

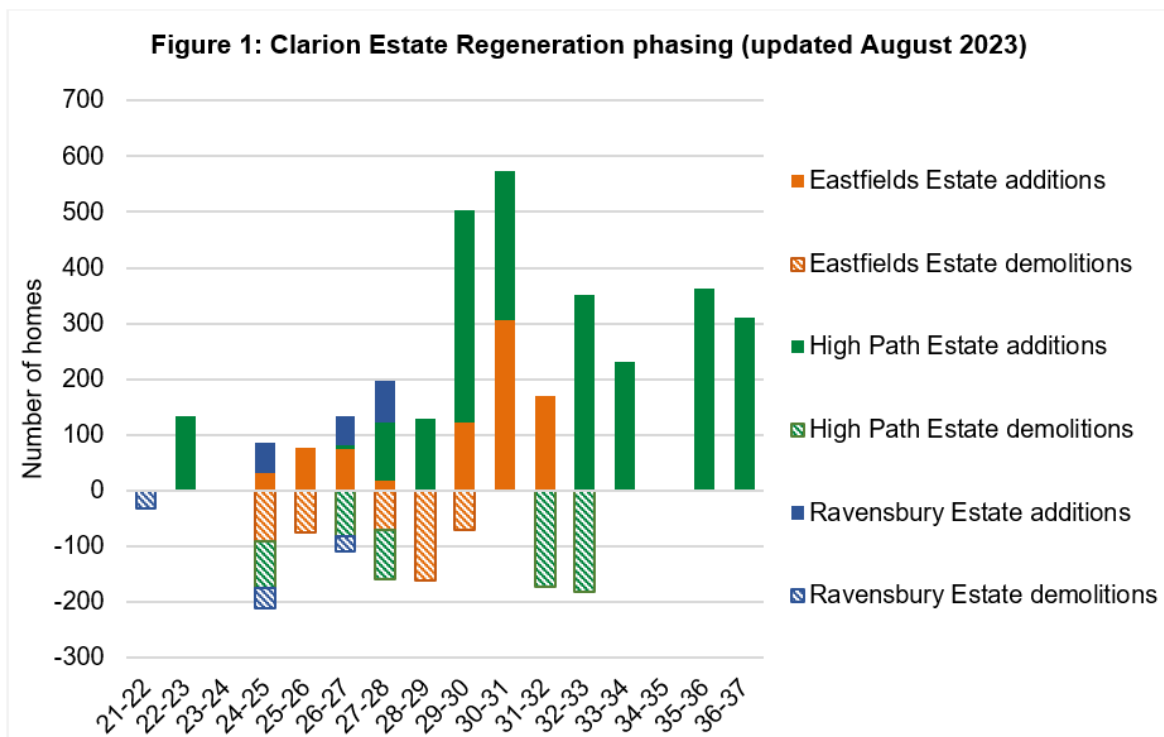
## Topic Paper: Housing Delivery update March 2024

1.1. Merton’s housing trajectory has been updated after a review of the large sites. The key sites that were reviewed included:

1.1.1. Benedict Wharf (previously 850 new homes delivered in 2027/28 and 2028/29) has been removed from the trajectory. Suez, the site owners contacted Merton Council to say that they do not plan to build out the planning permission for 850 new homes at the current time because of changes in business circumstances. They will be continuing waste management at the site in the immediate term. Therefore, following discussions with the landowner, we have moved the housing capacity for this site out of the first five to the end of the plan period between 2036/37 to 2039/40 (years 10-15) While the current owners are not pursuing housing at this time, the site remains developable for housing in the long term.

1.1.2. Turle Road (264 new homes) has been added in years 5-10 of the trajectory. This site is at the pre-application stage and the developer undertook a public consultation May 2023. The developer states that they will submit a full planning application later in 2024. More information can be found on the scheme’s website: <https://www.turlerod.co.uk/faqs>

1.1.3. Clarion have provided an updated phasing plan for the estates regeneration at High Path, Eastfields and Ravensbury estates. This has shifted some of the demolitions and completions to different years than those shown in the 2022 housing trajectory. The majority of demolitions will occur by 2028/29 (i.e. within the first five years) with the majority of additional homes to be built between years 2028/29 to 2036/37. The latest phasing plan is shown in Figure 1 below:



1.2. Merton’s Local Plan identified approximately 8,400 new homes for delivery from 2019/20 to 2028/29. However, the removal of Benedict Wharf’s delivery before 2029 and the

timings of the 748 homes to be demolished to facilitate estates regeneration during the London Plan period means we are unable to deliver the required 9,180 new homes between 2019/20 and 2028/29. In addition, several large sites in Merton's housing trajectory will be delivered later than was assumed during the Strategic Housing Land Availability Assessment (SHLAA) consultation in 2017. The 2017 SHLAA (Ref [11D14](#)) informed the 2021 London Plan ([ref OD32](#)) housing targets.

- 1.3. Merton Council officers approached Greater London Authority (GLA) officers in June and autumn 2023 to discuss the proposed position of Merton being able to deliver more homes over the 15-year lifetime of the Local Plan than set out in the 2017 GLA SHLAA but, for the reasons stated above, not being able to deliver 9,180 net gain of new homes from 2019/20 to 2028/29. GLA officers understood the difficulties but, at that time, were not in a position to offer support to deviate away from achieving the 10-year target set in the London Plan 2021. We will continue to work closely with the GLA to ensure that Merton's housing target is planned for effectively using a stepped housing delivery target.
- 1.4. We propose to update Merton's stepped housing target by moving higher annual requirements further into the plan period (after 2028/29). This plan-led approach is both ambitious and achievable. In comparison with the GLA SHLAA, the latest proposed housing trajectory demonstrates that:
  - 1.4.1. For the remaining London Plan 2021 period (2021/22 to 2028/29) Merton is proposing a total housing target of 5,738 new homes between, which is lower than the London Plan SHLAA requirement for 7,344 new homes;
  - 1.4.2. From 2029/30 to 2033/34 Merton is proposing a total housing target of 4,154 new homes, which is higher than the London Plan SHLAA requirement for 1,896 new homes;
  - 1.4.3. From 2034/35 to 2037/38 Merton is proposing a total housing target of 2,192 new homes, the same as the London Plan SHLAA requirement.
  - 1.4.4. During the whole Local Plan period 2021/22-2037/38 Merton has identified deliverable and developable sites in its housing trajectory for 15,715 homes, a greater number than the SHLAA requirement of 11,906 homes.
- 1.5. We propose the following main modifications to Chapter 11 Housing Provision under strategic policy 11.2 *housing provision*. These amendments are listed below:

**Modification reference: MM153**

**Page: 346**

**Plan reference: Policy H11.2**

**Proposed changes:**

We will aim to deliver a minimum of ~~41,732~~ **12,084** additional homes for the period 2021/22 - ~~2035/36~~ **2037/38** via a stepped housing target, set out as follows:

<b><u>Year</u></b>	<b><u>Target</u></b>
<b><u>2021/22</u></b>	<b><u>918</u></b>
<b><u>2022/23</u></b>	<b><u>500</u></b>
<b><u>2023/24</u></b>	<b><u>450</u></b>
<b><u>2024/25</u></b>	<b><u>700</u></b>
<b><u>2025/26</u></b>	<b><u>725</u></b>
<b><u>2026/27</u></b>	<b><u>775</u></b>
<b><u>2027/28</u></b>	<b><u>775</u></b>
<b><u>2028/29</u></b>	<b><u>775</u></b>
<b><u>2029/30</u></b>	<b><u>1120</u></b>
<b><u>2030/31</u></b>	<b><u>1200</u></b>
<b><u>2031/32</u></b>	<b><u>780</u></b>
<b><u>2032/33</u></b>	<b><u>700</u></b>
<b><u>2033/34</u></b>	<b><u>474</u></b>
<b><u>2034/35</u></b>	<b><u>548</u></b>
<b><u>2035/36</u></b>	<b><u>548</u></b>
<b><u>2036/37</u></b>	<b><u>548</u></b>
<b><u>2037/38</u></b>	<b><u>548</u></b>
<b><u>Total</u></b>	<b><u>12,084</u></b>

**Reason:** To ensure that the Plan is justified, effective and positively prepared in terms of seeking to meet housing requirements over the plan period, with appropriate buffers to achieve consistency with national policy (paragraph 74 NPPF).

**Modification reference: MM155**

**Page: 347**

**Plan reference: para 11.2.1**

**Proposed changes:**

We will encourage housing in sustainable brownfield locations. The ~~41,732~~ **12,084** additional homes for the period 2021/22—~~2035/36~~ - **2037/38** will come forward in Merton by:

- Bringing forward housing capacity through regeneration, including Morden town centre **and the Merton Opportunity Area**.
- Prioritising the development of previously developed land and ensuring it is used efficiently.
- Development of sites identified in Merton's Housing Trajectory.

- Development of windfall sites.
- Intensification of housing as part of estate regeneration proposals.
- Enabling mixed use development within the town centres.
- Bringing vacant properties back into use through Merton's empty homes strategy.
- Resisting the loss of housing to other uses.
- Preparing masterplans, development briefs and design guidance for larger housing sites.
- Demonstrating a continuous delivery of housing for at least 15 years as the Housing Trajectory sets out below.
- Setting out a 5-year supply of identified sites as shown in the Authority Monitoring Report.
- Monitoring housing provision levels through the Housing Trajectory within the Authority Monitoring Report.

**Reason:** To ensure the Plan is justified, positively prepared, consistent with national policy in terms of making effective use of land (section 11 NPPF) and insofar as the consideration of the benefits estate regeneration are concerned (paragraph 94 NPPF), and in general conformity with the London Plan.

**Modification reference: MM158**

**Page: 349**

**Plan reference: para 11.2.6**

**Proposed changes:**

.....stepped housing delivery target is appropriate in Merton as there is a significant uplift in the level of housing target between emerging and previous policies, and several large sites will be delivered in phases. The estate regeneration programme of Eastfields, High Path and Ravensbury estates proposes the building of over 3,200 new homes, providing more than 2,000 additional homes from 2020-2037. Approximately 1,180 homes will be demolished as part of the estates regeneration programme, of which 748 demolitions will occur between 2019/20 and 2028/29.

**Reason:** To ensure that the Plan is justified.

**Modification reference: MM159**

**Page: 348**

**Plan reference: para 11.2.7 and Figure 11.2.2 (was Figure 4.2.2)**

**Proposed changes:**

~~As Figure 4.2.2 below indicates Merton's annual housing target will be set at 775 homes per annum for the period 2021/22 – 2023/24, and then increase to 1,080 for the period 2024/25 – 2026/27, then further increase to 1,350 for the period 2027/28 – 2028/29.~~

	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Total
<b>Merton- Local Plan- target</b>	775	775	775	1,080	1,080	1,080	1,350	1,350	<b>8265</b>
<b>London- Plan target- (including- backlog)</b>	1,033	1,033	1,033	1,033	1,033	1,033	1,033	1,033	<b>8265</b>

Figure 11 4.2.2 Merton's stepped housing delivery target

**Reason:** To ensure that the Plan is consistent with national policy relating to housing requirements (paragraph 66 NPPF), in line with the relevant advice given in Planning Practice Guidance 'Housing Supply and Delivery'.

**Modification reference: MM151 and MM Appendix 1**

**Page: 349**

**Plan reference: Figure 11.2.1 (was Figure 4.2.1)**

**Proposed changes:**

*Figure 11.2.1 'Merton Housing Trajectory 2021/22 – 2037/38' updated*

**Reason:** To ensure the Plan is positively prepared and consistent with national policy in terms of the coverage of strategic policies (Section 3 NPPF), and that a trajectory illustrating the expected rate of housing delivery should be included in plans (paragraph 74 NPPF)

Merton Housing Trajectory 2021/22 - 2037/38

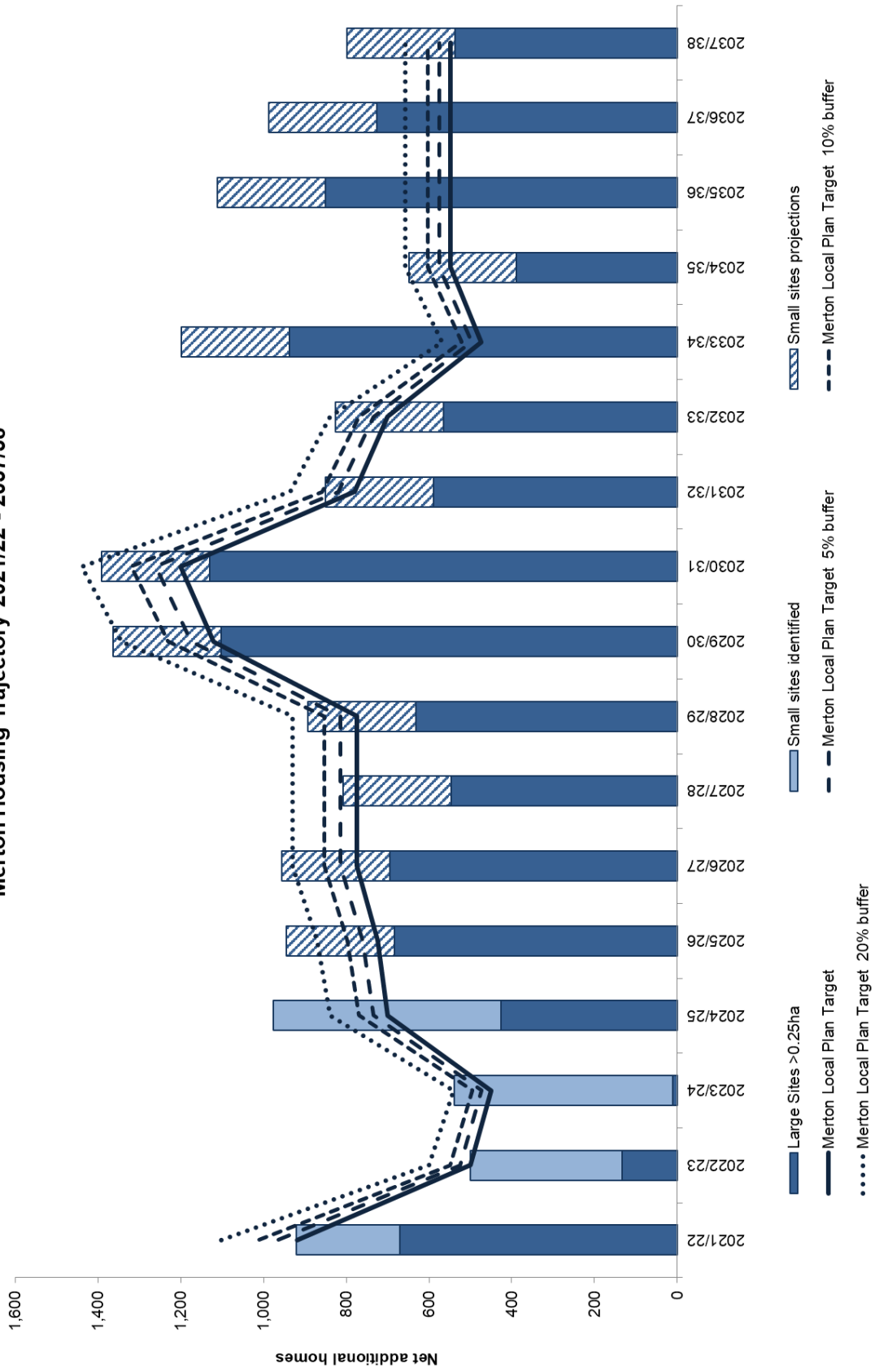


Figure 11.2.1 Merton's Housing Trajectory for the Plan period 2021/22 to ~~2035/36~~ **2037/38**