

# Response to Inspectors' Preliminary Matters for Merton Council - 28<sup>th</sup> January 2022

Inspectors' letter:

**54 (n) The information relating to housing sites expected to contribute to the Borough's five-year supply set out in paragraphs 41 and 42 above;**

## *Housing supply*

*41. We will send under separate cover via the PO a 5 Year Housing Land Supply pro-forma, requesting information for every site that the Council assumes will contribute to the supply. Your response should include clear evidence on the planning status of sites, delivery intentions, site assessment work undertaken, viability, availability, infrastructure provision, and interdependencies with other proposals.*

*42. The Information supplied is intended to assist us in our task of assessing whether sites are 'deliverable' for the purposes of the Framework, in the interests of the efficiency of the examination process – and the work should be ready in good time so that it can be adequately discussed and tested at the relevant hearing sessions, and should be made available on the examination website. The information supplied should be capable of being readily updated during the course of the examination. Any implications of the Crossrail 2 programme on any Raynes Park sites anticipated to yield housing in the first five years of the plan period should be clearly articulated in your submissions on this matter (see paragraph 17.5.7 of the Local Plan). Also any implications of the HDT results mentioned above should be reflected in your response.*

## Council response – 6<sup>th</sup> March 2022

- 14.1. The Five Year Housing Supply Pro-Forma has been completed for every site that the Council assumes will contribute to the supply, including the matters raised in paragraphs 41 and 42 above. This will be submitted as **Document 0D11.15 Five Year Housing Supply ProForma**
- 14.2. In 2020 government announced that Crossrail2 will not receive further funding at this current time. Should government decide to restart Crossrail2 funding, then Crossrail2 would be delivered outside Merton's Local Plan period 2022-2037.
- 14.3. It should also be noted that the 2017 SHLAA findings included a scenario for Crossrail2; the housing targets in the London Plan 2021 are without the delivery of Crossrail2.
- 14.4. No Raynes Park site allocations that are affected by Crossrail2 are included within the first five years of the Local Plan.

Site name	Street Number	Alpha Letter	Street Name	Postcode	Local plan ref (if relevant)	Planning application reference	Total capacity (net gain)	Plan period completions (2022/23-2036/37)	Five year completions 2022/23	Five year completions 2023/24	Five year completions 2024/25	Five year completions 2025/26	Five year completions 2026/27	Five year completions Total	Status
		7	Mitcham Park, Mitcham	CR4 4EN		20/P2623	-1.44	-1.44	-1.44					-1.44	Started
Land adj.		5	Cambridge Road, West Wimbledon	SW20 0SQ		15/P2177	1	1	1					1	Started
Garages Rear c 49-55			Barnes End, New Malden	KT3 6PB		17/P3991	1	1	1					1	Started
Land rear of	145		Claremont Avenue, New Malden	KT3 6QP		17/P2729	1	1	1					1	Started
	3		Pentlands Close, Mitcham	CR4 1HW		18/P1164	1	1	1					1	Started
	2		Abbotts Road, Mitcham	CR4 1JP		19/P0829	1	1	1					1	Started
	127		Ashbourne Road, Mitcham	CR4 2BF		19/P3744	1	1	1					1	Started
	9 D		Clarendon Road, Colliers Wood	SW19 2DX		19/P2945	1	1	1					1	Started
	164		Durham Road, West Wimbledon	SW20 0DG		18/P3673	1	1	1					1	Started
	30		Vectis Road, Tooting	SW17 9RG		20/P2287	1	1	1					1	Started
	54		Marryat Road, Wimbledon	SW19 5BD		19/P0893	1	1	1					1	Started
	41A		Streatham Road, Mitcham	CR4 2AD		17/P3001	1	1	1					1	Started
	23		Jersey Road, Tooting	SW17 9RQ		20/P2399	1	1	1					1	Started
	21 a		St Mary's Road, Wimbledon	SW19 7BZ		19/P2462	1	1	1					1	Started
	36		Grenfell Road, Mitcham	CR4 2BY		20/P3544	1	1	1					1	Started
	41		Cottenham Park Road, West Wimbledon	SW20 0SB		18/P2234	1	1	1					1	Started
	3		Thornton Hill, Wimbledon	SW19 4HU		20/P2528	1	1	1					1	Started
	34-40		Links Avenue, Morden	SM4 5AA		19/P0635	1	1	1					1	Started
	1		Manor Way, Mitcham	CR4 1EG		18/P1725	1	1	1					1	Started
	2		Lyveden Road, Tooting	SW17 9DU		21/P0928	1	1	1					1	Started
	12		Rustic Avenue, Streatham	SW16 6PD		20/P3821	1	1	1					1	Started
	20		Manor Road, Mitcham	CR4 1JA		20/P3596	1	1	1					1	Started
	2		Laings Avenue, Mitcham	CR4 3EP		18/P0553	1	1	1					1	Started
Land adj.	206		Seaforth Avenue, New Malden	KT3 6JW		20/P1347	1	1	1					1	Started
	1 a		Kenley Road, Merton Park	SW19 3JJ		18/P1356	1	1	1					1	Started
	9		Links Road, Tooting	SW17 9ED		19/P2432	1	1	1					1	Started
	171		Streatham Road, Mitcham	CR4 2AG		21/P1250	1	1	1					1	Started
	1		Leonard Avenue, Morden	SM4 6DW		21/P1268	1	1	1					1	Started
	11		Taylor Road, Mitcham	CR4 3JR		20/P3548	1	1	1					1	Started
	2		Vectis Gardens, Tooting	SW17 9RE		18/P2066	1	1	1					1	Started
	34		Lingfield Road, Wimbledon	SW19 4PZ		19/P3715	1	1	1					1	Started
Land Adj	57		Gore Road, Raynes Park	SW20 8JN		19/P2885	1	1	1					1	Started
	151		Effra Road, South Wimbledon	SW19 8PU		15/P0101	2	2	2					2	Started
	9		Bathgate Road, Wimbledon Village	SW19 5PW		15/P0636	2	2	2					2	Started
Garages rear of 30-40			Barnes End, New Malden	KT3 6PB		20/P0781	2	2	2					2	Started
High Range	2		Lansdowne Road, West Wimbledon	SW20 8AP		17/P3976	2	2	2					2	Started
	5		New Close, Colliers Wood	SW19 2SX		19/P2684	2	2	2					2	Started
	6 to 8		Upper Green East, Mitcham	CR4 2PA		19/P2947	2	2	2					2	Started
	102		Arthur Road, Wimbledon	SW19 7DT		18/P0892	2	2	2					2	Started
	5		Parkside Avenue, Wimbledon	SW19 5ES		20/P2610	2	2	2					2	Started
1A Frensham Court			Phipps Bridge Road, Mitcham	CR4 3PG		19/P2343	2	2	2					2	Started
	21		Rural Way, Streatham	SW16 6PF		17/P3153	2	2	2					2	Started
	116		Chestnut Grove, Mitcham	CR4 1RA		21/P1329	2	2	2					2	Started
	186		Martin Way, Morden	SM4 4AJ		19/P0146	2	2	2					2	Started
	82		High Street, Wimbledon	SW19 5EG		18/P3998	2	2	2					2	Started
	271-273		The Broadway, Wimbledon	SW19 1SD		20/P2161	2	2	2					2	Started
	3		Orchard Lane, Raynes Park	SW20 0SE		17/P3256	3	3	3					3	Started

Site name	Street Number	Alpha Letter	Street Name	Postcode	Local plan ref (if relevant)	Planning application reference	Total capacity (net gain)	Plan period completions (2022/23-2036/37)	Five year completions 2022/23	Five year completions 2023/24	Five year completions 2024/25	Five year completions 2025/26	Five year completions 2026/27	Five year completions Total	Status
		41	Gorringe Park Avenue, Mitcham	CR4 2DH		19/P3474	3	3	3					3	Started
	94-98		Merton High Street	SW19 1BD		20/P1994	3	3	3					3	Started
		2 a	Milner Road, South Wimbledon	SW19 3AA		18/P0562	3	3	3					3	Started
	27-35		West Barnes Lane, Raynes Park	SW20 0BL		18/P1058	3	3	3					3	Started
		33	Lingfield Road, Wimbledon	SW19 4PZ		19/P2611	3	3	3					3	Started
Kingswood Hou	31-39		Miles Road, Mitcham	CR4 3DA		17/P3331	4	4	4					4	Started
		58	New Close, Colliers Wood	SW19 2SY		20/P1065	4	4	4					4	Started
		174	Grand Drive, Raynes Park	SW20 9NB		20/P0792	4	4	4					4	Started
		34	Langdale Avenue, Mitcham	CR4 4AF		20/P0087	4	4	4					4	Started
Alwyne Mansior	13-24		Alwyne Road, Wimbledon			17/P2397	4	4	4					4	Started
		7	Rural Way, Streatham	SW16 6PF		19/P1298	4	4	4					4	Started
Former		101	Hamilton Road, South Wimbledon			20/P2547	5	5	5					5	Started
Princes Road S		51	Prince's Road, Wimbledon	SW19 8RA		20/P3284	5	5	5					5	Started
	252-254		Haydons Road, South Wimbledon	SW19 8TT		19/P3271	6	6	6					6	Started
		190	London Road, Mitcham	CR4 3LD		19/P0428	6	6	6					6	Started
		15a, 15 & 17	Russell Road, Wimbledon	SW19 1QN		19/P3836	6	6	6					6	Started
		96 and 98	The Broadway, Wimbledon	SW19 1RH		15/P1569	6	6	6					6	Started
		61	Grand Drive, Raynes Park	SW20 9DJ		19/P2613	7	7	7					7	Started
Garages R/O		38	Inglemere Road, Mitcham	CR4 2BT		20/P1722	7	7	7					7	Started
		5	Bewley Street, London	SW19 1XF		18/P3139	7	7	7					7	Started
	138-140		Durnsford Road, Wimbledon Park	SW19 8HJ		21/P1697	7	7	7					7	Started
The Queens He		70	Cricket Green, Mitcham	CR4 4LA		17/P0253	8	8	8					8	Started
		2	Church Lane, Merton Park	SW19 3NY		19/P3400	8	8	8					8	Started
		87	Robinson Road, Tooting	SW17 9DN		20/P4086	8	8	8					8	Started
		361	Kingston Road, Raynes Park	SW20 8JX		19/P0808	9	9	9					9	Started
		641	Kingston Road, Raynes Park	SW20 8SA		18/P2207	9	9	9					9	Started
	131-135		Love Lane, Mitcham	CR4 3YA		21/P1138	9	9	9					9	Started
Brook Farm Ho		1	Station Road, Colliers Wood	SW19 2LP		20/P3385	9	9	9					9	Started
Unit 4 Waterfall		8	High Street, Colliers Wood	SW19 2AG		18/P0882	10	10	10					10	Started
		141	The Broadway, Wimbledon	SW19 1QJ		17/P0296	20	20			20			20	Started
	360-364		London Road, Mitcham (>272 & >277)	CR4 3ND		15/P3114	22	22			22			22	Started
Phoenix Hotel	123-125		Merton Road, South Wimbledon	SW19 1ED		20/P2729	22	22	22					22	Started
		159	Commonside East, Mitcham (187+)	CR4 2QB		20/P1060	24	24	24					24	Started
	64-76		Kingston Road, Wimbledon	SW19 1LA		19/P2120	26	26	26					26	Started
Units 2, 3 and 3	32-34		Bushey Road, Raynes Park	SW20 8BP		18/P2619	32	32	32					32	Started
Abbey Wall Works			Station Road, Colliers Wood	SW19 2LP		19/P4266	66	66			66			66	Started
Volante site	46-76		Summerstown, London	SW17 0BH	Wi12 (also as	15/P4798	93	93			93			93	Started
	579-589		Kingston Road, Raynes Park	SW20 8SD		19/P1676	118	118			59	59		118	Started
Land to the north and east of Marsh			High Path, South Wimbledon	SW19 2JL	In the 2018 E	16/P3738	134	134	134					134	Started
YMCA	196-200		The Broadway	SW19 1RY	Wi15	20/P1738	145	145			10	135		145	Started
Ravensbury Estate			Ravensbury Grove, Mitcham	CR4 4DL	In the 2018 E	19/P1845	179	179	54		51	74		179	Started
		66	Ridgway, Wimbledon	SW19 4RA		19/P4029	-4.11	-4.11	-4.11					-4.11	Not Started
Rose Court		34	Woodside, Wimbledon	SW19 7AN		15/P3293	-2	-2	-2					-2	Not Started
		9 A	The Grange, Wimbledon	SW19 4PT		20/P2882	-2	-2			-2			-2	Not Started
		30	Robinson Road, Tooting	SW17 9DW		19/P2943	-1	-1	-1					-1	Not Started
		70	High Street, Wimbledon	SW19 5EE		20/P0032	-1	-1	-1					-1	Not Started
Morden Lodge and ancillary buildin			Morden Hall Road, Morden	SM4 5JD		20/P3606	-1	-1			-1			-1	Not Started

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	201	A&B	South Park Road, Wimbledon	SW19 8RY		21/P0743	-1	-1			-1				-1 Not Started
	179 & 181		Graham Road, Wimbledon	SW19 3SL		21/P1411	-1	-1			-1				-1 Not Started
	30		Rayleigh Road, Wimbledon	SW19 3RF		21/P2255	-1	-1			-1				-1 Not Started
	209		Haydons Road, Wimbledon	SW19 8UA		21/P2391	-1	-1			-1				-1 Not Started
	62		Normanton Avenue, Wimbledon Park	SW19 8BB		21/P3769	-1	-1			-1				-1 Not Started
	1		Ridgway, Wimbledon	SW19 4RS		21/P3641	-1	-1			-1				-1 Not Started
	22		Home Park Road, Wimbledon Park	SW19 7HN		17/P3576	1	1	1						1 Not Started
	15		South Park Road, Wimbledon	SW19 8RR		18/P0671	1	1	1						1 Not Started
	32		Sheldrick Close, Colliers Wood	SW19 2UG		16/P2408	1	1	1						1 Not Started
Land rear of	105-111		Haydons Road, South Wimbledon	SW19 1HH		18/P3081	1	1	1						1 Not Started
	129		Haydon Park Road	SW19 8JH		18/P3693	1	1	1						1 Not Started
Land R/O	42		Tamworth Lane, Mitcham	CR4 1DA		18/P4168	1	1	1						1 Not Started
	4		Cavendish Road, Colliers Wood	SW19 2EU		18/P2254	1	1	1						1 Not Started
	69		Edenvale Road, Mitcham	CR4 2DP		18/P3794	1	1	1						1 Not Started
	1		Lower Downs Road, Raynes Park	SW20 8QF		19/P0122	1	1	1						1 Not Started
	21		Woodland Way, Mitcham	CR4 2DZ		18/P4341	1	1	1						1 Not Started
	10		Parkside Avenue, Wimbledon	SW19 5ES		18/P4548	1	1	1						1 Not Started
	12		Westway, Raynes Park	SW20 9LX		19/P0427	1	1	1						1 Not Started
	109		Central Road	SM4 5SQ		19/P0714	1	1	1						1 Not Started
	27		Cochrane Road, Wimbledon	SW19 3QP		19/P0702	1	1	1						1 Not Started
	2		Abbott Avenue, Raynes Park	SW20 8SQ		19/P2062	1	1	1						1 Not Started
	2		Coach House Lane, Wimbledon	SW19 5JY		19/P2465	1	1	1						1 Not Started
	139		Wandle Road, Morden	SM4 6AA		19/P1082	1	1	1						1 Not Started
	9		Chalgrove Avenue, Morden	SM4 5RB		17/P1362	1	1	1						1 Not Started
	113		Kingston Road, Wimbledon	SW19 1LT		19/P2448	1	1	1						1 Not Started
Maria Court	18		Commonside West, Mitcham	CR4 4HA		19/P0544	1	1	1						1 Not Started
	168		Rowan Road, Streatham	SW16 5JQ		19/P2873	1	1	1						1 Not Started
Garage Block R	205a-207		Kingston Road, Wimbledon	SW19 3NL		19/P2116	1	1	1						1 Not Started
	532 A		Kingston Road, Raynes Park	SW20 8DT		19/P2714	1	1	1						1 Not Started
	186		Martin Way, Morden	SM4 4AJ		19/P2612	1	1	1						1 Not Started
	147		Abbotts Road, Mitcham	CR4 1JZ		19/P2899	1	1	1						1 Not Started
Land Adjacent t	163 A		Mostyn Road, Merton Park	SW19 3LS		19/P1235	1	1	1						1 Not Started
	536		Kingston Road, Raynes Park	SW20 8DT		19/P2385	1	1	1						1 Not Started
	171		Hartfield Road, Wimbledon	SW19 3TH		19/P3767	1	1	1						1 Not Started
	14		The Drive, West Wimbledon	SW20 8TG		19/P4101	1	1	1						1 Not Started
	10		The Drive, West Wimbledon	SW20 8TG		20/P0282	1	1	1						1 Not Started
	23		London Road, Tooting	SW17 9JR		19/P2683	1	1	1						1 Not Started
	18		Devonshire Road, Colliers Wood	SW19 2EN		20/P0452	1	1	1						1 Not Started
	2		Elm Close, Raynes Park	SW20 9HX		20/P0489	1	1	1						1 Not Started
	80		Kingston Road	SW19 1LA		20/P0848	1	1	1						1 Not Started
	111		Kingston Road, Wimbledon	SW19 1LT		20/P0870	1	1	1						1 Not Started
	24		Middle Way, Streatham	SW16 4HN		20/P0901	1	1	1						1 Not Started
	17		Clarendon Grove, Mitcham	CR4 2PH		20/P1389	1	1	1						1 Not Started
	271, 271a and 273		Haydons Road, South Wimbledon	SW19 8TX		20/P0906	1	1	1						1 Not Started
	34		Cottenham Park Road, West Wimbledon	SW20 0SA		20/P1130	1	1	1						1 Not Started
	352-354		London Road, Mitcham	CR4 3ND		20/P0027	1	1	1						1 Not Started
	62		Grove Road, Mitcham	CR4 1SA		20/P1740	1	1	1						1 Not Started

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	206		Merton High Street	SW19 1AX		20/P1938	1	1	1						1 Not Started
	11		Botsford Road, Wimbledon Chase	SW20 9NP		20/P1467	1	1	1						1 Not Started
	24		Gladstone Road, Wimbledon	SW19 1QT		20/P1597	1	1	1						1 Not Started
	182 a		Merton High Street, Colliers Wood	SW19 1AY		19/P3201	1	1	1						1 Not Started
	180		Merton High Street, Colliers Wood	SW19 1AY		19/P3253	1	1	1						1 Not Started
	18		Homefield Road, Wimbledon	SW19 4QF		18/P4143	1	1	1						1 Not Started
	22		Lancaster Place	SW19 5DP		20/P2553	1	1	1						1 Not Started
	56		Byegrove Road, Colliers Wood	SW19 2AY		20/P2838	1	1	1						1 Not Started
	18		Eveline Road, Mitcham	CR4 3LE		20/P1221	1	1	1						1 Not Started
	5		Park Avenue Mews, Mitcham	CR4 2EL		20/P2366	1	1	1						1 Not Started
	30		Park Avenue, Mitcham	CR4 2EL		20/P3432	1	1	1						1 Not Started
	134		Merton Road, South Wimbledon	SW19 1EH		20/P1913	1	1	1						1 Not Started
	2 D		Walpole Road, Colliers wood	SW19 2BZ		20/P3208	1	1	1						1 Not Started
	39		Westway Close, Raynes Park	SW20 9LN		20/P2085	1	1	1						1 Not Started
	2		Downe Road, Mitcham	CR4 2JL		21/P4010	1	1			1				1 Not started
	108		Kingston Road	SW19 1LX		20/P3806	1	1			1				1 Not Started
	10		Ridgway, Wimbledon	SW19 4QN		20/P3611	1	1			1				1 Not Started
	270		Links Road, Tooting	SW17 9ER		20/P3450	1	1			1				1 Not Started
Ground Floor St	53		London Road, Tooting	SW17 9JR		20/P1742	1	1			1				1 Not Started
	73		Cavendish Road, Colliers Wood	SW19 2EY		20/P3965	1	1			1				1 Not Started
Garages Adj 19	19		Lewis Road, Mitcham			20/P2546	1	1			1				1 Not Started
	1		Orchard Close, Raynes Park	SW20 9HU		20/P2894	1	1			1				1 Not Started
	57 A		High Street, Wimbledon	SW19 5EE		20/P3532	1	1			1				1 Not Started
	38		Ashbourne Road, Mitcham	CR4 2BA		20/P2548	1	1			1				1 Not Started
	18 D		Ridgway, Wimbledon	SW19 4QN		21/P0008	1	1			1				1 Not Started
	292		West Barnes Lane, New Malden	KT3 6LU		19/P2591	1	1			1				1 Not Started
	61		Revelstoke Road, Wimbledon Park	SW18 5NL		21/P1365	1	1			1				1 Not Started
Land r/o	1		Firtree Avenue, Mitcham	CR4 2JP		20/P2290	1	1			1				1 Not Started
	12		Park Avenue, Mitcham	CR4 2EL		21/P0626	1	1			1				1 Not Started
	507		Kingston Road, Raynes Park	SW20 8SF		21/P0860	1	1			1				1 Not Started
	251 a		London Road, Mitcham	CR4 3NH		21/P0977	1	1			1				1 Not Started
Seoul House	9		Station Road, Motspur Park	KT3 6JJ		20/P2840	1	1			1				1 Not Started
VACANT PLOT 1	2		Gap Road, Wimbledon	SW19 8JG		20/P0303	1	1			1				1 Not Started
	106		Hill Road, Mitcham	CR4 2HS		21/P0660	1	1			1				1 Not Started
	1		Hengelo Gardens, Mitcham	CR4 4DP		21/P1548	1	1			1				1 Not Started
	55		Cavendish Avenue, New	KT3 6QJ		21/P1421	1	1			1				1 Not Started
	135		Bushey Road, Raynes Park	SW20 0JN		21/P0186	1	1			1				1 Not Started
	13		Crusoe Road, Mitcham	CR4 3LJ		21/P2120	1	1			1				1 Not Started
	1		Castle Way, Wimbledon	SW19 5JN		20/P2922	1	1			1				1 Not Started
	380		Kingston Road, Raynes Park	SW20 8LN		21/P1808	1	1			1				1 Not Started
Land Adjacent t	106		Gorringe Park Avenue, Mitcham	CR4 2DJ		21/P1714	1	1			1				1 Not Started
	3		Longthornton Road, Streatham	SW16 5QE		21/P1363	1	1			1				1 Not Started
	109-111		London Road, Mitcham	CR4 2JA		20/P3469	1	1			1				1 Not Started
	169		Seely Road, Tooting	SW17 9QX		21/P0832	1	1			1				1 Not Started
Garage Block			The Grange, Wimbledon	SW19 4PR		21/P2168	1	1			1				1 Not Started
	168		Links Road, Tooting	SW17 9ES		21/P0319	1	1			1				1 Not Started
rear of 40 &	40 a		Lambton Road, Raynes Park	SW20 0LP		21/P1442	1	1			1				1 Not Started

Site name	Street Number	Alpha Letter	Street Name	Postcode	Local plan ref (if relevant)	Planning application reference	Total capacity (net gain)	Plan period completions (2022/23-2036/37)	Five year completions 2022/23	Five year completions 2023/24	Five year completions 2024/25	Five year completions 2025/26	Five year completions 2026/27	Five year completions Total	Status
	236		Lynmouth Avenue, Morden	SM4 4RP		21/P1986	1	1			1				1 Not Started
	21		Neath Gardens, Morden	SM4 6JN		21/P1546	1	1			1				1 Not Started
	7		Links Avenue, Morden	SM4 5AE		21/P2812	1	1			1				1 Not Started
	92		High Street, Colliers Wood	SW19 2BT		21/P1562	1	1			1				1 Not Started
	106		Park Avenue, Mitcham	CR4 2EP		21/P2564	1	1			1				1 Not Started
Chase Court	8 A		Bakers End, Wimbledon Chase	SW20 9ER		20/P3874	1	1			1				1 Not Started
	41		Approach Road, Raynes Park	SW20 8BA		20/P3304	1	1			1				1 Not Started
Maple Cottage	28		Arthur Road, Wimbledon	SW19 7DU		21/P2431	1	1			1				1 Not Started
	59		Colwood Gardens, Colliers Wood	SW19 2DS		21/P2091	1	1			1				1 Not Started
	97		Windermere Road, Streatham	SW16 5HE		21/P3066	1	1			1				1 Not Started
Land adjoining	1		Fox's Path, Mitcham	CR4 3DL		21/P3173	1	1			1				1 Not Started
	2 A		Oakwood Avenue, Mitcham	CR4 3DP		21/P3232	1	1			1				1 Not Started
Garage Block, H145&147			Springfield Avenue, Wimbledon Chase			21/P1463	1	1			1				1 Not Started
	290		Haydons Road, Wimbledon	SW19 8JZ		21/P1269	1	1			1				1 Not Started
Land Adjacent t	1		Lucien Road, Wimbledon Park	SW19 8EL		21/P1178	1	1			1				1 Not Started
	43 a		Hotham Road, Colliers Wood	SW19 1BS		21/P1582	1	1	1						1 Not Started
	42		Elmhurst Avenue, Mitcham	CR4 2HN		20/P0287	1	1	1						1 Not Started
Flat 2	582 A		Kingston Road, Raynes Park	SW20 8DN		21/P1182	1	1	1						1 Not Started
	288		London Road, Mitcham	CR4 3NB		21/P0648	1	1			1				1 Not Started
Rear of	65		Sherwood Park Road, Mitcham	CR4 1NB		21/P2609	1	1			1				1 Not Started
	11		Grand Drive, Raynes Park	SW20 0JB		21/P3332	1	1			1				1 Not Started
	290-302a		Kingston Road, Raynes Park	SW20 8LX		20/P3165	1	1			1				1 Not Started
Store Ro 94	94		Merton High Street, Hotham Road M	SW19 1BD		21/P1688	1	1	1						1 Not Started
	154		Graham Road, Wimbledon	SW19 3SJ		21/P1887	1	1	1						1 Not Started
	7		Cowdrey Road, Colliers Wood	SW19 8TU		21/P3383	1	1			1				1 Not Started
Ground Floor R	30		Durham Road, West Wimbledon	SW20 0TW		21/P1904	1	1			1				1 Not Started
	50		Faversham Road, Morden	SM4 6RE		21/P0896	1	1			1				1 Not Started
Oakleigh			Herbert Road, Wimbledon	SW19 3SH		21/P4072	1	1			1				1 Not Started
	208		Manor Road, Mitcham	CR4 1JF		21/P0742	1	1			1				1 Not Started
	7		North Gardens, London	SW19 2NR		21/P3955	1	1			1				1 Not Started
	87		Park Avenue, Mitcham	CR4 2ES		21/P3648	1	1			1				1 Not Started
	2		The Broadway, Wimbledon	SW19 1RF		21/P2792	1	1			1				1 Not Started
	36		Grand Drive, Raynes Park	SW20 0JT		21/P3749	2	1			2				2 Not Started
	29&30		Abbey Parade, Merton High Street	SW19 1DG		18/P1200	2	2	2						2 Not Started
	230		Rowan Road, Streatham	SW16 5HX		18/P2943	2	2	2						2 Not Started
	198		Queen's Road, Wimbledon	SW19 8LY		18/P3128	2	2	2						2 Not Started
Land East of	65		Sherwood Park Road, Mitcham			18/P3386	2	2	2						2 Not Started
	66		The Crescent, Wimbledon Park	SW19 8AN		19/P0125	2	2	2						2 Not Started
First And Second	2		The Broadway, Wimbledon	SW19 1RF		19/P1171	2	2	2						2 Not Started
	336		West Barnes Lane, New Malden	KT3 6NB		19/P1722	2	2	2						2 Not Started
Wimbledon Tan	26		Ridgway, Wimbledon	SW19 4QW		19/P2422	2	2	2						2 Not Started
Flats above sho 81-83			The Broadway, Wimbledon	SW19 1QE		19/P2072	2	2	2						2 Not Started
Wandle House	10		Riverside Drive, Mitcham	CR4 4SU		18/P4017	2	2	2						2 Not Started
	65		Ridgway, Wimbledon	SW19 4SS		18/P2948	2	2	2						2 Not Started
	144		Florence Road, Wimbledon	SW19 8TN		19/P2708	2	2	2						2 Not Started
	344		West Barnes Lane, New Malden	KT3 6NB		19/P2070	2	2	2						2 Not Started
	177-187		Arthur Road, Wimbledon	SW19 8AE		19/P4084	2	2	2						2 Not Started

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	117		Pelham Road, Wimbledon	SW19 1NZ		20/P0205	2	2	2						2 Not Started
Land to the Rea	27		Leafield Road, Merton Park	SW20 9AG		19/P2382	2	2	2						2 Not Started
	18-24		Singleton Close, Tooting	SW17 9JY		19/P2289	2	2	2						2 Not Started
	75-77		Griffiths Road, Wimbledon	SW19 1NE		20/P0458	2	2	2						2 Not Started
Land Adjacent t	95		Devonshire Road, Colliers Wood	SW19 2EQ		20/P1399	2	2	2						2 Not Started
	1		Robinhood Close, Mitcham	CR4 1JN		20/P2016	2	2	2						2 Not Started
	562		Kingston Road	SW20 8DR		20/P2636	2	2	2						2 Not Started
	81		High Street, Wimbledon	SW19 5EG		20/P3352	2	2			2				2 Not Started
Units C & DE	19 A-F		Prince's Road, Wimbledon	SW19 8RQ		21/P0197	2	2			2				2 Not Started
Im Grove Business Cen			Elm Grove, Wimbledon	SW19 4HE		20/P2095	2	2			2				2 Not Started
	8		Clement Road, Wimbledon	SW19 7RJ		21/P1278	2	2			2				2 Not Started
	63		MONKLEIGH ROAD, MORDEN	SM4 4EN		20/P0824	2	2			2				2 Not Started
	35		Florence Avenue, Morden	SM4 6EX		21/P1233	2	2			2				2 Not Started
	296		Coombe Lane, Raynes Park	SW20 0RW		20/P2235	2	2			2				2 Not Started
	45-47		Martin Way, Morden	SM4 4AH		21/P1936	2	2			2				2 Not Started
	1		Pentlands Close, Mitcham	CR4 1HW		21/P2405	2	2			2				2 Not Started
124 - 128 Haydn	27		Cochrane Road, Wimbledon	SW19 3QP		18/P2661	2	2	2						2 Not Started
124-128			Haydons Road, South Wimbledon	SW19 1AE		21/P0438	2	2			2				2 Not Started
	6		Ridge Road, Mitcham	CR4 2ET		21/P3521	2	2			2				2 Not Started
	41		Manor Road, Mitcham	CR4 1JG		21/P2734	2	2			2				2 Not Started
Alliance House	41		Epsom Road, Morden	SM4 5PR		21/P1785	2	2	2						2 Not Started
2a-2c			Prince George's Avenue, Raynes Park	SW20 8BH		21/P2558	2	2	2						2 Not Started
	89B		London Road, Morden	SM4 5HP		21/P2577	2	2	2						2 Not Started
	416		Durnsford Road, Wimbledon Park	SW19 8DZ		21/P0430	2	2			2				2 Not Started
	59 C		Robinson Road, Tooting	SW17 9DL		21/P4292	2	2			2				2 Not Started
	49		Queen's Road, Wimbledon	SW19 8NP		20/P2779	2.8	2.8			2.8				2.8 Not Started
Land to the rear	2 A		Amity Grove, Raynes Park	SW20 0LJ		18/P4148	3	3	3						3 Not Started
	58		Haynt Walk, Raynes Park	SW20 9NX		20/P1362	3	3	3						3 Not Started
rear of retail un	288		London Road	CR4 3NB		20/P2100	3	3	3						3 Not Started
	41		Streatham Road, Mitcham	CR4 2AD		20/P1847	3	3	3						3 Not Started
	14		New Close, Colliers Wood	SW19 2SY		21/P0085	3	3			3				3 Not Started
	340		West Barnes Lane, New Malden	KT3 6NB		21/P0070	3	3			3				3 Not Started
	33		Graham Road, Mitcham	CR4 2HB		21/P0628	3	3			3				3 Not Started
Cavendish House	240		Tamworth Lane, Mitcham	CR4 1DF		21/P0945	3	3			3				3 Not Started
			Cavendish Avenue, New Malden	KT3 6QQ		21/P1320	3	3	3						3 Not Started
	570		Kingston Road, Raynes Park	SW20 8DR		21/P1848	3	3			3				3 Not Started
	24		The Broadway, Wimbledon	SW19 1RE		20/P0555	3.44	3.44	3.44						3.44 Not Started
	152-154		Merton Road, South Wimbledon	SW19 1EH		21/P3499	4	4			4				4 Not Started
	15 & 16		York Road	SW19 8TP		18/P2966	4	4	4						4 Not Started
	1,2,3,4		Park Avenue Mews	CR4 2EL		19/P3937	4	4	4						4 Not Started
2A Park Avenue, 6, 7-8 and 9 Park Avenue			Park Avenue	CR4 2EL		20/P1301	4	4	4						4 Not Started
Ground Floor & 158-160			Arthur Road	SW19 8AQ		20/P1822	4	4	4						4 Not Started
	162-164		Arthur Road	SW19		20/P1979	4	4	4						4 Not Started
	59		Colwood Gardens, Colliers Wood	SW19 2DS		20/P0304	4	4	4						4 Not Started
	7		Elm Grove	SW19 4HE		21/P0021	4	4			4				4 Not Started
	94		The Broadway, Wimbledon	SW19 1RH		20/P3088	4	4	4						4 Not Started
	141-145		Cannon Hill Lane, Raynes Park	SW20 9BZ		20/P2396	4	4	4						4 Not Started

Site name	Street Number	Alpha Letter	Street Name	Postcode	Local plan ref (if relevant)	Planning application reference	Total capacity (net gain)	Plan period completions (2022/23-2036/37)	Five year completions 2022/23	Five year completions 2023/24	Five year completions 2024/25	Five year completions 2025/26	Five year completions 2026/27	Five year completions Total	Status
Kings Arms Pub	260		London Road, Mitcham	CR4 3HD		19/P0328	4.44	4.44	4.44					4.44	Not Started
	2 B		Park Avenue, Mitcham			19/P2127	5	5	5					5	Not Started
	12		Ravensbury Terrace, Wimbledon Park	SW18 4RL		20/P1744	5	5	5					5	Not Started
	66		The Broadway, Wimbledon	SW19 1RQ		20/P2454	5	5	5					5	Not Started
	144-146		Durnsford Road, Wimbledon Park	SW19 8HJ		20/P3839	5	5			5			5	Not Started
Vista House & Prospect House			Chapter Way, Colliers Wood	SW19 2RE		20/P2841	5	5	5					5	Not Started
Vantage House	1		Weir Road, Wimbledon	SW19 8UX		17/P4219	5	5	5					5	Not Started
Vista House & Prospect House			Chapter Way, Colliers Wood	SW19 2RE		20/P2841	5	5			5			5	Not Started
	290-302a		Kingston Road, Raynes Park	SW20 8LX		20/P3168	5	5			5			5	Not Started
	64		London Road, Morden	SM4 5BE		21/P3384	5	5			5			5	Not Started
	192-202		Martin Way, Morden	SM4 4AJ		21/P1856	5	5			5			5	Not Started
	3		Mitcham Park, Mitcham	CR4 4EN		19/P0546	5.56	5.56	5.56					5.56	Not Started
	162 and 164		Hartfield Road, Wimbledon	SW19 3TQ		18/P2224	6	6	6					6	Not Started
	37&39		Cottenham Park Road, West Wimbledon	SW20 0SB		20/P1463	6	6	6					6	Not Started
Land Rear Of	60		Manor Road, Mitcham			20/P2259	6	6	6					6	Not Started
Deseret House	288 a		London Road, Mitcham	CR4 3NB		21/P0175	6	6			6			6	Not Started
	415-421		Durnsford Road, Wimbledon Park	SW19 8EE		20/P2294	6	6			6			6	Not Started
Land rear of	1 A		York Road, South Wimbledon	SW19 8TP		17/P2440	6	6	6					6	Not Started
The Warehouse	12		Ravensbury Terrace, Wimbledon Park	SW18 4RL		21/P2375	6	6	6					6	Not Started
	441		Commonside East, Mitcham	CR4 1HJ		21/P1863	6	6			6			6	Not Started
	50		Wimbledon Hill Road, Wimbledon	SW19 7PA		19/P3764	7	7	7					7	Not Started
Ground Floor Ju:	341		London Road	CR4 4BE		20/P1584	7	7	7					7	Not Started
	58-60		Durham Road	SW20 0TW		20/P3348	7	7			7			7	Not Started
	337-339		Haydons Road, Wimbledon	SW19 8LA		21/P2582	7	7	7					7	Not Started
	318		Worple Road, Raynes Park	SW20 8QU		21/P1792	7	7	7					7	Not Started
	4		Shrewton Road, Tooting	SW17 9HX		17/P3208	8	8	8					8	Not Started
	94		Gorringer Park Avenue, Mitcham	CR4 2DJ		21/P1842	8	8			8			8	Not Started
	2		Blenheim Road, Raynes Park	SW20 9BB		20/P1852	8	8			8			8	Not Started
	22-24		Caxton Road, South Wimbledon	SW19 8SJ		21/P3640	8	8			8			8	Not Started
Woodcock House			Gibbard Mews, Wimbledon Village	SW19 5BY		21/P2841	8	8	8					8	Not Started
	8		Lake Road, Wimbledon	SW19 7EL		18/P1052	9	9			9			9	Not Started
	8		Preshaw Crescent, Mitcham	CR4 3GA		19/P4118	9	9	9					9	Not Started
Marquis of Lorr	117		Haydons Road, South Wimbledon	SW19 1HH		20/P2297	9	9	9					9	Not Started
Fair Green Parade			London Road, Mitcham	CR4 3NA		20/P0823	9	9			9			9	Not Started
Land at rear of : 2 to 16			Woodville Road, Morden	SM4 5AF		20/P1091	9	9			9			9	Not Started
	227		Western Road, Colliers Wood	SW19 2QD		20/P1517	9	9			9			9	Not Started
Former Fire Station			Lower Green West	CR4 3GA		20/P0801	9	9			9			9	Not Started
Land on south side of road			Wyke Road, Raynes Park	SW20		20/P0945	9	9			9			9	Not Started
Dawood House	1		Caxton Road, South Wimbledon	SW19 8SJ		21/P2946	9	9			9			9	Not Started
Unit C and DElm Grove Business Ce			Elm Grove, Wimbledon	SW19 4HE		20/P4059	10	10	10					10	Not Started
White Hart Bacl	350		London Road, Mitcham	CR4 3ND		18/P2216	15	15			15			15	Not Started
Bennets Courtyard			Watermill Way, Colliers Wood	SW19 2RW		20/P3364	15	15			15			15	Not Started
Nonsuch House	31		Chapter Way, Colliers Wood	SW19 2RP		21/P1082	16	16			16			16	Not Started
Eltandia Hall Care Centre			Middle Way, Streatham	SW16 4HN		19/P0809	18	18	18					18	Not Started
	33-39		Upper Green East, Mitcham	CR4 2PF		19/P2747	18	18			18			18	Not Started
Shaftesbury Ho	2 A		Amity Grove, Raynes Park	SW20 0LJ		20/P3866	18	18			18			18	Not Started
Land West of	3 a		Ravensbury Lane, Morden Road, Mitc	CR4 4DH		18/P0458	25	25			25			25	Not Started



Site name	Street Number	Alpha Letter	Street Name	Postcode	Local plan ref (if relevant)	Planning application reference	Total capacity (net gain)	Plan period completions (2022/23-2036/37)	Five year completions 2022/23	Five year completions 2023/24	Five year completions 2024/25	Five year completions 2025/26	Five year completions 2026/27	Five year completions Total	Status
Former Barclay:	16-20		Morden Road, South Wimbledon	SW19 3BN		21/P2028	26	26			26				26 Not Started
1 The Bungalow	225-231		Streatham Road, Streatham	SW16 6NZ		19/P0866	28	28			28				28 Not Started
Imperial Fields Tooting and Mitcham Hub					Mo3	19/P4094	77	77				77			77 Not Started
Eddie Catz			42 Station Road	SW19 2LP		21/P1907	116	116			116				116 Not Started
Tesco car park	265		Burlington Road	KT3 4NE	RP3	19/P2387	456	456				256	200		456 Not Started

# 01 Type B- High Path estate regeneration

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	High Path Estate regeneration (phase 2)				
<b>Local plan ref (if relevant)</b>	None for this emerging local plan (but allocated in adopted Merton Estates Local Plan 2018)				
<b>Total capacity</b>	1578				
<b>Plan period completions</b>	0-15				
<b>Five year completions</b>	113				
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>					113

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Clarion Housing Group is the Developer as part of the estate regeneration of Eastfields, High Path and Ravensbury estates in Merton.</p> <p>Clarion are redeveloping three estates in Merton that they are the majority owners of, supported by the council. Engagement with council and residents since 2013/14</p> <p>Outline permission granted for whole estate in April 2019; Phase 1 completing. High Path Phase 2 reserved matters granted permission in 2019. Council has adopted Estates Local Plan in February 2018 to support the regeneration of all three estates. Council also resolved CPO in principle (2018); waived elements of Merton’s Stock Transfer Agreement (September 2021) and considering details of CPO (scheduled for March 2022).</p> <p>Delivery programmes including anticipated start on site and build out rates are derived from dialogue with Clarion, are part of most recent September 2021 Clarion report and updated March 2022 as Compulsory Purchase Orders due to be considered by Merton’s Cabinet on 21 March 2022</p>
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**Current planning status and progress towards the submission of an application**

- Estates local plan adopted in February 2018, allocating the three estates of Eastfields, High Path and Ravensbury for viability
- High Path Outline planning permission for 1578 homes and non-residential uses granted in April 2019
- Phase 1 (which had been granted full planning permission for 134 homes in October 2017) completing shortly
- Phase 2 granted reserved matters planning permission in September 2019 for 113 homes
- Phase 3 – Clarion has engaged on pre application discussions with the council and held community consultation events, most recently in January 2022

There are a total of seven phases delivering across c15 years

**Progress with site assessment work**

See link below to Merton's adopted Estates Local Plan

**Site viability**

See link below to September 2021 Cabinet Committee report – Clarion are continuing to deliver despite viability challenges and with the support of the council in waiving part of Merton's Stock Transfer Agreement which helps to improve viability.

Merton's Cabinet are due to consider Compulsory Purchase Orders for the three estates in March 2022, which is partly dependent on being able to demonstrate a viable scheme.

**Availability: ownership, any existing uses, etc**

The whole of High Path estate has 602 homes and some other facilities (i.e. a community room; two ball courts etc) Clarion own approx 60% of the existing estates. Since 2014 Clarion has been engaging residents (leaseholders, freeholders and their tenants) on the right to remain on the estate once regeneration has completed. Delivery addressed also in Examination in Public of Merton's Estates Local Plan. Council has resolved to support CPO in principle in February 2018 and is aiming for March 2022 to consider CPOs for High Path phases 2 and 3

**Infrastructure provision**

Thoroughly considered in adopted Estates Local Plan 2018; outline planning permission April 2019 (ref 17/P1721) and associated S106

## Relevant information from the HELAA/SHLAA

### Other evidence

- Link to Merton's Estates Local Plan adopted Feb 2018 [Estates Local Plan : Estates Local Plan | Merton Council](#)
- Link to Council report Feb 2018 on delivering Clarion's regeneration [2018-02-07 Council Delivering Clarion Regen vFINAL.pdf \(merton.gov.uk\)](#)
- Link to Outline Planning Permission granted for whole of High Path estate April 2019 (ref 17/P1721) <https://planning.merton.gov.uk/Northgate/PlanningExplorerAA/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=1000098159&XSLT=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/Menus/PL.xml&DAURI=PLANNING>
- Link to Phase 1 full permission granted 2017 (ref 16/P3738 (now nearly complete)) <https://planning.merton.gov.uk/Northgate/PlanningExplorerAA/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=1000095463&XSLT=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/Menus/PL.xml&DAURI=PLANNING>
- Link to Phase 2 full permission granted Sept 2019 (ref 19/P1852) <https://planning.merton.gov.uk/Northgate/PlanningExplorerAA/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=1000106688&XSLT=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/Menus/PL.xml&DAURI=PLANNING>
- Link to Phase 3 pre application public consultation material (for events in January 2022) [https://clarionconsults.co.uk/highpath\\_phase3/widgets/41425/documents](https://clarionconsults.co.uk/highpath_phase3/widgets/41425/documents)
- Link to Clarion improved plans for phases 4-7 [https://clarionconsults.co.uk/highpath\\_phases\\_4-7](https://clarionconsults.co.uk/highpath_phases_4-7)
- Link to Clarion's website on High Path regeneration <https://www.myclarionhousing.com/my-community/regeneration-projects/merton-london/high-path>
- Link to Merton Council September 2021 report waiving part of the stock transfer agreement to support regeneration [Appx B - Cabinet report 6 Sept21 support for Clarion estate regen inc all appendices.pdf \(merton.gov.uk\)](#)

## 02 Type B sites – Madeira Road (north of 11-17) aka The Canons

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Madeira Road (north of 11-17) aka The Canons					
<b>Local plan ref (if relevant)</b>	Mi5					
<b>Total capacity</b>	18					
<b>Plan period completions</b>	0-5					
<b>Five year completions</b>	18					
	<b>2021/2</b>	<b>2022/3</b>	<b>2023/4</b>	<b>2024/5</b>	<b>2025/6</b>	<b>2026/7</b>
<b>Completions</b>				18		

Clear evidence relating to:

### **Developer delivery intentions including anticipated start and build out rates**

Council owned site; resolved for planning permission for residential (2020) and disposal (2021).

Proposed for site allocation in Merton's new Local Plan as Mi15 Part of four site achieving planning permission in July 2020; approved for disposal by Merton's Cabinet in December 2021.

Council's timeline: planning permission resolved to be granted in July 2020; disposal approved December 2021; disposal to be completed summer 2022; S106 signed late 2022; construction 2023/24 and completions 2024/25

### **Current planning status and progress towards the submission of an application**

Council owned site. Part of four council-owned sites resolved for grant of planning permission on 17<sup>th</sup> July 2020 by the council's former development company, Merantun Developments Ltd:

- Madeira Road / The Canons (19/P4050)
- Raleigh Gardens car park (19/P4048)

<ul style="list-style-type: none"> <li>- Elm Nursery car park (19/P4047)</li> <li>- Farm Road church (19/P4046)</li> </ul>
<p><b>Progress with site assessment work</b>  Site assessment work carried out as part of planning application resolved to be granted permission</p>
<p><b>Site viability</b>  Site viability work carried out as part of planning application resolved to be granted permission July 2020</p>
<p><b>Availability: ownership, any existing uses, etc</b>  Council owned. In December 2021 council approved disposal of all four sites</p>
<p><b>Infrastructure provision</b>  Addressed within planning application – no significant dependencies</p>
<p><b>Relevant information from the HELAA/SHLAA</b></p>
<p><b>Other evidence</b></p> <p><a href="#">Link to planning application details for - Madeira Road / The Canons (19/P4050)</a></p> <p><a href="#">Link to Merton's Planning applications committee 17<sup>th</sup> July 2020</a> resolved to approve 19/P4050</p> <p><a href="#">Link to Merton's Cabinet decision December 2021 to dispose of sites (agenda item 7)</a></p>

## 03 Type B sites – Raleigh Gardens car park

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Raleigh Gardens car park					
<b>Local plan ref (if relevant)</b>	Mi11					
<b>Total capacity</b>	36					
<b>Plan period completions</b>	0-5					
<b>Five year completions</b>	36					
	<b>2021/2</b>	<b>2022/3</b>	<b>2023/4</b>	<b>2024/5</b>	<b>2025/6</b>	<b>2026/7</b>
<b>Completions</b>				36		

Clear evidence relating to:

### **Developer delivery intentions including anticipated start and build out rates**

Council owned site; resolved for planning permission for residential (2020) and disposal (2021).

Proposed for site allocation in Merton's new Local Plan as Mi11 Part of four site achieving planning permission in July 2020; approved for disposal by Merton's Cabinet in December 2021.

Council's timeline: planning permission resolved to be granted in July 2020; disposal approved December 2021; disposal to be completed summer 2022; S106 signed late 2022; construction 2023/24 and completions 2024/25

### **Current planning status and progress towards the submission of an application**

Council owned site. Part of four council-owned sites resolved for grant of planning permission on 17<sup>th</sup> July 2020 by the council's former development company, Merantun Developments Ltd:

- Madeira Road / The Canons (19/P4050)
- Raleigh Gardens car park (19/P4048)

<ul style="list-style-type: none"><li>- Elm Nursery car park (19/P4047)</li><li>- Farm Road church (19/P4046)</li></ul>
<b>Progress with site assessment work</b> Site assessment work carried out as part of planning application resolved to be granted permission
<b>Site viability</b> Site viability work carried out as part of planning application resolved to be granted permission July 2020
<b>Availability: ownership, any existing uses, etc</b> Council owned. In December 2021 council approved disposal of all four sites
<b>Infrastructure provision</b> Addressed within planning application – no significant dependencies
<b>Relevant information from the HELAA/SHLAA</b>
<b>Other evidence</b>  <a href="#">Link to planning application details for Raleigh Gardens car park (19/P4048)</a>  <a href="#">Link to Merton's Planning applications committee 17<sup>th</sup> July 2020</a> resolved to approve 19/P4048  <a href="#">Link to Merton's Cabinet decision December 2021 to dispose of sites (agenda item 7)</a>



## 04 Type B sites – Elm Nursery car park

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Elm Nursery car park					
<b>Local plan ref (if relevant)</b>	Mi4					
<b>Total capacity</b>	21					
<b>Plan period completions</b>	0-5					
<b>Five year completions</b>	21					
	<b>2021/2</b>	<b>2022/3</b>	<b>2023/4</b>	<b>2024/5</b>	<b>2025/6</b>	<b>2026/7</b>
<b>Completions</b>				21		

Clear evidence relating to:

### **Developer delivery intentions including anticipated start and build out rates**

Council owned site; resolved for planning permission for residential (2020) and disposal (2021).

Proposed for site allocation in Merton's new Local Plan as Mi4. Part of four site achieving planning permission in July 2020; approved for disposal by Merton's Cabinet in December 2021.

Council's timeline: planning permission resolved to be granted in July 2020; disposal approved December 2021; disposal to be completed summer 2022; S106 signed late 2022; construction 2023/24 and completions 2024/25

### **Current planning status and progress towards the submission of an application**

Council owned site. Part of four council-owned sites resolved for grant of planning permission on 17<sup>th</sup> July 2020 by the council's former development company, Merantun Developments Ltd:

- Madeira Road / The Canons (19/P4050)
- Raleigh Gardens car park (19/P4048)

<ul style="list-style-type: none"><li>- Elm Nursery car park (19/P4047)</li><li>- Farm Road church (19/P4046)</li></ul>
<b>Progress with site assessment work</b> Site assessment work carried out as part of planning application resolved to be granted permission
<b>Site viability</b> Site viability work carried out as part of planning application resolved to be granted permission July 2020
<b>Availability: ownership, any existing uses, etc</b> Council owned. In December 2021 council approved disposal of all four sites
<b>Infrastructure provision</b> Addressed within planning application – no significant dependencies
<b>Relevant information from the HELAA/SHLAA</b>
<b>Other evidence</b>  <a href="#">Link to planning application details for Elm Nursery car park (19/P4047)</a>  <a href="#">Link to Merton's Planning applications committee 17<sup>th</sup> July 2020</a> resolved to approve 19/P4047  <a href="#">Link to Merton's Cabinet decision December 2021 to dispose of sites (agenda item 7)</a>

## 05 Type B sites – Farm Road church

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Farm Road church					
<b>Local plan ref (if relevant)</b>						
<b>Total capacity</b>	21					
<b>Plan period completions</b>	0-5					
<b>Five year completions</b>	21					
	<b>2021/2</b>	<b>2022/3</b>	<b>2023/4</b>	<b>2024/5</b>	<b>2025/6</b>	<b>2026/7</b>
<b>Completions</b>				21		

Clear evidence relating to:

### **Developer delivery intentions including anticipated start and build out rates**

Council owned site; resolved for planning permission for residential (2020) and disposal (2021).

Part of four site achieving planning permission in July 2020; approved for disposal by Merton's Cabinet in December 2021.

Council's timeline: planning permission resolved to be granted in July 2020; disposal approved December 2021; disposal to be completed summer 2022; S106 signed late 2022; construction 2023/24 and completions 2024/25

### **Current planning status and progress towards the submission of an application**

Council owned site. Part of four council-owned sites resolved for grant of planning permission on 17<sup>th</sup> July 2020 by the council's former development company, Merantun Developments Ltd:

- Madeira Road / The Canons (19/P4050)
- Raleigh Gardens car park (19/P4048)
- Elm Nursery car park (19/P4047)

- Farm Road church (19/P4046)
<b>Progress with site assessment work</b> Site assessment work carried out as part of planning application resolved to be granted permission
<b>Site viability</b> Site viability work carried out as part of planning application resolved to be granted permission July 2020
<b>Availability: ownership, any existing uses, etc</b> Council owned. In December 2021 council approved disposal of all four sites
<b>Infrastructure provision</b> Addressed within planning application – no significant dependencies
<b>Relevant information from the HELAA/SHLAA</b>
<b>Other evidence</b>  <a href="#">Link to planning application details for Farm Road church (19/P4046)</a>  <a href="#">Link to Merton's Planning applications committee 17<sup>th</sup> July 2020</a> resolved to approve 19/P4046  <a href="#">Link to Merton's Cabinet decision December 2021 to dispose of sites (agenda item 7)</a>

## 06 Type B site- Benedict's Wharf

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Benedict's Wharf				
<b>Local plan ref (if relevant)</b>	Mi1				
<b>Total capacity</b>	850 homes				
<b>Plan period completions</b>	0-5 and 5-10 years (2025-2028)				
<b>Five year completions</b>	430				
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>				215	215

Clear evidence relating to:

### **Developer delivery intentions including anticipated start and build out rates**

Landowner SUEZ UK has subject to planning arrangement with established housebuilder. Planning permission due to be issued March 2022.

Site proposed for allocation in the new Local Plan. Site proposed to be removed from waste management designation in the South London Waste Plan 2022. Pre-application discussions with residents etc started 2018; planning application submitted 2019

Site will have outline planning permission for 850 homes subject to GLA issuing Decision Notice in early March 2022 (confirmed via liaison with the GLA)

Site owner is SUEZ UK Ltd who are in the process of selling the site and have long confirmed that they will not be developing it (as not a housebuilder). Engagement with SUEZ UK clarifies significant housebuilder interest in the site and have a subject to planning deal with an established housebuilder. (This is also confirmed within the GLA's committee report dated December 2020)

SUEZ UK are moving their waste operations to a site they own and which has planning permission in the nearby London Borough of Sutton; but until recently was used as a Covid19 testing centre.

Outline development permission proposes multiple buildings and is likely to be built in phases. Start on site estimated 2023. Build out timescales similar to Wimbledon Stadium (634 homes in 2.5 years)

**Current planning status and progress towards the submission of an application**

Following pre-application engagement and engagement on local plan allocation; landowners SUEZ UK submitted an outline planning application in 2019 (ref 19/P2323) which was increased to up to 850 homes during the course of the planning application. In July 2020 Merton Council's Planning Committee resolved to refuse the application; it was called in by the Mayor of London; the GLA held a public hearing and resolved to grant permission in December 2020.

The Section 106 has been drafted and agreed by all parties. Awaiting GLA Decision Notice, due to be issued in the first two weeks of March 2022 (according to GLA email 11<sup>th</sup> February 2022).

**Progress with site assessment work**

As set out in Outline Planning Application 19/P2383 which is resolved to be granted with Section 106 agreed.

**Site viability**

As set out in Outline Planning Application 19/P2383 which was resolved to be granted based in part on viability evidence.

**Availability: ownership, any existing uses, etc**

Site owner is SUEZ UK Ltd who are in the process of selling the site and have long confirmed that they will not be developing it (as not a housebuilder).

SUEZ UK are moving their existing waste management operations to a site they own in the nearby London Borough of Sutton. Up until 2022 this site was used as a Covid19 testing centre by the NHS temporarily since 2020. Waste management matters have been considered by both the South London Waste Plan 2022 (which proposes to remove the site allocation for waste management) and via the planning application.

SUEZ UK have confirmed they had significant interest in the site from established housebuilders and have a subject to planning arrangement with an established housebuilder and registered provider to deliver the site.

Start on site estimated 2023.

**Infrastructure provision**

As detailed in the site allocation Mi1. Infrastructure provision has also been considered in the outline planning decision.

**Relevant information from the HELAA/SHLAA**

**Other evidence**

Link to planning records for Outline Planning Application 19/P2382

<https://planning.merton.gov.uk/Northgate/PlanningExplorerAA/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=1000107184&XSLT=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/Menu/PL.xml&DAURI=PLANNING>

Link to GLA website on December 2020 public hearing

<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/land-benedict-wharf-public-hearing>

Link to GLA committee report pre hearing – December 2020

[https://www.london.gov.uk/sites/default/files/gla\\_4756\\_benedict\\_wharf\\_stage\\_3\\_report\\_30.11.2020.pdf](https://www.london.gov.uk/sites/default/files/gla_4756_benedict_wharf_stage_3_report_30.11.2020.pdf)

# 07 Type B sites – Eastfields estate regeneration

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Eastfields Estate regeneration				
<b>Local plan ref (if relevant)</b>	None for this emerging local plan (but allocated in adopted Merton Estates Local Plan 2018)				
<b>Total capacity</b>	833 in multiple phases				
<b>Plan period completions</b>	0-15				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>					99

Clear evidence relating to:

## **Developer delivery intentions including anticipated start and build out rates**

Clarion Housing Group is the Developer as part of the estate regeneration of Eastfields, High Path and Ravensbury estates in Merton.

Clarion are redeveloping three estates in Merton that they are the majority owners of, supported by the council. Outline permission granted for whole of Eastfields estate in April 2019; Eastfields Phase 1 reserved matters submitted January 2022.

Council has adopted Estates Local Plan in February 2018 to support the regeneration of all three estates. Council also:

- resolved CPO in principle (2018);
- waived elements of Merton's Stock Transfer Agreement (September 2021) and
- considering details of CPO (scheduled for March 2022).

Delivery programmes part of most recent September 2021 Clarion report and updated for March 2022 Compulsory Purchase Orders (see links below).

Based on information from Clarion Housing Group on the complexities of moving residents to new homes, construction and demolition across phases.

## **Current planning status and progress towards the submission of an application**

- Estates local plan adopted in February 2018, allocating the three estates of Eastfields, High Path and Ravensbury for viability
- Outline planning permission for whole estate granted in April 2019 (17/P1717)



- Clarion undertook Eastfields Phase 1 reserved matters pre application consultation with residents and the council in 2019 and again in 2021
- Clarion submitted Eastfields Phase 1 reserved matters in January 2022 (ref 21/P4430), due for Merton's planning committee in spring 2022

Eastfields will be delivered in circa 4 phases across 15 years

### **Progress with site assessment work**

See link to Merton's adopted Estates Local Plan which is an adopted development plan document which has assessed site capacities. See also link to outline planning permission granted 17/P1717 on site capacities

### **Site viability**

See link below to September 2021 Cabinet Committee report – Clarion are continuing to deliver despite viability challenges and with the support of the council in waiving part of Merton's Stock Transfer Agreement which helps to improve viability. In March 2022 Merton's Cabinet are due to consider a report on compulsory purchase orders which is, in part, dependent on demonstrating site deliverability.

### **Availability: ownership, any existing uses, etc**

The whole of Eastfields estate has 464 existing homes. At the start of the project in 2014 Clarion owned approx 60% of the existing estate. Since 2014 Clarion has been engaging residents (leaseholders, freeholders and their tenants) on the right to remain on the estate once regeneration has completed and buying back owners who wanted to move. Delivery addressed also in Examination in Public of Merton's Estates Local Plan. Council has resolved to support CPO in principle in February 2018. Merton's Cabinet in March 2022 is due to consider compulsory purchase orders for all three estates

### **Infrastructure provision**

Thoroughly considered in adopted Estates Local Plan 2018; outline planning permission April 2019 (ref 17/P1717) and associated S106

### **Relevant information from the HELAA/SHLAA**

### **Other evidence**

- Link to Merton's Estates Local Plan adopted Feb 2018 [Estates Local Plan : Estates Local Plan | Merton Council](#)
- Link to Council report Feb 2018 on delivering Clarion's regeneration [2018-02-07 Council Delivering Clarion Regen vFINAL.pdf \(merton.gov.uk\)](#)
- Link to Outline Planning Permission granted for whole of Eastfields estate April 2019 (ref 17/P1717) <https://planning.merton.gov.uk/Northgate/PlanningExplorerAA/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=1000098156&XSLT=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/Menus/PL.xml&DAURI=PLANNING>

- Link to Eastfields Phase 1 reserved matters submitted January 2022, on track for spring 2022 planning decision (ref 21/P4430) <https://planning.merton.gov.uk/Northgate/PlanningExplorerAA/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=1000117128&XSLT=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorerAA/SiteFiles/Skins/Merton/Menus/PL.xml&DAURI=PLANNING>
- Link to Clarion's website on Eastfields regeneration <https://www.myclarionhousing.com/my-community/regeneration-projects/merton-london/eastfields>
- Link to Merton Council September 2021 report waiving part of the stock transfer agreement to support regeneration [Appx B - Cabinet report 6 Sept21 support for Clarion estate regen inc all appendices.pdf \(merton.gov.uk\)](#)
- Link to Merton's Cabinet, March 2022 – [report recommending Compulsory Purchase Orders for all three estates](#)



## 08 Type B sites- White hart and car repairs, Kingston Road

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	White Hart and car repairs, Kingston Road					
<b>Local plan ref (if relevant)</b>						
<b>Total capacity</b>	56					
<b>Plan period completions</b>	0-5 years					
<b>Five year completions</b>						
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
<b>Completions</b>		56				

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>The planning applicant has entered into an agreement with the site owner (The Rutlish Foundation) to deliver the site. Pre application discussions undertaken since 2017; application submitted 2021; most issues resolved towards determination.</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Held pre application discussions with the council and public consultation: 2017: <a href="http://www.mertonpark.org.uk/the-journey-begins/">http://www.mertonpark.org.uk/the-journey-begins/</a> And 2020: <a href="https://www.whitehartkingstonroad.co.uk/">https://www.whitehartkingstonroad.co.uk/</a></p> <p>Planning application submitted July 2021 – reference 21/P2565 – for 56 homes and c400sqm commercial on the ground floor.</p> <p>Scheme has been reviewed by Merton’s Design Review Panel three times: 2018, 2020 and most recently in April 2021.</p>
<p><b>Progress with site assessment work</b></p>

Carried out as part of assessing planning application 21/P2565. Reviewed by Merton's Design Review Panel three times: 2018, 2020 and most recently in April 2021.

**Site viability**

Carried out as part of assessing planning application 21/P2565.

**Availability: ownership, any existing uses, etc**

There is currently a long term vacant former public house; a car repairs business and a parking lot on site. The planning applicant has entered into an agreement with the site owner (The Rutlish Foundation) to deliver the site. Significant planning activity and engagement with the council taking place.

**Infrastructure provision**

Considered as part of assessing planning application 21/P2565. No significant infrastructure required for delivery.

**Relevant information from the HELAA/SHLAA**

2017 SHLAA (ref 17240020) assessed capacity for 70 homes, delivered in phases 2 (2019-24 and phase 3 (2024-29)

**Other evidence**

[Link to planning application documents 21/P2565](#)

## 08 Type B sites- Brown and Root Phase 2

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Brown and Root Phase 2				
<b>Local plan ref (if relevant)</b>	CW2				
<b>Total capacity</b>	220				
<b>Plan period completions</b>	0-5				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>				120	100

Clear evidence relating to:

### **Developer delivery intentions including anticipated start and build out rates**

The Developer is Criterion Capital, agents Quod. Criterion Capital are an established developer and have previously developed the adjacent 19 storey building for residential (mixed use on ground floor).

Following pre application dialogue with council and GLA, developer has submitted a planning application (21/P0082) to Merton Council in January 2021

Viability information that the Developer provided with the planning application states a 2-year construction period. Developer's information provided for Local Plan and planning application indicates that subject to planning permission the site is immediately available for development

For the Local Plan and 5 year supply, site capacity based on two buildings of a height adherence to emerging Local Plan policy (N1 Colliers Wood and Site Allocation CW20 which states that the existing 19 storey tower (containing 218 new homes) adjacent the site being the pinnacle building height in the area.

### **Current planning status and progress towards the submission of an application**

Developer submitted planning application (ref 21/P0042) to Merton Council in January 2021 for 266 homes in two buildings, one of 16 storeys and one of 26 storeys plus c1,100sqm mixed use commercial on the ground floor.

Merton's Design Review Panel reviewed the scheme in June 2020 and again on 25<sup>th</sup> November 2020 and raised issues of building heights.

Application referable to GLA and GLA have provided a Stage 1 report; development supported but raising issues of building heights.

Planning application issues of building heights, design, viability and other matters still under consideration.

**Progress with site assessment work**

The council has undertaken site assessment work together with the planning application assessment. The Local Plan site capacity assessment site capacity based on two buildings of a height adherence to emerging Local Plan policy (N1 Colliers Wood and Site Allocation CW20) which states that taller buildings are the existing 19 storey tower being the pinnacle building height

**Site viability**

The Developer has provided a detailed viability report as part of their planning application which is being considered by Merton Council and the GLA as part of the planning application.

**Availability: ownership, any existing uses, etc**

Site is cleared, adjacent existing 19 storey residential tower freehold by developer

The cleared site is owned by the Developer and there is no impediment to its availability for residential development (subject to planning permission) as demonstrated in the [Developer's response to Merton's Local Plan Stage 2a](#) ( part of Document 0D15) and information in submitted planning application 21/P0082.

Site assessment for the purposes of the Local Plan has

**Infrastructure provision:**

As identified in site allocation CW2 – specific comments received from infrastructure providers. Infrastructure providers are also commenting on the planning application.

**Relevant information from the HELAA/SHLAA**

**Other evidence**

Link to the Developer's planning application 21/P0082 on Merton Council's website

<https://planning.merton.gov.uk/MVM/Online/DMS/DocumentViewer.aspx?pk=1000112962&SearchType=Planning%20Application>





## 09 Type B sites – Rufus Business Centre, Wimbledon Park

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Rufus business centre				
<b>Local plan ref (if relevant)</b>	Wi7				
<b>Total capacity</b>	96				
<b>Plan period completions</b>	96				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>		46	50		

Clear evidence relating to:

### **Developer delivery intentions including anticipated start and build out rates**

Developer is Wandle Way Ltd. Site Rufus business centre is owned by some of the shareholders that own the adjacent Haslemere estate to the north, recently developed for 129 homes and some commercial space.

Developer has submitted the site for allocation in the local plan as Site Wi7, and submitted a planning application in April 2021, which was considered by and deferred from the February 2022 Planning Applications Committee, due to be considered by March 2022 planning applications committee.

Information provided by the developer to support the planning decision proposes a build out of approximately one year from 2023-2025, subject to planning. The timescale for build out rates also corresponds to the recent construction of 129 homes plus c1,000sqm commercial on the adjacent and directly connected site (Haselmere estate) where full build out of c2 years took place during the Covid19 pandemic.

### **Current planning status and progress towards the submission of an application**

<p>Developer has undertaken pre application engagement since 2020, planning application submitted and validated in April 2021 (21/P1780).</p> <p>Planning application considered by Merton’s Planning Application Committee in February 2022; officers report recommending approval. Decision deferred until March 2022 pending more information.</p>
<p><b>Progress with site assessment work</b>  Site assessment work carried out via planning process; earlier schemes pre application were for different sizes and scales.</p>
<p><b>Site viability</b>  Site viability work carried out through planning application process</p>
<p><b>Availability: ownership, any existing uses, etc</b>  Rufus business centre is owned by some of the shareholders of the adjacent Haslemere estate to the north (2014 site allocation; recently rebuilt to provide +129 homes and some commercial floorspace.)</p>
<p><b>Infrastructure provision</b>  Considered as part of planning application process. Some on-site decontamination and flood risk mitigation required.</p>
<p><b>Relevant information from the HELAA/SHLAA</b></p>
<p><b>Other evidence</b>  <a href="#">Link to planning application documents for 21/P1780</a>   <a href="#">Link to officer’s report to Merton’s Planning Applications Committee February 2022</a> (recommended approval – decision deferred)</p>

## 12 Type B sites – Majestic Way

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Majestic Way				
<b>Local plan ref (if relevant)</b>	Mi8				
<b>Total capacity</b>	39				
<b>Plan period completions</b>	0-5 years				
<b>Five year completions</b>	160				
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>				80	80

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Developer is Centrica Combined Common Investment Fund; planning agents DP9. Undertaking pre application discussions with the council since 2020; planning application submission due mid 2022.</p> <p>Subject to planning permission; build out predicated on vacant possession 2023/24; demolition and construction 2024-2027. Site size means options for phasing scheme.</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Pre-application discussions started early 2020; further pre application dialogue in 2021 and into 2022. Planning application expected spring 2022.</p>
<p><b>Progress with site assessment work</b></p> <p>Being progressed as part of significant pre application dialogue since 2020 and will be delivered through planning application.</p>

**Site viability**

Being progressed as part of pre application dialogue and will be delivered through planning application

**Availability: ownership, any existing uses, etc**

Owned by developer (Centrica Combined Common Investment Fund). Commercial leases on ground floor.

**Infrastructure provision**

As identified in proposed site allocation. Site includes multi storey car park, currently leased by Merton Council. Application will provide a car parking assessment to demonstrate demand for car parking spaces in the area.

**Relevant information from the HELAA/SHLAA**

In 2017 SHLAA ref 17240202 - 30 homes - 3 in P2, 6 in P3, 9 in P4 and 12 in P5.

**Other evidence**

## 12 Type B sites – Wilson Hospital

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Wilson Hospital				
<b>Local plan ref (if relevant)</b>	Mi18 (and in the adopted 2014 Sites and Policies Plan as Site Proposal 20)				
<b>Total capacity</b>	39				
<b>Plan period completions</b>	0-5 years				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>					39

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>NHS Property Services own the site. Exploring site for Mitcham Health and Wellbeing Hub plus residential on surplus parts of site. Pre application discussions took place with council in 2021. Previous lapsed planning permission on same site for 11 homes.</p> <p>Long term project. Health and care plans commenced pre pandemic but put on hold for one year. Pre application dialogue with council in 2021.</p> <p>Above timescale predicated on achieving planning permission of this site and any NHS sites required to fund this development by 2024; development of health and wellbeing hub first, followed by new homes by 2026/27.</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Very long term project. Site allocated in 2014 local plan as Site Proposal 20; Pre application discussions most recently since</p>
<p><b>Progress with site assessment work</b></p>

Planning permission 04/P0355 (granted 2004; lapsed) demonstrates that 11 homes could be delivered along Caesar's Walk (completing the existing form of terraced housing there). Developer (NHS) considers capacity for further 28 homes within remaining Wilson hospital site while accommodating the new Mitcham Health and Wellbeing Hub.

Pre application discussions have taken place with council, most recently in 2021

**Site viability**

NHS funding mechanisms for health and wellbeing hub now allow for capital receipts from other sites (e.g. Birches Close, site allocation Mi2 or the residential development on the Wilson) to be recycled to help fund the Mitcham health and wellbeing hub.

Site viability for residential will be taken forward through the planning application.

**Availability: ownership, any existing uses, etc**

Owned by NHS Property Services. Longstanding discussions on delivery in conjunction with other NHS Property Services sites allocated in Merton's 2014 local plan or proposed for allocation in this Local Plan. Parts of Wilson site are in existing clinical and wellbeing use. Proposed for site to be mainly Mitcham Health and Wellbeing Hub with some residential (see Submitted Document 14D6 Merton Health and Care Estates Strategy).

**Infrastructure provision**

As above – site to mainly provide health and wellbeing hub with some capacity for residential on parts not required for the Hub.

**Relevant information from the HELAA/SHLAA**

**Other evidence**

[Link to 04/P0355](#) - planning permission granted 2004 for 11 homes on part of site facing Caesar's Walk (lapsed)

[Submitted Document 14D6 Merton Health and Care Estates Strategy](#) – NHS Clinical Commissioning Group

[South West London Clinical Commissioning Group website](#) on Mitcham Health and Wellbeing Hub

Submitted Document 14



# 13 Type B sites- Tooting Police Station, Ascot Road

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Tooting Police Station, Ascot Road				
<b>Local plan ref (if relevant)</b>	N/A				
<b>Total capacity</b>	60				
<b>Plan period completions</b>	0-5 years				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>		60			

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Developer / landowner is Telereal Trillium; planning agents are Turley</p> <p>Pre application proposals mainly for the conversion of the existing empty building to residential, with some extensions proposed to provide more new homes.</p> <p>Application due for submission early 2022 with construction to start mid 2022 (subject to planning); according to Telereal Trillium's consultation website.</p> <p>Pre application consultation has been for approximately 69 homes. 60 homes has been assumed in housing trajectory pending planning decision to take account of any requirement for larger homes within converted building or any potential amendments that may arise on building extensions.</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Pre application discussions taking place since 2021 with new owners</p> <p>Merton's Design Review Panel considered a scheme in July 2021 and again in November 2021.</p>



Public consultation took place for a scheme of 68 homes in late 2021, online and with drop in events (see link below)

Planning application due early 2022

**Progress with site assessment work**

Being carried out through the pre application process.

The Developer's pre-application site proposals were considered by Merton's Design Review Panel in July 2021 and again in November 2021

The site has been on Merton's local list of historic buildings since the 1990s and was listed by Historic England (Grade II) in May 2021

Pre application consultation has been for approximately 69 homes. 60 homes has been assumed in housing trajectory pending planning decision to take account of any requirement for larger homes within converted building or any potential amendments that may arise on building extensions during the planning application process.

**Site viability**

Being carried out through the planning application process.

**Availability: ownership, any existing uses, etc**

Site vacant. Tooting Police Station – the police / office functions were closed in 2020; the site was identified for disposal by the Met Police estate's strategy and was marketed through the GLA's small sites small builders programme. <https://www.london.gov.uk/what-we-do/housing-and-land/land-and-development/small-sites/former-tooting-police-station>

Telereal Trillium announced their purchase of the site in early 2021

**Infrastructure provision**

Being carried out through the planning application process. As the Met Police had identified this station as surplus to requirements there is no requirement to reprovide infrastructure relating to police activity.

**Relevant information from the HELAA/SHLAA**

82 homes in GLA SHLAA 2017 split 41 in P4 and 41 in P5.

**Other evidence**

[Merton Design Review Panel agenda for Tooting Police Station – November 2021](#) (referencing July 2021)

[Landowner Telereal Trillium's public consultation website \(November / December 2021\)](#)

# 16 Type B sites – Mitcham Gasworks

## **B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)**

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Mitcham Gasworks					
<b>Local plan ref (if relevant)</b>	Mi16 (and allocated as Site Proposal 75 in Merton’s adopted Local Plan (Sites and Policies Plan 2014)					
<b>Total capacity</b>	450					
<b>Plan period completions</b>	0-5 years					
<b>Five year completions</b>	450					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
<b>Completions</b>			225	225		

Clear evidence relating to:

**Developer delivery intentions including anticipated start and build out rates:**  
 Developer / landowner is St William – JV between Berkeley Homes and National Grid.

Developer has brought forward planning proposals (pre application) for circa 650 homes. Developer intentions to start construction as soon as possible on receipt of planning permission (as demonstrated in significant pre app discussions and link to consultation documents below).

Currently on site undertaking decontamination works. Gasholder was demolished by January 2022 and the site is vacant.

Developers have confirmed to council officers that delivery will be 2024 to 2026 (multi building development across 2ha) This also is a delivery build out timescales based on similar projects in Merton of this size and scale. Site decontamination will be required as part of planning permission.

There is a difference between the number of homes proposed in the Local Plan by the council (450 homes) and the numbers being considered by the Developer during the pre-application process (circa 650 homes)

**Current planning status and progress towards the submission of an application**

Significant pre application discussions with Merton Council.

In 2020 landowner applied to decommission the gasholder and engaged with council on early pre app discussions. The site is allocated in Merton's Sites and Policies Plan 2014 and the council has had ongoing engagement with the developer over time. Detailed pre-application discussions on specific scheme layouts started in 2021 and has continued into 2022. The GLA have also been involved in pre application engagement with the developer and the council (this is a referable scheme due to the number of homes)

Prior approval for gasholder decommissioning was given in March 2021 (20/P0703) and gasholder was removed by January 2022

Merton's Design Review Panel considered the site proposals in November 2021.

The Developer started public engagement in 2021, continued into 2022 (see links to engagement website below)

The Developer has informed the council to expect a planning application submission c June 2022.

**Progress with site assessment work**

Developer pre application proposals based on circa 650 homes on this cleared site, with buildings ranging between 5-8 storeys with some blocks proposed up to 13 storeys.

Council indicative capacity for Local Plan purposes is up to 450 homes; taking local site character into account. Surrounding properties are 2-5 storeys.

Design considerations mean Merton's Local Plan site allocation of up to 450 homes is different from the Developer's pre application proposals for "circa 650 homes".

Site assessment dialogue is continuing with the developer, the council and the GLA.

**Site viability**

Site viability will need to take account of site decontamination abnormals and usual development costs in planning application viability. Decontamination is currently taking place and gasholder demolished.

**Availability: ownership, any existing uses, etc**

Site is vacant, available and cleared. Existing Gasholder demolished in January 2022. Owned by National Grid. Being developed by St William (joint venture between National Grid and Berkeley Homes). Part of site developed for housing in late 2000s by Barrett Homes. Site allocated in 2014 local plan.

**Infrastructure provision**

As identified in site allocation Mi16 – specific comments from infrastructure providers.

Developer's pre application consultation has identified some non residential floorspace on site, which is supported..

**Relevant information from the HELAA/SHLAA**

In 2017 SHLAA - ref 17240202. For 30 homes - 3 in P2, 6 in P3, 9 in P4 and 12 in P5.

**Other evidence**

See link to 2014 adopted Local Plan where allocation is Site Proposal 75

[https://www.merton.gov.uk/system/files?file=merton\\_sites\\_and\\_policies\\_mitcham\\_sites\\_only\\_jul14-2.pdf](https://www.merton.gov.uk/system/files?file=merton_sites_and_policies_mitcham_sites_only_jul14-2.pdf)

See link to Merton Council Design Review Panel agenda 24<sup>th</sup> November 2021

<https://democracy.merton.gov.uk/documents/s44360/DRP%20Agenda%20-%202021%20-%2010%20-%2024%20Nov%20-%20Public.pdf>

See link to Developer's website set up in late 2021 prior to January 2022 consultation event

<https://mitchamgasworks.com/>

and direct link to Developer's January 2022 consultation display boards [https://mitchamgasworks.com/wp-content/uploads/2022/01/MitchamGasworks\\_Jan\\_Consultation\\_web.pdf](https://mitchamgasworks.com/wp-content/uploads/2022/01/MitchamGasworks_Jan_Consultation_web.pdf)

# 15 Birches Close Mitcham

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Birches Close, Mitcham				
<b>Local plan ref (if relevant)</b>	Mi2				
<b>Total capacity</b>	38				
<b>Plan period completions</b>	0-5 years				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>			38		

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b>  Landowner NHS Property Services.</p> <p>Allocated in Merton’s 2014 Sites and Policies Plan and in this local plan.  Receipts from Birches Close to be recycled to fund the Mitcham Health and Wellbeing Hub</p> <p>Pre application discussions June 2021.</p> <p>Estimate 1 year / 18 month build out from start on site.</p>
<p><b>Current planning status and progress towards the submission of an application</b>  Allocated in Merton’s 2014 Sites and Policies Plan and in this local plan as site Mi2  Receipts from Birches Close to be recycled to fund the Mitcham Health and Wellbeing Hub at the Wilson Hospital (site Mi16)  Pre application discussions</p>

**Progress with site assessment work**

Carried out through pre application discussions with NHS Property Services.

**Site viability**

Through the planning application process.

**Availability: ownership, any existing uses, etc**

Owned by NHS Property Services. Allocated for residential uses in Merton's 2014 Sites and Policies Plan and this local plan. Earmarked for disposal in Merton's Health and Care Estates Strategy (Submitted Document 0D16).

**Infrastructure provision**

Owned by NHS Property Services. Earmarked for disposal in Merton's Health and Care Estates Strategy (Submitted Document 0D16) Receipts from Birches Close to be recycled to fund the Mitcham Health and Wellbeing Hub at the Wilson Hospital (site Mi16)

**Relevant information from the HELAA/SHLAA****Other evidence**

[Submitted Document 14D6 Merton Health and Care Estates Strategy](#) – NHS Clinical Commissioning Group

[South West London Clinical Commissioning Group website](#) on Mitcham Health and Wellbeing Hub  
Submitted Document 14

# 16 Type B sites - Wimbledon Chase Station

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Wimbledon Chase station				
<b>Local plan ref (if relevant)</b>					
<b>Total capacity</b>	62				
<b>Plan period completions</b>	0-5 years				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>					62

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Longer build out times from 2022 planning application due to ongoing considerations of the development funding step free access and the sensitivities of constructing so close to an operational train station.</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Pre application discussions started in 2019 for 62 homes.</p> <p>Developer undertook public consultation December 2019</p> <p>Merton’s Design Review Panel considered a scheme March 2020</p> <p>Latest pre application discussions winter 2021</p> <p>Application expected 2022</p> <p><b>Progress with site assessment work</b></p>



As per pre application discussions, including Merton's Design Review Panel review.

**Site viability**

Being taken through the planning applications process

**Availability: ownership, any existing uses, etc**

Part owned by Network Rail.

**Infrastructure provision**

Public consultation feedback is for the scheme to support step-free access to Wimbledon Chase station.

**Relevant information from the HELAA/SHLAA**

**Other evidence**

# 17 Type B sites - LESSA Grand Drive

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	LESSA, Grand Drive				
<b>Local plan ref (if relevant)</b>	RP6 21/P4063				
<b>Total capacity</b>	107				
<b>Plan period completions</b>	107				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>					107

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Bellway Homes is landowner and developer. Has proposed site for allocation and submitted first planning application in 2020. Planning application is for 107 homes plus tennis facilities to be delivered for the adjacent Raynes Park tennis club as part of the requirement for sporting uses.</p> <p>Planning application 21/P4063 scheduled for March 2022 planning applications committee.</p> <p>Long build out time due to need to deliver sporting infrastructure as part of scheme alongside new homes.</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Proposed site allocation RP6 for <i>“Sporting or community use of the entire site will have to be proven as undeliverable before any other uses can be considered”</i></p> <p>Pre application discussions undertaken from February 2020 onwards.</p>

Planning application submitted October 2020 for 89 homes (20/P3237) and scheme revised to 107 homes (21/P4063) to increase housing capacity on site.

Planning application scheduled for Merton's Planning Applications Committee March 2022.

**Progress with site assessment work**

As set out in successive planning applications, most recently 21/P4063. Developer and neighbouring tennis club worked together on tennis requirements.

**Site viability**

Explored through the planning application process for 21/P4063

**Availability: ownership, any existing uses, etc**

Site long term owned by Bellway Homes. Site vacant and fenced off. Last used as playing fields more than 15 years ago. Referred to in Merton's Playing Pitch Strategy

**Infrastructure provision**

Land last used as playing field more than 15 years ago. Site considered by council, Sport England and sports National Governing Bodies in creating and adopting Merton's Playing Pitch Strategy 2019 (Submitted Document 14D5). See Recommendation G1 which states

*Recommendation G1: The council's draft Local Plan Site Allocations include the following former playing fields: • Site Mi14 - United Westminster Schools Sport Ground (Tamworth Lane Mitcham CR4 1DH) and - Site RP6 - Land at the former LESSA Sports Ground (Grand Drive, Raynes Park SW20 9EB). This PPS indicates that these sites should be bought back into use (if viable) to meet current sporting needs and future demands. These sites should be subject to thorough investigation by the steering group and the landowners, to understand whether a club or community group would be able to purchase and viably deliver part, or all of the site, for sporting use. This investigation is subject to a time limit of no more than 6 months from the date this PPS is adopted by the council. Should the site not be delivered for sporting use, a Section 106 financial contribution will need to be agreed as part of any development on the sites, to reinvest in other sport facilities in the borough*

**Relevant information from the HELAA/SHLAA**

**Other evidence**

[Submitted Document 14D5 Merton's Playing Pitch Strategy](#)

[First planning application 20/P3237](#) (89 homes)

[Second planning application 21/P4063](#) (107 homes)

# 18 Type B sites – Baltic Close

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Baltic Close, Colliers Wood				
<b>Local plan ref (if relevant)</b>	21/P4063				
<b>Total capacity</b>	107				
<b>Plan period completions</b>	2				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>		2			

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b>          Site owned by Transport for London (Commercial Development). Site cleared and fenced off.</p> <p>Site allocated for residential development</p> <p>Site marketed as part of GLA’s small sites, small builders programme</p> <p>Site development assumes planning application and building contractors assembled in Year 1, build out in Year 2</p>
<p><b>Current planning status and progress towards the submission of an application</b>          Site allocated for residential development, cleared and fenced off.</p>
<p><b>Progress with site assessment work</b>          Small site, considered via the GLA’s Small Sites Small Builders Programme</p>
<p><b>Site viability</b>          To be considered via the planning application process.</p>

**Availability: ownership, any existing uses, etc**

Site marketed as part of the GLA's small sites, small builders programme

**Infrastructure provision**

Potential for cycle parking station as meanwhile use while planning secured.

**Relevant information from the HELAA/SHLAA**

**Other evidence**

## 2 Type B sites – Colliers Wood Community Centre

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Colliers Wood Community Centre				
<b>Local plan ref (if relevant)</b>	CW3				
<b>Total capacity</b>	10				
<b>Plan period completions</b>	10				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>					10

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Owned by Merton Council. Allocated for community provision and residential development</p> <p>Delivery programme assumes council disposal / developer secured 2023/24; planning application and decision 2024/25 and 2 year build out. Longer build period of 2 years due to reprovision of community space as well as homes.</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Allocated in the emerging local plan as CW2 for “mixed use community and residential” and in Merton’s 2014 Sites and Policies Plan for the same.</p>
<p><b>Progress with site assessment work</b></p> <p>Initial site assessment work demonstrates capacity for community space and homes; at the time of application development proposals will have to have regard to Merton’s infrastructure delivery plan.</p>
<p><b>Site viability</b></p> <p>To be considered at the time of planning application</p>

**Availability: ownership, any existing uses, etc**

Council owned. Used as a community centre. Allocated in Merton's Sites and Policies Plan 2014 and this proposed local plan for mixed use community and residential

**Infrastructure provision**

As set out in the site allocation

**Relevant information from the HELAA/SHLAA**

**Other evidence**



## 20 Type B sites – Taylor Road Day Centre

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Taylor Road Day Centre				
<b>Local plan ref (if relevant)</b>	Mi15				
<b>Total capacity</b>	5				
<b>Plan period completions</b>	5				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>				5	

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Site owned by council and used for community services on short lease.</p> <p>Completion assumes council disposal / developer interest 2023/24; planning application and decision 2024; build out by 2025/26</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Site proposed for allocation as mixed use community and residential or solely residential use if the community use is provided elsewhere.</p> <p>No pre application dialogue proposed in 2022</p>
<p><b>Progress with site assessment work</b></p> <p>Initial site assessment work demonstrates capacity for 5 homes</p>
<p><b>Site viability</b></p> <p>To be assessed pre application</p>

**Availability: ownership, any existing uses, etc**

Centre on short lease for community purposes

**Infrastructure provision**

The needs for community services on site or elsewhere would need to be assessed pre application

**Relevant information from the HELAA/SHLAA**

**Other evidence**

## 21 Type B sites Worsfold House, Mitcham

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Worsfold House				
<b>Local plan ref (if relevant)</b>	Mi19 and 2014 local plan				
<b>Total capacity</b>	60				
<b>Plan period completions</b>	60				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>			60		

Clear evidence relating to:

### **Developer delivery intentions including anticipated start and build out rates**

Council owned site. Vacant or short term uses.

Allocated in the 2014 Sites and Policies Plan and this local plan for residential development.

Disposal agreed at Merton's Property Asset Management Board July 2020 following completion of construction at Melrose School on adjacent site.

Cabinet resolved to dispose of site in December 2021

Disposal to be completed summer 2022. In active discussions with interested parties for housebuilding.

Delivery programme assumes planning 2022 / 23 with 18 month / 2 year build out.

### **Current planning status and progress towards the submission of an application**

Site allocated for residential development in 2014 Sites and Policies Plan and this local plan. Active discussions with interested parties for housebuilding.

**Progress with site assessment work**

Council has undertaken site assessment work including for original site capacity prior to a disposal proposal in 2019; including as part of Merton's One Public Estate programme which assessed site capacity and viability.

**Site viability**

Initially assessed alongside site capacity as part of Merton's One Public Estate Programme. Informed council disposal

**Availability: ownership, any existing uses, etc**

Council owned. Site has been vacant or on short lease occupancy since declared surplus to requirements in 2019. Disposal agreed at Merton's Property Asset Management Board July 2020 following completion of construction at Melrose School on adjacent site. Cabinet resolved to dispose of site for residential uses in December 2021

**Infrastructure provision**

As identified in proposed site allocation

**Relevant information from the HELAA/SHLAA**

**Other evidence**

[Merton Cabinet resolved surplus to requirements - July 2019](#)

[Merton's Cabinet resolved site disposal – December 2021](#)

## 23 Type B sites - 326 and 328 London Road

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	326 and 328 London Road, Mitcham				
<b>Local plan ref (if relevant)</b>	Mi7				
<b>Total capacity</b>	11				
<b>Plan period completions</b>	11				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>					11

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Council owned.</p> <p>Considered as part of Merton's GLA-funded Small Sites Review. Capacity based on Merton's One Public Estate capacity and viability work.</p> <p>Disposal is subject to the relocation of current services in the building (Merton's Citizens Advice Bureau now occupies 326 London Road).</p> <p>Delivery assumptions based on disposal including relocation of existing services concluded by 2024/25; planning approval 2025; build out 18 months by 2027.</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Proposed for allocation in this local plan.</p>

**Progress with site assessment work**

Site capacity and development viability initially assessed as part of Merton's One Public Estate Programme in February 2019. Subsequently considered as part of Merton's GLA funded small sites review in 2021

**Site viability**

Valuation carried out as part of Merton's One Public Estate Programme February 2019. Viability would be assessed at the time of a planning application

**Availability: ownership, any existing uses, etc**

Council owned. Existing use includes Merton's Citizen's Advice Bureau which moved into the building in 2017. Disposal is subject to the relocation of current services in the building.

**Infrastructure provision**

As set out in the site allocation. Would require successful relocation of Merton's Citizens Advice Bureau

**Relevant information from the HELAA/SHLAA****Other evidence**

## 23 Type B sites - Chaucer Centre

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Chaucer Centre				
<b>Local plan ref (if relevant)</b>	Mo1				
<b>Total capacity</b>	60				
<b>Plan period completions</b>	0-5 years				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>				60	

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Council owned and occupied by council staff for training and meetings.</p> <p>Allocated in 2014 Sites and Policies Plan and this local plan for residential</p> <p>Council resolved to dispose of site in December 2021. Disposal due to be complete summer 2022.</p> <p>Delivery programme assumes planning application submitted 2022/23; determined 2023; construction based on conversion and extension of existing building: 2024-2026</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Site allocated in 2014 and this local plan.</p>
<p><b>Progress with site assessment work</b></p>

Initial viability and capacity work carried out as part of considering site for disposal. Capacity of 60 homes based on conversion and extension of existing building.

**Site viability**

Initial viability and capacity work carried out as part of considering site for disposal.

**Availability: ownership, any existing uses, etc**

Council owned; used for staff training and meetings. Allocated in Merton's Sites and Policies Plan 2014 and in this local plan for residential development. Identified as surplus to requirements and resolved for disposal in December 2021

**Infrastructure provision**

As identified in site allocation – no significant or unusual requirements

**Relevant information from the HELAA/SHLAA**

In SHLAA 2017 for 61 homes in P3

**Other evidence**

[Merton's Cabinet – resolution to dispose of site December 2021](#)



## 24 Type B sites - Gifford House

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Gifford House				
<b>Local plan ref (if relevant)</b>	Mo7				
<b>Total capacity</b>	24				
<b>Plan period completions</b>	24				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>				24	

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Council owned. Site rented as offices to the South London Legal Partnership. Other council property assets available as part of post Covid19 operational property asset review</p> <p>Site identified as surplus to requirements and resolved for disposal in December 2021</p> <p>Delivery programme assumes disposal complete as planned summer 2022; planning application submitted 2022/23; determined 2023/24; construction based on conversion and extension of existing building: 2024-2026</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Site allocated in 2014 and this local plan.</p>
<p><b>Progress with site assessment work</b></p>

Initial viability and capacity work carried out as part of considering site for disposal. Capacity of 24 homes based on conversion and extension of existing building.
<b>Site viability</b> Initial viability and capacity work carried out as part of considering site for disposal.
<b>Availability: ownership, any existing uses, etc</b> Council owned; rented as offices to the South London Legal Partnership. Identified as surplus to requirements and resolved for disposal in December 2021
<b>Infrastructure provision</b> As identified in site allocation – no significant or unusual requirements
<b>Relevant information from the HELAA/SHLAA</b>
<b>Other evidence</b> <a href="#">Merton's Cabinet – resolution to dispose of site December 2021</a>

## 25 Type B sites - Battle Close

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Battle Close				
<b>Local plan ref (if relevant)</b>	Wi1				
<b>Total capacity</b>	105				
<b>Plan period completions</b>	0-5 years				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>				50	55

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Council owned. Cleared and vacant site.</p> <p>Cabinet resolved to dispose of site in December 2021</p> <p>Disposal due to complete summer 2022; planning application submissions 2022/23; decision 2023; start on site 2024 (no demolition required); completed by 2027</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Allocated for residential in this local plan. Resolved for disposal and housebuilders aware of council intentions.</p>
<p><b>Progress with site assessment work</b></p> <p>Site capacity work undertaken by council and as part of GLA small sites work</p>

<b>Site viability</b> Site capacity work undertaken by council and as part of GLA small sites work. Detailed viability will be confirmed at planning application
<b>Availability: ownership, any existing uses, etc</b> Council owned. Former Virgin Active gym and swimming pool; Virgin Active disposed of leasehold back to council in 2019 as surplus asset.
<b>Infrastructure provision</b> Considered as part of Merton's Playing Pitch Strategy 2019 as Virgin Active disposing of lease as a surplus asset. New gym and swimming pool since constructed and opened in Morden
<b>Relevant information from the HELAA/SHLAA</b>
<b>Other evidence</b> <a href="#">Merton's Playing Pitch Strategy 2019 (Submitted Document 14D5)</a> <a href="#">Merton's Cabinet – resolution to dispose of site December 2021</a>

## 26 Type B sites - Hoo Hing Elbrook Chak89

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Hoo Hing Elbrook Chak89				
<b>Local plan ref (if relevant)</b>					
<b>Total capacity</b>	105				
<b>Plan period completions</b>	0-5 years				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>				50	55

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Owned by Hoo Hing Ltd and Elbrook Cash and Carry Ltd. Barton Wilmore is planning agent</p> <p>Landowners responded to Local Plan in February and September 2021 (Stge 2a / second Reg 18 and Stage 3 / Reg19 respectively) seeking site redevelopment for residential.</p> <p>Although site proposals submitted too late in Local Plan process for site allocation, council has encouraged landowners to come in for pre application discussions and deliver site through planning application process.</p> <p>The landowners' representations state that the site is available and deliverable within the first five years. The above delivery timescale assumes pre application discussions in 2022; planning application late 2022; temporary or permanent relocation of businesses 2023 and planning decision 2023 with site clearance and built out 2/3 years.</p> <p><b>Current planning status and progress towards the submission of an application</b></p> <p>Landowners responded to Local Plan in February and September 2021 (Stge 2a / second Reg 18 and Stage 3 / Reg19 respectively) seeking site redevelopment for residential.</p>
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Although site proposals submitted too late in Local Plan process for site allocation, council has encouraged landowners to come in for pre application discussions and deliver site through planning application process.

The landowners' representations state that the site is available and deliverable within the first five years. The above delivery timescale assumes pre application discussions in 2022; planning application late 2022; temporary or permanent relocation of businesses 2023 and planning decision 2023 with site clearance and built out 2/3 years.

**Progress with site assessment work**

Landowners' representatives have not provided a site capacity assessment in either of their representations to the council. Site capacity therefore based on SHLAA 2017 capacity for this site.

**Site viability**

Viability to be assessed as part of planning application; site capacity also required.

**Availability: ownership, any existing uses, etc**

The landowner's representative describes the site as available and deliverable, in two land ownerships and could contribute to housing supply during the first five years of the local plan. (see Regulation 19 / Stage 32 representation linked below)

Occupying the site are Hoo Hing supermarket specialising in south east Asian foodstuffs; Chak89 banqueting hall and Elbrook Cash and Carry. The potential loss of the business / community space would have to be addressed; it may be that the proposal would reprovide space as part of a mixed use scheme.

**Infrastructure provision**

The potential loss of the business / community space would have to be addressed; it may be that the proposal would reprovide space as part of a mixed use scheme.

**Relevant information from the HELAA/SHLAA**

In the SHLAA 2017 for 105 homes

**Other evidence**

[Landowner's representation to Stage 3 / Regulation 19](#) (part of Submitted Document 0D6 and 0D7)



## 27 Type B sites - Morden Road Peugeot Garage

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Morden Road, Peugeot garage				
<b>Local plan ref (if relevant)</b>					
<b>Total capacity</b>	9				
<b>Plan period completions</b>	0-5				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>				9	

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b>          Site sold in 2021 to Attic Developments.</p> <p>Developer has undertaken pre application engagement with the council and publicly for a mixed use development of self storage and nine homes.</p> <p>Planning application due shortly (early 2022); determination late 2022. Site clearance and build by 2025/26. Long build in time to address any site clearance, contamination issues (site used as car showrooms) or other matters)</p>
<p><b>Current planning status and progress towards the submission of an application</b>          Pre application discussions with owners in 2021 – proposing mixed use self storage and 9 homes</p>
<p><b>Progress with site assessment work</b>          Carried out by the developer and consulted on as part of pre-application consultation</p>
<p><b>Site viability</b></p>



Will be carried out by the new landowner / developer as part of the planning application process. Proposing a mixed use scheme of self storage and 9 homes

**Availability: ownership, any existing uses, etc**

Site recently sold to landowner / developer. Former Peugeot car showrooms and garage, now closed.

**Infrastructure provision**

To be considered as part of planning application

**Relevant information from the HELAA/SHLAA**

In 2017 SHLAA for 100 homes assuming whole site developed. New landowner proposing mixed use scheme with self storage and nine homes

**Other evidence**

[Public consultation on proposed development – developer website](#)

## 28 Type B sites - Caxton Road depot and workshop

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Caxton Road depot and workshop				
<b>Local plan ref (if relevant)</b>					
<b>Total capacity</b>	43				
<b>Plan period completions</b>	0-5 years				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>					43

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Owned by Met Police. Long term use discussed as part of One Public Estate programme.</p> <p>Delivery assumes disposal of site in 2023/4; planning in 2024/25 and delivery by 206/27 (conservative timescales; for comparison, tooting police station was sold in March 2021 and was in pre application dialogue six months later)</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>None at present</p>
<p><b>Progress with site assessment work</b></p> <p>Considered as part of the 2017 SHLAA and One Public Estate Programme</p>
<p><b>Site viability</b></p>

To be considered as part of planning application process

**Availability: ownership, any existing uses, etc**

Discussed as part of One Public Estate Programme. Met Police should confirm whether surplus to requirements

**Infrastructure provision**

To be considered as part of the planning application process; subject to Met Police declaring site surplus to operational requirements

**Relevant information from the HELAA/SHLAA**

In 2017 SHLAA for 43 homes

**Other evidence**

## 29 Type B sites - Land at Waterfall Cottages

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

<b>Site name</b>	Land at Waterfall Cottages				
<b>Local plan ref (if relevant)</b>					
<b>Total capacity</b>	6				
<b>Plan period completions</b>	0-5				
<b>Five year completions</b>					
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
<b>Completions</b>			6		

Clear evidence relating to:

<p><b>Developer delivery intentions including anticipated start and build out rates</b></p> <p>Council owned.</p> <p>Cabinet resolved to dispose of site in December 2021</p> <p>Timescales assume disposals complete summer 2022; pre application and application submitted late 2022; decision 2023 and completions by 2024/25</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Council owned site for disposal. Potential for site assembly as adjoining non-residential sites have already achieved planning permission for residential (lapsing in 2020)</p>
<p><b>Progress with site assessment work</b></p> <p>6 homes derived from work for Council site capacity and viability towards disposal.</p>

**Site viability**

Would be considered as part of planning application process. Initial work undertaken by council on site capacity and viability

**Availability: ownership, any existing uses, etc**

Council owned. Cabinet resolution for disposal December 2021

**Infrastructure provision**

Would be considered as part of planning application process.

**Relevant information from the HELAA/SHLAA**

In SHLAA 2017 combined with neighbouring sites / land ownerships for a total of 35 homes

**Other evidence**

[Merton's Cabinet – resolution to dispose of site December 2021](#)