017/18) succinctly encapsulates historic and projected housing delivery against the draft London Plan target. It demonstrates that generally whilst Merton has consistently exceeded the adopted London Plan strategic target it has never achieved the Draft London Plan target which represents an uplift of 223% against the current target. Equally assessment of projected housing delivery does not indicate, that the Draft London Plan target can be delivered, without the help of other boroughs.

Please find relevant extracts from the 2017/18 AMR attached for ease of reference. The full AMR document can be accessed [here](#)

Additionally Merton's response to the draft London Plan consultation, including setting out justification for Merton's objections to the draft London Plan housing target for Merton is located [here](#) - page 5 onwards is of particular relevance on this matter.

Regards

Valerie



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



From: Mennie, Dominick <Dominick.Mennie@croydon.gov.uk>
Sent: 02 December 2019 14:14
To: Valerie Mowah <Valerie.Mowah@merton.gov.uk>
Cc: Dennington, Steve <Steve.Dennington@croydon.gov.uk>; Dawe, Julia <Julia.Dawe@croydon.gov.uk>
Subject: RE: Duty to co-operate request – Merton’s housing target

Hi Valerie,

Thank you for your e-mail under Duty to Co-operate. I acknowledge its receipt. Do you have any evidence of your assessment of housing capacity that you could share with us at this stage so we can understand Merton’s position further?

Regards

Dominick

Dominick Mennie
Team Leader (Plan Making)



Place department
Spatial Planning team, Zone 6/B
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

07732 075 761
020 8726 6000 ext 62877

From: Valerie Mowah [<mailto:Valerie.Mowah@merton.gov.uk>]
Sent: 02 December 2019 12:19
To: Mennie, Dominick <Dominick.Mennie@croydon.gov.uk>
Cc: Future Merton <Future.Merton@merton.gov.uk>
Subject: Duty to co-operate request – Merton’s housing target

Dear Dominick,

As part of the preparation of Merton’s emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton’s strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Croydon to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Croydon can provide to Merton on this matter.

Yours sincerely

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



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Valerie Mowah

From: Valerie Mowah
Sent: 02 December 2019 14:24
To: 'planningpolicy@elmbridge.gov.uk'
Cc: Future Merton
Subject: Duty to co-operate - Merton's housing target

Dear Sir/ Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Elmbridge Borough Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Elmbridge Borough Council can provide to Merton on this matter.

Yours faithfully

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
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valerie.mowah@merton.gov.uk



Valerie Mowah

From: Valerie Mowah
Sent: 02 December 2019 15:00
To: 'lplan@epsom-ewell.gov.uk'
Cc: Future Merton
Subject: Duty to co-operate - Merton's housing target

Dear Sir/ Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Epsom and Ewell Borough Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Epsom and Ewell Borough Council can provide to Merton on this matter.

Yours faithfully

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



Valerie Mowah

From: Valerie Mowah
Sent: 10 January 2020 17:35
To: 'Karol Jakubczyk'
Cc: Wai-Po Poon; Ruth Ormella
Subject: RE: Duty to co-operate - Merton's housing target

Dear Karol,

Many thanks for your e-mail and our brief useful telephone conversation last week on the above matter.

We welcome the opportunity to foster a mutually cooperative relationship and would be happy to host a duty to cooperate meeting at Merton Civic Centre Offices and will follow shortly (next Monday) with meeting invite details. Our preference is 20th January but I will need to check my attending colleagues availability before definitively confirming this date.

During our telephone conversation you advised that Epsom and Ewell would be unable to assist Merton regarding housing numbers but felt it would be mutually beneficial to have a face to face duty to cooperate meeting with LBM "to align strategies around infrastructure" particularly concerning Cross Rail 2 and exploration of mutually beneficial strategic transport connectivity projects and initiatives. Please can you advise by email return, on whether there are any other cross borough infrastructural strategic matters you wish to discuss at the meeting, and if so provide further details which could in turn form the basis of the agenda for the meeting.

Kind regards

Valerie



Valerie Mowah
Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



From: Karol Jakubczyk <KJakubczyk@epsom-ewell.gov.uk>
Sent: 10 January 2020 11:32
To: Valerie Mowah <Valerie.Mowah@merton.gov.uk>
Cc: Wai-Po Poon <WPoon@epsom-ewell.gov.uk>; Ruth Ormella <ROrmella@epsom-ewell.gov.uk>
Subject: Duty to co-operate - Merton's housing target

Dear Valerie

I hope that you are well. You may remember that we briefly spoke last week; on the above matter.

As per our brief telephone conversation, I think that it would be worthwhile meeting to have a face-to-face discussion on our shared strategic matters. The prospect of CR2, or something similar, suggests that our emerging growth and housing strategies and the infrastructure that makes them work could be closely aligned. For that reason I believe that there genuine benefit for both our authorities working, on some level, together. I hope that

this could become a co-operative relationship – even if neither of our authorities can physically share the quantitative burden of our objectively assessed housing needs.

With that in mind could I suggest the following possible dates for meeting:

- Monday 20 January 2020 AM
- Wednesday 22 January 2020 AM or PM
- Monday 27 January 2020 AM

I am happy for us to come up to Morden to meet with you – the delegation would be comprised of myself and my Senior Planning Officer Wai-Po Poon.

Please let me know if this works for you.

Many thanks

Karol

K Jakubczyk

K Jakubczyk
Planning Policy Manager

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Notes of held between London Borough of Merton Council and Epsom and Ewell Council

Duty to Co-operate Meeting

Date of meeting: 20/1/2020

Time – 11am – 12pm

Epsom and Ewell - Karol Jakubczyk; Wei Poon

LBM – Tara Butler; Valerie Mowah; Chris Chowns

Housing

LBM provided a background summary of Merton's housing delivery position, which led to the duty to cooperate request for help from neighbouring and adjacent boroughs such as Epsom and Ewell.

E&E - have extremely challenging land supply – 42% borough is green belt and the remainder is urban land which also contains designated open space e.g. Nonesuch Park. Have evolved from a figure of 181 units per annum delivery to a 2016 SHMA identifying an Objectively Assessed Housing Needs figure of 418 units pa, and a standard methodology figure of 579 units pa. Failed HDT first time round so not only have an action plan but also a 20% buffer = 695 units pa. Likely that E&E will fail the target this year to.

EE – do not have a 5-year housing land supply or an up to date Local Plan therefore know that they will be hit by the NPPF presumption in favour of development policy application. Therefore are currently in the process of preparing a whole new Local Plan. Externally commissioned the preparation of a MasterPlan which proposes a very bold approach to meeting the new housing target which will involve the release of Green Belt Land and the introduction of **very high**

Clear that LBM and E&E are in similar challenging positions concerning meeting the new housing targets.

Valerie Mowah

From: Laura Howard <Laura.Howard@guildford.gov.uk>
Sent: 03 December 2019 10:44
To: Valerie Mowah; Future Merton
Subject: RE: Duty to co-operate - Merton's housing target [UNC]

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Valerie,

Guildford Borough Council adopted its Local Plan: strategy and sites DPD in April 2019. As part of this, sufficient housing supply was identified to meet Guildford's objectively assessed housing need. As part of this process, the Inspector did not consider it appropriate to require Guildford to meet a specific unmet need from neighbouring authorities including Woking Borough Council which sits within Guildford's housing market area. The Council is now in the process of preparing our Development Management DPD and accompanying Supplementary Planning Documents. We are therefore not in a position to assist Merton in meeting its housing shortfall.

Kind regards, Laura

From: Valerie Mowah <Valerie.Mowah@merton.gov.uk>
Sent: 02 December 2019 15:31
To: Planning Policy <PlanningPolicy@guildford.gov.uk>
Cc: Future Merton <Future.Merton@merton.gov.uk>
Subject: Duty to co-operate - Merton's housing target

Dear Sir/ Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Guildford Borough Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Guildford Borough Council can provide to Merton on this matter.

Yours faithfully

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



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Valerie Mowah

From: Future Merton
Sent: 15 January 2020 10:32
To: Valerie Mowah
Subject: FW: Duty to co-operate - Merton's housing target

Abigail Okuley

Programme & Finance Support Officer

futureMerton | Environment and Regeneration

020 8545 3837 | abigail.okuley@merton.gov.uk | www.merton.gov.uk

London Borough of Merton: Switchboard - 020 8274 4901 "Merton Council - Putting You First"

From: Gawthorpe David: H&F <DAVID.GAWTHORPE@lbhf.gov.uk>
Sent: 15 January 2020 10:30
To: Future Merton <Future.Merton@merton.gov.uk>
Cc: Patterson Matt: H&F <Matt.Patterson@lbhf.gov.uk>
Subject: RE: Duty to co-operate - Merton's housing target

Dear Valerie,

Many thanks for your email. Hammersmith and Fulham acknowledge the request made, but unfortunately we are unable to contribute towards Merton's housing target. The primary reason for this, as I'm sure it is for many London Boroughs, is that we have made a commitment to meet our own housing targets.

The remit of the London Plan is to reconcile where housing need arises with where there is capacity across the Capital. As such, the strategic housing allocations of the London Plan represent this exercise, which all boroughs have had input into either through the SHMA and/or EiP. Whilst we recognise the Small Site allocation has imposed unrealistic targets on boroughs, this has been drastically reduced to more achievable levels through the EiP process. London Plan Policy H1 is clear that borough's should plan for and meet their own allocations and that all housing targets are minimums.

Our apologies we could not be of more help.

Kind regards,

David

David Gawthorpe

Team Leader, Policy & Spatial Planning

The Economy Department

Hammersmith & Fulham Council

07776672861

david.gawthorpe@lbhf.gov.uk

www.lbhf.gov.uk/localplan



Strategic Director for The Economy: Jo Rowlands

From: Future Merton <Future.Merton@merton.gov.uk>

Sent: 09 January 2020 12:38

To: LocalPlan: H&F <LocalPlan@lbhf.gov.uk>; Butler Matt: H&F <Matt.Butler@lbhf.gov.uk>; 'thajiinder.janda@lbhf.gov.uk' <thajiinder.janda@lbhf.gov.uk>

Cc: Future Merton <Future.Merton@merton.gov.uk>

Subject: Duty to co-operate - Merton's housing target

Dear Sir / Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Hammersmith and Fulham Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Hammersmith and Fulham Council can provide to Merton on this matter.

Yours faithfully,

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



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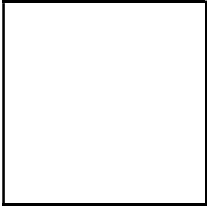
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Valerie Mowah

From: Valerie Mowah
Sent: 02 December 2019 12:04
To: 'localplan@kingston.gov.uk'
Cc: Future Merton
Subject: FW: Duty to co-operate request – Merton's housing target

To whom it may concern,

We appear to be receiving bounce backs from the Sheree Aitkin; Hannah Harris and Lisa Fairmaner's email addresses.

We would be most grateful for a response from the Local Plan team to our request.

Kind regards

Valerie



From: Valerie Mowah
Sent: 02 December 2019 11:28
To: 'Sheree.Aitken@rbk.kingston.gov.uk' <Sheree.Aitken@rbk.kingston.gov.uk>
Cc: Future Merton <Future.Merton@merton.gov.uk>
Subject: Duty to co-operate request – Merton's housing target

Dear Sheree,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Kingston to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Kingston can provide to Merton on this matter.

Yours sincerely

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



Valerie Mowah

From: Kingsley Izundu <kingsley.izundu@kingston.gov.uk>
Sent: 03 December 2019 16:53
To: Valerie Mowah
Cc: Adrian Harding; Nick Greenwood
Subject: Duty to co-operate request – Merton's housing target

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Valerie,

Thank you for your email of Monday 2 December 2019 seeking help from the Royal Borough of Kingston in meeting Merton's housing target.

As I am sure you know, the delivery of housing targets is challenging for virtually all London Boroughs. Kingston is not an exemption to this situation. Under the present circumstance until when the London Plan is finally adopted Kingston will not be able to help LB Merton meet its housing target given that Kingston does not have the spare capacity to do so.

Whilst Kingston is not able to offer LB Merton the assistance it requests, I trust you understand the difficulties we all face in seeking to reach out to our neighbouring boroughs for help where they do not have the capacity to accommodate our housing needs.

Yours sincerely,

Kingsley Izundu

Kingsley Izundu | Policy | Strategic Planning
Royal Borough of Kingston upon Thames, Guildhall 2, High Street, Kingston upon Thames KT1 1EU
Tel: 020 8547 5158 Website: www.kingston.gov.uk

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Valerie Mowah

From: Catherine Carpenter <CCarpenter@lambeth.gov.uk>
Sent: 29 November 2019 13:43
To: Valerie Mowah
Cc: Tara Butler; Robert East; Rob Bristow
Subject: RE: Draft London Plan housing target for Merton

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Valerie,

Thank you for your email. Lambeth is planning to meet and exceed its Draft London Plan housing target but there is insufficient surplus housing capacity on the borough to allow Lambeth to help adjoining boroughs in meeting their housing requirements. Therefore Lambeth is not able to assist Merton with this request.

Kind regards,

Catherine Carpenter BA MA MRTPI
Head of Policy and Place-shaping
Planning, Transport and Development
Sustainable Growth and Opportunity
London Borough of Lambeth

T: 020 7926 1251
M: 07785 660143

www.lambeth.gov.uk/planning

Postal address: London Borough of Lambeth, Planning Transport & Development, PO Box 734, Winchester, S023 5DG

Address for delivery in person or by courier: London Borough of Lambeth, Civic Centre 3rd floor
6 Brixton Hill, London SW2 1EG

From: Valerie Mowah [mailto:Valerie.Mowah@merton.gov.uk]
Sent: 26 November 2019 12:00
To: Robert East <REast@lambeth.gov.uk>; Catherine Carpenter <CCarpenter@lambeth.gov.uk>
Cc: Tara Butler <Tara.Butler@merton.gov.uk>
Subject: Draft London Plan housing target for Merton

Dear Robert and Catherine,

The total numerical housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Lambeth to meet Merton's housing target.

Kind regards



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



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Valerie Mowah

From: Valerie Mowah
Sent: 02 December 2019 15:11
To: 'planning.policy@molevalley.gov.uk'
Cc: Future Merton
Subject: Duty to co-operate - Merton's housing target

Dear Sir/ Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Mole Valley District Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Mole Valley District Council can provide to Merton on this matter.

Yours faithfully

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



Strategic Policy and Research, Future Merton
London Borough of Merton
Civic Centre
London Road
Morden
SM4 5DX

If telephoning please ask for: Guy Davies
01306 879120

Email: planning.policy@molevalley.gov.uk

By email: valerie.mowah@merton.gov.uk

3 December 2019

Duty to Cooperate with Merton London Borough Council on Housing Matters

Dear Ms Mowah

Thank you for contacting Mole Valley District Council (MVDC) regarding Merton London Borough Council's (MLBC's) emerging draft Local Plan, in particular on MLBC's housing target.

MVDC recognises the difficulties in delivering sustainable growth and the challenge of balancing competing environmental, social and economic pressures. We further recognise the physically constrained nature of Merton Borough. Nonetheless MVDC are concerned that you have said MLBC will be unable to meet the housing target proposed by the Mayor of London as set out in the draft new London Plan.

Three quarters of Mole Valley is within the Metropolitan Green Belt and is therefore heavily constrained. In addition, further constraints include the Surrey Hills Area of Outstanding Natural Beauty, a Special Area of Conservation, areas prone to flooding and other environmental constraints. MVDC is currently updating its own Local Plan and based on current assessments it is clear the Council will have difficulty meeting its own housing need let alone having any spare capacity to contribute towards meeting another areas' housing need or target.

Merton Borough is part of London's Housing Market Area. This was established through the examination of draft new London Plan and reiterated in MLBC's latest Strategic Housing Market Assessment (SHMA), published in July 2019. In addition, paragraph 11.29 of the SHMA, which summarises the key findings on strategic housing market geographies, states:

"The analysis shows strong interrelationships with the south west London authorities and particularly the surrounding ones of Wandsworth, Croydon, Sutton and Kingston-upon-Thames. There are also interrelationships with Lambeth and Richmond-upon-Thames. These are the main local authorities that the Council should engage through the Duty to Cooperate for any matter relating to housing".

Mole Valley does not form part of London's Housing Market Area nor does it have an interrelationship with Merton as concluded by MLBC's own SHMA analysis. Furthermore, the SHMA says MLBC should engage with the south west London authorities through the duty to cooperate for any matter relating to housing.

For the reasons set out above, we do not consider that MVDC should be expected to contribute towards meeting MLBC's housing target.

Yours faithfully,

M Cooksey

Councillor Margaret Cooksey
Cabinet Member for Planning
Mole Valley District Council

Re: Letter Regarding Mole Valley's Unmet Housing Need

Valerie Mowah <Valerie.Mowah@merton.gov.uk>

Wed 21/04/2021 13:13

To: Duncan.Clarke@molevalley.gov.uk <Duncan.Clarke@molevalley.gov.uk>

Cc: Tara Butler <Tara.Butler@merton.gov.uk>

Hi Duncan,

I trust this e-mail finds you well.

Thank you for your e-mail of 3rd March (which Merton Planning Policy Team received via your e-mailed alert on 29th March), asking whether Merton would be able to plan for Mole Valley Council's likely unmet housing need.

The delivery of the housing targets set out in the new London Plan (March 2021) are challenging for many outer London Boroughs and Merton is no exception, with it's target increasing by 223% from that set out in the previously published London Plan.

Given these circumstances Merton is unable to offer Mole Valley Council the assistance it requests to address its likely unmet need, given that Merton does not have any spare capacity to do so.

Whilst Merton is not able to offer Mole Valley Council the assistance it requests, I trust that you understand the difficulties we all face in seeking to reach out to our neighbouring and adjacent boroughs for help on this issue.

Kind regards

Valerie



Valerie Mowah

Principal Spatial Planner

020 8545 3053

valerie.mowah@merton.gov.uk



From: Tara Butler <Tara.Butler@merton.gov.uk>

Sent: 29 March 2021 10:26

To: Duncan.Clarke@molevalley.gov.uk <Duncan.Clarke@molevalley.gov.uk>

Cc: Valerie Mowah <Valerie.Mowah@merton.gov.uk>

Subject: FW: Letter Regarding Mole Valley's Unmet Housing Need

Hi Duncan,

No, this letter never reached us.

We are happy to respond; my colleague Val (copied in) will get back to you on this.

Are you comfortable with an officer response directly to you?

Regards,

Tara



Tara Butler
Deputy Head of Future Merton
020 8545 4855
tara.butler@merton.gov.uk



From: Clarke, Duncan <Duncan.Clarke@molevalley.gov.uk>
Sent: 29 March 2021 08:55
To: Tara Butler <Tara.Butler@merton.gov.uk>
Subject: Letter Regarding Mole Valley's Unmet Housing Need

Hi Tara,

Hi,

On 3rd March, the Leader of Mole Valley Council wrote to your Leader, asking whether the London Borough of Merton would be able to plan for Mole Valley Council's likely unmet housing need and requesting a reply by 30th April.

I also sent similar letters to other authorities but it seems that, in some instances, the letter has not found its way to the Planning Policy Manager to draft a response. Therefore, I am sending you the letter directly (see attachment).

As you will be aware, a number of councils have failed their legal compliance test on Duty to Cooperate recently so I cannot stress enough how helpful it would be if you/your Leader could respond to this letter.

Many thanks,

Duncan

Duncan Clarke
Planning Policy Manager

Mole Valley District Council
Pippbrook
Dorking. RH4 1SJ

E: duncan.clarke@molevalley.gov.uk

T:

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Valerie Mowah

From: Valerie Mowah
Sent: 09 January 2020 12:08
To: 'LDF@reigate-banstead.gov.uk'
Cc: Future Merton
Subject: Duty to co-operate - Merton's housing target

Dear Sir/ Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Reigate and Banstead Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Reigate and Banstead Council can provide to Merton on this matter.

Yours faithfully

Valerie Mowah



Valerie Mowah
Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



Valerie Mowah

From: Valerie Mowah
Sent: 02 December 2019 12:38
To: joanne.capper@richmond.gov.uk
Cc: Future Merton
Subject: Duty to co-operate request – Merton’s housing target

Hi Jo,

I hope this e-mail finds you well.

As part of the preparation of Merton’s emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton’s strategic housing target.

Merton’s total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Richmond to help contribute to meeting Merton’s housing target.

Please do not hesitate to contact me should you wish to discuss this request further, as we would kindly welcome any assistance Richmond can provide to Merton on this matter.

Yours sincerely

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



Valerie Mowah

From: Valerie Mowah
Sent: 02 December 2019 14:40
To: 'planningpolicy@runnymede.gov.uk'
Cc: Future Merton
Subject: Duty to co-operate - Merton's housing target

Dear Sir/ Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Runnymede Borough Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Runnymede Borough Council can provide to Merton on this matter.

Yours faithfully

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



Valerie Mowah

From: Valerie Mowah
Sent: 09 January 2020 12:28
To: 'tim.cutts@southwark.gov.uk'; 'planningpolicy@southwark.gov.uk'
Cc: Future Merton
Subject: Duty to co-operate - Merton's housing target

Hi Tim,

I hope this e-mail finds you well.

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Southwark Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Southwark Council can provide to Merton on this matter.

Yours sincerely

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



Valerie Mowah

From: Bridges, Hannah <H.Bridges@spelthorne.gov.uk> on behalf of Local Plan <Local.plan@spelthorne.gov.uk>
Sent: 09 January 2020 08:30
To: Valerie Mowah
Cc: Biggs, Ann
Subject: RE: Duty to co-operate - Merton's housing target

Dear Valerie Mowah,

Thank you for your email.

Unfortunately Spelthorne Borough Council will not be able to assist Merton in helping to meet its housing needs.

Spelthorne is a very constrained Borough with 65% designated as Green Belt and 26% of this comprising reservoirs. In addition, a notable proportion of the Borough is at risk of flooding from the River Thames and its tributaries. As such, we face the challenge of meeting our own housing needs within a constrained environment.

We are currently consulting on our Preferred Options Local Plan until 21 January. This sets out our preferred site allocations and our initial estimations indicate that we will likely be able to meet our own needs but there will not be any surplus supply. Further information on our ongoing consultation can be found online at: <https://www.spelthorne.gov.uk/localplan>

We invite you to submit a representation to the consultation and if you require any further information on the above please do not hesitate to contact us.

Kind regards,

Hannah Bridges MRTPI
Senior Planning Officer (Strategic Planning)

Spelthorne Borough Council,
Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB
01784 446405

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From: Valerie Mowah <Valerie.Mowah@merton.gov.uk>
Sent: 02 December 2019 14:48
To: Local Plan <Local.plan@spelthorne.gov.uk>
Cc: Future Merton <Future.Merton@merton.gov.uk>
Subject: Duty to co-operate - Merton's housing target

Dear Sir/ Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Spelthorne Borough Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Spelthorne Borough Council can provide to Merton on this matter.

Yours faithfully

Valerie Mowah



Valerie Mowah
Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



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www.spelthorne.gov.uk/localplan

Spelthorne Means Business

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Valerie Mowah

From: Valerie Mowah
Sent: 02 December 2019 14:08
To: 'Policy.Consult@surreyheath.gov.uk'
Cc: Future Merton
Subject: Duty to co-operate - Merton's housing target

Dear Sir/ Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Surrey Heath Borough Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Surrey Heath Borough Council can provide to Merton on this matter.

Yours sincerely

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



Valerie Mowah

From: Valerie Mowah
Sent: 02 December 2019 12:14
To: DUNCAN CLARKE (duncan.clarke@sutton.gov.uk)
Cc: Future Merton
Subject: Duty to co-operate request – Merton’s housing target

Dear Duncan,

As part of the preparation of Merton’s emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton’s strategic housing target.

Merton’s total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Sutton to help contribute to meeting Merton’s housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Sutton can provide to Merton on this matter.

Yours sincerely

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



Ms Valerie Mowah
Principal Spatial Planner
London Borough of Merton
Civic Centre
London Road
Morden. SM4 5DX

Simon Latham
Assistant Director of Environment, Housing
and Regeneration Directorate
London Borough of Sutton
24 Denmark Rd,
Carshalton SM5 2JG

duncan.clarke@sutton.gov.uk
Tel: 020 8770 5000
DD: 020 8770 6453
Date: 10 December 2019

Ref: [Mert-Sutt Dtc Housing]

Dear Valerie,

Thank you for your email of 2 December 2019 regarding your request for the London of Sutton to meet some of the London Borough of Merton’s future housing target.

London Plan Housing Targets

I appreciate Merton’s predicament as regards the Draft London Plan housing targets because Sutton faces a similar daunting task. However, I would suggest that the Sutton’s position is arguable worse than Merton. As Table 1 shows, whether on the Draft London Plan or Panel Report figures, Sutton suffers more from an inflated, unidentified and, in the case of the Draft London Plan, unjustified small sites target. This component is the more difficult to deliver because, whereas the large site component is the product of negotiation, the small site component is “handed down” to boroughs by the GLA. As I remember, the London Strategic Housing Land Availability Assessment (SHLAA) process required boroughs to nominate and agree their large sites and so, in the case of the Merton housing target, the borough effectively signed up to 49% or 72% of its target at the time of the SHLAA whereas Sutton only signed up to 21% or 43% of its target.

Table 1: Housing Targets in Draft London Plan and in Panel Report Recommendations

Document	Overall Target	Large Site Component	Small Site Component
Merton Draft London Plan	1,328nda	657nda (49%)	671nda (51%)
Merton Panel Report	918nda	657nda (72%)	261nda (28%)
Sutton Draft London Plan	939nda	201nda (21%)	738nda (79%)
Sutton Panel Report	469nda	201nda (43%)	268nda (57%)

Internal Migration

Secondly, it appears that Sutton is already contributing indirectly to meeting Merton's housing need through internal migration. Merton is by far the biggest exporter of population to Sutton and, as Table 2 shows, it is not an insignificant amount, averaging approximately 1,450 persons per year.

Table 2: Internal Migration between the London Boroughs of Sutton and Merton

Year	Movement to Sutton	Movement to Merton	Net Movement to Sutton
2014-15	+2,120	-790	+1,330
2015-16	+2,080	-750	+1,330
2016-17	+2,400	-770	+1,630
2017-18	+2,330	-830	+1,500

Sutton's Constraints

Finally, although Sutton plays its part in solving London's housing crisis and consistently delivers on its housing target, it is nonetheless a very constrained borough: 606ha are Green Belt and 529ha are Metropolitan Open Land. In addition, large areas of the boroughs are occupied by semi-detached housing which, as we explained in our joint-submission to the London Plan Examination-in-Public, is difficult technically to convert as well as unviable to replace with other forms of residential development.

Therefore, in light of

- (i) the large number and proportion of unidentified small sites that Sutton has to find to meet its own target;
- (ii) the high level of internal migration from Merton to Sutton; and,
- (iii) the existing land uses constraining further development in Sutton,

the London Borough of Sutton is unable to accommodate any part of Merton's housing target even the lower target.

If you have any questions, please do not hesitate to contact me.

Yours sincerely

Duncan

Duncan Clarke
Strategic Planning Manager

London Borough Of Sutton

Valerie Mowah

From: Sarah Thompson <SThompson@tandridge.gov.uk>
Sent: 11 December 2019 16:35
To: Valerie Mowah
Cc: LocalPlan
Subject: RE: Duty to co-operate - Merton's housing target

Dear Valerie,

Thank you for your email.

You may be aware that Tandridge District Council have recently concluded 10 days of Hearings in our Local Plan 2033, which identified that we could not meet our objectively assessed housing need.

Consequently, we are unable to assist you with meeting your strategic housing target.

We would also question the links Tandridge District shares with Merton, as our Strategic Housing Market Assessment did not identify strong links with Merton that would make it a reasonable option to consider as part of the Housing Market Area.

Kind Regards

Sarah

Sarah Thompson
Head of Strategy
Strategy
Tel: 01883732887

sthompson@tandridge.gov.uk

Tandridge District Council
The Council Offices
8 Station Road East
Oxted, Surrey
RH8 0BT

www.tandridge.gov.uk



From: Valerie Mowah <Valerie.Mowah@merton.gov.uk>
Sent: 02 December 2019 15:26
To: LocalPlan <LocalPlan@tandridge.gov.uk>
Cc: Future Merton <Future.Merton@merton.gov.uk>
Subject: Duty to co-operate - Merton's housing target

Dear Sir/ Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Tandridge District Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Tandridge District Council can provide to Merton on this matter.

Yours faithfully



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



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Valerie Mowah

From: Hutchings, Adam <Adam.Hutchings@richmondandwandsworth.gov.uk>
Sent: 07 January 2020 13:44
To: Valerie Mowah
Subject: RE: Duty to co-operate request – Merton's housing target

Follow Up Flag: Follow up
Flag Status: Flagged

Official

Hi Valerie,

Your message is timely as we at Wandsworth are currently engaged in the preparation of an evidence base to support our own local plan and have begun looking at housing need and targets and we recognise that housing is a strategic and cross-boundary issue between Merton and Wandsworth. Wandsworth is currently on track to meet our adopted London Plan housing target. However, initial suggestions from our emerging Local Housing Needs Assessment are that we may struggle to meet our needs. As we all know, London as a whole is unable to meet its housing needs (both the Mayor of London's original draft overall housing target for London as set out in the draft new London Plan as well as the alternative lower target(s) suggested by the Panel of Inspectors Report, which is now proposed to be adopted by the Mayor, do not meet London's needs), and we assume that London boroughs would generally be unable to take any need of another borough. As such, we do not have any spare housing capacity to meet unmet need from any other boroughs. Indeed, if we were able to meet our own future housing need and/or even exceed the London Plan target(s), as these are not applied as a cap, we would be seeking to exceed those rather than meeting another borough's need.

We would therefore suggest that we agree that housing continues to remain a strategic and cross-boundary issue between Wandsworth and Merton, and that we both recognise the importance of planning to meet identified needs, along with taking a consistent approach to other key strategic / cross-boundary matters such as employment, G&T, waste etc. We would like to be kept involved and updated in relation to the development of your evidence on local housing needs, through the duty to co-operate, and maybe as part of a future meeting and look forward to continuing discussions under the duty to co-operate and also in due course on a Statement of Common Ground.

We will be in touch with you soon as we would like to consider having a duty to co-operate meeting with Merton, particularly in respect of the Wandsworth Local Plan Full Review, which would also provide an opportunity for Merton officers to update us on your progress on the Local Plan.

Kind regards,

Adam.

Adam Hutchings

Principal Planner Policy
Serving Richmond and Wandsworth Councils

T: 020 8871 6650 E: adam.hutchings@richmondandwandsworth.gov.uk

www.richmond.gov.uk / www.wandsworth.gov.uk

From: Valerie Mowah <Valerie.Mowah@merton.gov.uk>

Sent: 02 December 2019 12:47

To: PlanningPolicy Wandsworth <Wandsworthplanningpolicy@richmondandwandsworth.gov.uk>; Hutchings, Adam <Adam.Hutchings@richmondandwandsworth.gov.uk>

Subject: Duty to co-operate request – Merton’s housing target

Hi Adam,

I hope this e-mail finds you well.

As part of the preparation of Merton’s emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton’s strategic housing target.

Merton’s total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Wandsworth to help contribute to meeting Merton’s housing target.

Please do not hesitate to contact me should you wish to discuss this request further, as we would kindly welcome any assistance Wandsworth can provide to Merton on this matter.

Yours sincerely

Valerie Mowah



Valerie Mowah

Principal Spatial Planner
020 8545 3053
valerie.mowah@merton.gov.uk



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Valerie Mowah

From: Valerie Mowah
Sent: 02 December 2019 14:34
To: 'planning.policy@woking.gov.uk'
Cc: Future Merton
Subject: Duty to co-operate - Merton's housing target

Dear Sir/ Madam,

As part of the preparation of Merton's emerging draft Local Plan we are assessing housing capacity over the new Local Plan period (2020 -2035) to address delivery of Merton's strategic housing target.

Merton's total housing target proposed by the Mayor of London in the Draft London Plan ranges from 9,180 to 13,280 homes which Merton will be unable to meet. As such we wish to request the help of neighbouring and adjoining boroughs, such as Woking Borough Council to help contribute to meeting Merton's housing target.

Please do not hesitate to contact valerie.mowah@merton.gov.uk or telephone: 0208 5453053 should you wish to discuss this request further, as we would kindly welcome any assistance Woking Borough Council can provide to Merton on this matter.

Yours faithfully

Valerie Mowah



Valerie Mowah

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