

Evidence for Merton Local Plan examination - Update during Stage 2 hearings for Matter 3

October 2022

1. On 4th October 2022 Merton's Local Plan examination hearings discussed Matter 3 – housing supply.
2. The council agreed to take away an action and provide feedback for the second week of the Stage 2 hearings (w/c 17th October 2022).
3. The action is as follows
4. ***Q1. The Council undertook to produce further updated evidence in respect of a number of sites included in its estimates of five-year supply following the Stage 1 Hearings. Does that updated evidence demonstrate that a five-year supply would be in place from adoption?***
5. Action: LBM to submit an update on the Type B sites proforma and explanation of changes/relevant information (for example planning permissions)
6. ***Q2. Taking into account the definition of 'developable' given in the glossary of the Framework:***
 - Q2a. Does the plan contain specific developable sites for years 6 to 10 from adoption?***
 - Q2b. Does the Plan include specific, developable sites for years 11 to 15 from adoption?***
 - Q2c. What effect would any proposed MMs to the expected development mix on the RP4 site have in terms of the housing trajectory over the plan period?***
7. Action: The council to provide a note on the stepped trajectory, outlining which sites will deliver in years 6/7 and contribute to delivery of housing figures.
8. Attached to this note are the following:
 - A table containing updates to the Type B sites in five year supply in **red text** and **strikethrough** where circumstances have changed from the housing information [submitted to the examination on 28th March 2022 \(see document 11D5\)](#). Please note that where a site is struck through in red, it means it is removed from the five year supply and is now a developable site (from year 6 onwards). It was agreed that the Type A sites would not be resubmitted
 - [Updates to all sites in the Type B proforma, originally submitted to the examination on 28th March 2022 as document 11D5](#). Again, amendments are in **red text** and **strikethrough**

Place Name	Local plan ref (if relevant)	Application No	Total capacity (net gain)	Plan period completions to 2036/37	2022/23 (five yr)	2022/24 (five yr)	2024/25 (five yr)	2025/26 (five yr)	2026/27 (five yr)	2027/28	2028/29	2029/30	Current planning status and progress towards the submission of an application	Notes
High Path Estate	Estates local plan 2018	17/P1721	1578.00	1578.00	0	0	0	0	113	378	0	0	Started	CPO underway for phases 2 and 3. Pre app for additional 580 new homes would take total capacity to 2,158 new homes)
Land at Canons	Mi5	19/P4050	18.00	18.00	0	0	18	0	0	0	0	0	Not Started	See Cabinet reports 31st August and 10th October 2022 to accelerate delivery of the four sites
Raleigh Gardens Car Park	Mi11	19/P4048	36.00	36.00	0	0	36	0	0	0	0	0	Not Started	See Cabinet reports 31st August and 10th October 2022 to accelerate delivery of the four sites
Elm Nursery Car Park	Mi4	19/P4047	21.00	21.00	0	0	21	0	0	0	0	0	Not Started	See Cabinet reports 31st August and 10th October 2022 to accelerate delivery of the four sites
Farm Road Church	Mo2	19/P4046	18.00	18.00	0	0	18	0	0	0	0	0	Not Started	See Cabinet reports 31st August and 10th October 2022 to accelerate delivery of the four sites
Benedict Wharf	Mi1	19/P2383	850.00	850.00	0	0	0	0	0	425	425	0	Not Started	Removed 215 homes from years 4 and 5 due to change of owner happening by December 2022
Eastfields Estate	Estates local plan 2018	17/P1717	833.00	833.00	0	0	0	0	201	0	0	149	Not Started	Eastfield phase 1 delivery. CPO underway with S0S, approved by Merton Cabinet in March 2022
B285 - White Hart and car repairs Kingston Road		21/P2565	56.00	56.00	0	0	0	0	56	0	0	0	Submitted	Application submitted but may be revisions, changes delivery timescale
CW2 Brown & Root phase 2	CW2	21/P0082	154.00	154.00	0	0	0	0	54	100	0	0	Submitted	year 4 had 120 and year 5 had 100. Site capacity change from 220 to 154
Rufus Business Centre, Ravensbury Terrace	Wi7	21/P1780	96.00	96.00	0	46	50	0	0	0	0	0	Not Started	Planning permission granted march 2022

[illegible]

Place Name	Local plan ref (if relevant)	Application No	Total capacity (net gain)	Plan period completions to 2036/37	2022/23 (five yr)	2022/24 (five yr)	2024/25 (five yr)	2025/26 (five yr)	2026/27 (five yr)	2027/28	2028/29	2029/30	Current planning status and progress towards the submission of an application	Notes
Worsfold House	Mi19		60.00	60.00	0	0	60	0	0	0	0	0	Allocation	See Cabinet report 10th October 2022 - 400 homes by 2026
Mitcham CAB 326 and 328 London Road, Mitcham	Mi6		11.00	11.00	0	0	0	0	11	0	0	0	Allocation	
366-374 London Road, Mitcham (car wash)	Mi7		18.00	18.00	0	0	0	18	0	0	0	0	Allocation	
Chaucer Centre including Canterbury Rd site from 2014 SHLAA	Mo4		60.00	60.00	0	0	0	60	0	0	0	0	Allocation	See Cabinet report 10th October 2022 - 400 homes by 2026
Morden town centre regen phase 1 -	Mo1		152.00	152.00	0	0	0	0	0	152	0	0	Allocation	
Morden Regen Phase 2	Mo1		688.00	688.00	0	0	0	0	0	285	0	167	Allocation	
Gifford House	Mo7		24	24	0	0	0	0	24	0	0	0	Allocation	See Cabinet report 10th October 2022 - 400 homes by 2026
Battle Close (For	Wi1		103	103	0	0	0	50	53	0	0	0	Allocation	See Cabinet report 10th October 2022 - 400 homes by 2026
Hoo Hing, Elm Brook	Cash ar	17240091	105	105	0	0	0	0	0	50	55	0	SHLAA 2017	Removed from first five years as no further feedback from landowner on early delivery
Workshops and depot rear o		17240273	43	43	0	0	0	0	43	0	0	0	SHLAA 2017	
Former Argos, Alexandra Ro		21/P0177	20		0					20	0	0	Submitted	
Wimbledon Chase pre app					0	0	0	0	0	0	34	0	Pre app	
Mitcham Library	Mi10				0	0	0	0	0	0	28	0	Allocation	
Burn Bullock and MOT garage, London Road	Mi3				0	0	0	0	0	0	12	0	Allocation	

Place Name	Local plan ref (if relevant)	Application No	Total capacity (net gain)	Plan period completions to 2036/37	2022/23 (five yr)	2022/24 (five yr)	2024/25 (five yr)	2025/26 (five yr)	2026/27 (five yr)	2027/28	2028/29	2029/30	Current planning status and progress towards the submission of an application	Notes
Morden regen phase 3	Mo1				0	0	0	0	0	0	141	142	Allocation	
Morden hall medical centre / Morden Road clinic	Mo5				0	0	0	0	0	0	54	0	Allocation	
York close car park	Mo6				0	0	0	0	0	40	0	0	Allocation	
245/247 Burlington Road	RP2				0	0	0	0	0	41	40	0	Allocation	
80-86 Bushey Road	RP4				0	0	0	0	0	0	0	69	Allocation	
Centre Court shopping centre	Wi16				0	0	0	0	0	50	50	0	Allocation	
West Barnes library	RP8				0	0	0	0	0	0	13	0	Allocation	

01 Type B- High Path estate regeneration Stage 2 update

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

Site name	High Path Estate regeneration				
Local plan ref (if relevant)	None for this emerging local plan (but allocated in adopted Merton Estates Local Plan 2018				
Total capacity	1578 <u>with outline pp (pre app for additional 580 = 2,158 new homes over 15 years)</u>				
Plan period completions	0-15				
Five year completions	113 (phase 2)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					113

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. Engagement with council and residents since 2013/14

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 considered and approved details of CPO (~~scheduled for~~ in March 2022).

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 approved by Merton's Cabinet on 21 March 2022 and progressed through statutory consultation with affected parties which concluded in August 2022

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~~ 2158 homes and non-residential uses granted in April 2019. Clarion are proposing revisions to High Path Phase 4-7 outline planning permission to improve standards and add an additional 580 new homes (which would bring the total number to 2,158 new homes (the current outline approval is for 1,578 new homes at High Path). Pre application consultation underway (Sept / Oct 2022 – see link to consultation documents https://clarionconsults.co.uk/highpath_phases_4-7
- 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~~ September 2022. The reserved matters planning application for 369 new homes is due to be submitted to the council in late November 2022

There are a total of seven phases delivering across c15 years. T

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/Menu/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/Menu/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/Menu/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
- Link to Clarion improved plans for 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

Stage 2 update

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

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

Update for Stage 2. Since June 2022:

- 31st August 2022 (link to report) – Council held a special Cabinet meeting to approve £360,000 for architects / cost consultants update construction drawings with Building Regs June 2022 and progress to start on site

- [10th October 2022 \(link to Cabinet report\)](#) – [council approved report towards accelerating delivery for the four sites listed below and other council owned sites in the Local Plan.](#)

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 17th 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)

Progress with site assessment work

Site assessment work carried out as part of planning application resolved to be granted permission

Site viability

Site viability work carried out as part of planning application resolved to be granted permission July 2020

Availability: ownership, any existing uses, etc

Council owned. In December 2021 council approved disposal of all four sites

Infrastructure provision

Addressed within planning application – no significant dependencies

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

[Link to planning application details for - Madeira Road / The Canons \(19/P4050\)](#)

[Link to Merton's Planning applications committee 17th July 2020](#) resolved to approve 19/P4050

[Link to Merton's Cabinet decision December 2021 to dispose of sites \(agenda item 7\)](#)

03 Type B sites – Raleigh Gardens car park updated Stage 2

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

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

Update for Stage 2. Since June 2022:

- [31st August 2022 \(link to report\)](#) – [Council held a special Cabinet meeting to approve £360,000 for architects / cost consultants update construction drawings with Building Regs June 2022 and progress to start on site](#)
- [10th October 2022 \(link to Cabinet report\)](#) – [council approved report towards accelerating delivery for the four sites listed below and other council owned sites in the Local Plan.](#)

<p>Current planning status and progress towards the submission of an application</p> <p>Council owned site. Part of four council-owned sites resolved for grant of planning permission on 17th July 2020 by the council's former development company, Merantun Developments Ltd:</p> <ul style="list-style-type: none"> - Madeira Road / The Canons (19/P4050) - Raleigh Gardens car park (19/P4048) - Elm Nursery car park (19/P4047) - Farm Road church (19/P4046)
<p>Progress with site assessment work</p> <p>Site assessment work carried out as part of planning application resolved to be granted permission</p>
<p>Site viability</p> <p>Site viability work carried out as part of planning application resolved to be granted permission July 2020</p>
<p>Availability: ownership, any existing uses, etc</p> <p>Council owned. In December 2021 council approved disposal of all four sites</p>
<p>Infrastructure provision</p> <p>Addressed within planning application – no significant dependencies</p>
<p>Relevant information from the HELAA/SHLAA</p>
<p>Other evidence</p> <p>Link to planning application details for Raleigh Gardens car park (19/P4048)</p> <p>Link to Merton's Planning applications committee 17th July 2020 resolved to approve 19/P4048</p>

[Link to Merton's Cabinet decision December 2021 to dispose of sites \(agenda item 7\)](#)

04 Type B sites – Elm Nursery car park updated Stage 2

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

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

Update for Stage 2. Since June 2022:

- [31st August 2022 \(link to report\)](#) – [Council held a special Cabinet meeting to approve £360,000 for architects / cost consultants update construction drawings with Building Regs June 2022 and progress to start on site](#)
- [10th October 2022 \(link to Cabinet report\)](#) – [council approved report towards accelerating delivery for the four sites listed below and other council owned sites in the Local Plan.](#)

<p>Current planning status and progress towards the submission of an application</p> <p>Council owned site. Part of four council-owned sites resolved for grant of planning permission on 17th July 2020 by the council's former development company, Merantun Developments Ltd:</p> <ul style="list-style-type: none"> - Madeira Road / The Canons (19/P4050) - Raleigh Gardens car park (19/P4048) - Elm Nursery car park (19/P4047) - Farm Road church (19/P4046)
<p>Progress with site assessment work</p> <p>Site assessment work carried out as part of planning application resolved to be granted permission</p>
<p>Site viability</p> <p>Site viability work carried out as part of planning application resolved to be granted permission July 2020</p>
<p>Availability: ownership, any existing uses, etc</p> <p>Council owned. In December 2021 council approved disposal of all four sites</p>
<p>Infrastructure provision</p> <p>Addressed within planning application – no significant dependencies</p>
<p>Relevant information from the HELAA/SHLAA</p>
<p>Other evidence</p> <p>Link to planning application details for Elm Nursery car park (19/P4047)</p> <p>Link to Merton's Planning applications committee 17th July 2020 resolved to approve 19/P4047</p>

[Link to Merton's Cabinet decision December 2021 to dispose of sites \(agenda item 7\)](#)

05 Type B sites – Farm Road church updated Stage 2

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

Site name	Farm Road church					
Local plan ref (if relevant)	Mo2					
Total capacity	21					
Plan period completions	0-5					
Five year completions	21					
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions				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.

Update for Stage 2. Since June 2022:

- 31st August 2022 (link to report) – Council held a special Cabinet meeting to approve £360,000 for architects / cost consultants update construction drawings with Building Regs June 2022 and progress to start on site
- 10th October 2022 (link to Cabinet report) – council approved report towards accelerating delivery for the four sites listed below and other council owned sites in the Local Plan.

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 17th 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)

Progress with site assessment work

Site assessment work carried out as part of planning application resolved to be granted permission

Site viability

Site viability work carried out as part of planning application resolved to be granted permission July 2020

Availability: ownership, any existing uses, etc

Council owned. In December 2021 council approved disposal of all four sites

Infrastructure provision

Addressed within planning application – no significant dependencies

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

[Link to planning application details for Farm Road church \(19/P4046\)](#)

[Link to Merton's Planning applications committee 17th July 2020](#) resolved to approve 19/P4046

[Link to Merton's Cabinet decision December 2021 to dispose of sites \(agenda item 7\)](#)

06 Type B site- Benedict's Wharf updated Stage 2

These sites can only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. Stage 2 update – site removed from five year supply to be delivered within 5-10 years

Site name	Benedict's Wharf				
Local plan ref (if relevant)	Mi1				
Total capacity	850 homes				
Plan period completions	0-5 and 5-10 years (2025-2028)				
Five year completions	4300				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				215 0	215 0

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~~ has outline planning permission for 850 homes ~~subject to GLA issuing with~~ Decision Notice issued in early 25th 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)

Update for Stage 2. Since June 2022

- SUEZ UK is being sold by Veolia as a result of a ruling by the Competition and Markets Authority. SUEZ UK estimate that by December 2022 the new owners will be established and will be able to make a decision on progressing with the outline planning application. Planning permission was granted in March 2022.

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 was signed and the decision notice issued by the Greater London Authority on 25th March 2022
<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/land-benedict-wharf-public-hearing> ~~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 11th 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 on 25th March 2022.

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.~~

Update for Stage 2. Since June 2022

- SUEZ UK is being sold by Veolia as a result of a ruling by the Competition and Markets Authority. SUEZ UK estimate that by December 2022 the new owners will be established and will be able to make a decision on progressing with the outline planning application. Planning permission was granted in March 2022.

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/Menus/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

07 Type B sites – Eastfields estate regeneration Updated Stage 2

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

Site name	Eastfields Estate regeneration				
Local plan ref (if relevant)	None for this emerging local plan (but allocated in adopted Merton Estates Local Plan 2018)				
Total capacity	833 in multiple phases				
Plan period completions	0-15				
Five year completions					
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					<u>99-201</u>

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 approved 29th April 2022 for 201 new homes.

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). CPO approved by Merton's Cabinet on 21 March 2022 and progressed through statutory consultation with affected parties which concluded in August 2022

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), approved on 29th April 2022 ~~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

updated Stage 2

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

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

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

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.

Update Stage 2 – proposed delivery moved from 2023-24 to 2024/25 as application still in determination phase

Current planning status and progress towards the submission of an application

Held pre application discussions with the council and public consultation: 2017: <http://www.mertonpark.org.uk/the-journey-begins/>
And 2020: <https://www.whitehartkingstonroad.co.uk/>

Planning application submitted July 2021 – reference 21/P2565 – for 56 homes and c400sqm commercial on the ground floor.

Scheme has been reviewed by Merton's Design Review Panel three times: 2018, 2020 and most recently in April 2021.

Progress with site assessment work

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](#)

09 Type B sites- Brown and Root Phase 2 updated Stage 2

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

Site name	Brown and Root Phase 2					
Local plan ref (if relevant)	CW2					
Total capacity	220 154					
Plan period completions	0-5 and 5-10					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions						<u>54</u>

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.

Update stage 2. Since June 2022

- No further update on the planning application progress following public consultation, Merton Council feedback and GLA Stage 1 report
- Assumptions for five year supply: 154 homes, based on CW2 topic paper, with 54 to be built in 2026/27 and 100 in 2027/28

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 25th 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

updated Stage 2

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

Site name	Rufus business centre					
Local plan ref (if relevant)	Wi7					
Total capacity	96					
Plan period completions	96					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions			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 ([21/P1780 for 96 homes](#)), 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

Developer has undertaken pre application engagement since 2020, planning application submitted and validated in April 2021 (21/P1780).

Planning application considered by Merton's Planning Application Committee in February 2022; officers report recommending approval. Decision deferred until March 2022 pending more information.

Update Stage 2:

- In June 2022, Merton's Planning Applications Committee resolved to grant planning permission for 21/P1780 for 96 homes

Progress with site assessment work

Site assessment work carried out via planning process; earlier schemes pre application were for different sizes and scales.

Site viability

Site viability work carried out through planning application process

Availability: ownership, any existing uses, etc

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.)

Infrastructure provision

Considered as part of planning application process. Some on-site decontamination and flood risk mitigation required.

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

[Link to planning application documents for 21/P1780](#)

[Link to officer's report to Merton's Planning Applications Committee February 2022](#) (recommended approval – decision deferred)

12 Type B sites – Majestic Way updated Stage 2

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

Site name	Majestic Way					
Local plan ref (if relevant)	Mi8					
Total capacity	39					
Plan period completions	0-5 years					
Five year completions	160					
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions					<u>160</u>	

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

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.

Subject to planning permission; build out predicated on vacant possession 2023/24; demolition and construction 2024-2027. Site size means options for phasing scheme.

Current planning status and progress towards the submission of an application

Pre-application discussions started early 2020; further pre application dialogue in 2021 and into 2022. Planning application expected ~~spring~~ 2022.

Progress with site assessment work

Being progressed as part of significant pre application dialogue since 2020 and will be delivered through planning application.

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 updated Stage 2

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

Site name	Wilson Hospital					
Local plan ref (if relevant)	Mi18 (and in the adopted 2014 Sites and Policies Plan as Site Proposal 20)					
Total capacity	39					
Plan period completions	0-5 years <u>5-10 years</u>					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions						39 0

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

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.

Long term project. Health and care plans commenced pre pandemic but put on hold for one year. Pre application dialogue with council in 2021.

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.

Update Stage 2 – since June 2022

- Site moved out of the 5-year supply as a result of further dialogue with the NHS

Current planning status and progress towards the submission of an application

Very long term project. Site allocated in 2014 local plan as Site Proposal 20; Pre application discussions most recently since
<p>Progress with site assessment work</p> <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.</p> <p>Pre application discussions have taken place with council, most recently in 2021</p>
<p>Site viability</p> <p>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.</p> <p>Site viability for residential will be taken forward through the planning application.</p>
<p>Availability: ownership, any existing uses, etc</p> <p>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).</p>
<p>Infrastructure provision</p> <p>As above – site to mainly provide health and wellbeing hub with some capacity for residential on parts not required for the Hub.</p>
Relevant information from the HELAA/SHLAA
<p>Other evidence</p> <p>Link to 04/P0355 - planning permisison granted 2004 for 11 homes on part of site facing Caesar's Walk (lapsed)</p> <p>Submitted Document 14D6 Merton Health and Care Estates Strategy – NHS Clinical Commissioning Group</p>

[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 **updated Stage 2**

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

Site name	Tooting Police Station, Ascot Road					
Local plan ref (if relevant)	N/A					
Total capacity	60					
Plan period completions	0-5 years					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions			60	62		

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

Developer / landowner is Telereal Trillium; planning agents are Turley

Pre application proposals mainly for the conversion of the existing empty building to residential, with some extensions proposed to provide more new homes.

~~Application due for submission early 2022 with construction to start mid 2022 (subject to planning); according to Telereal Trillium's consultation website.~~

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.

Update for Stage 2. Since June 2022:

- Planning application 22/P1743 was submitted late June 2022, consultation finishing end October 2022
- Planning application for 62 homes and other facilities
- Application form gives start date early 2023, completion early 2025

Current planning status and progress towards the submission of an application

Pre application discussions taking place since 2021 with new owners

Merton's Design Review Panel considered a scheme in July 2021 and again in November 2021.

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

Planning application submitted late June 2022 ~~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. ~~620~~ homes has been included in trajectory from planning application 22/P1743 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 updated Stage 2

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

Site name	Mitcham Gasworks					
Local plan ref (if relevant)	Mi16 (and allocated as Site Proposal 75 in Merton's adopted Local Plan (Sites and Policies Plan 2014))					
Total capacity	450 650					
Plan period completions	0-5 years <u>and 5-10 years</u>					
Five year completions	450 63					
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions						63

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 onsite 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)~~

Stage 2. Since June 2022:

- The landowner has continued pre application dialogue with the developer and the local community
- An updated statement of common ground has been signed between St William and the council
- The range of homes 500-650

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~~ November 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 ~~43~~ 9 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 abnormalities 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

See link to Merton Council Design Review Panel agenda 24th 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

15 Birches Close Mitcham updated Stage 2

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

Site name	Birches Close, Mitcham					
Local plan ref (if relevant)	Mi2					
Total capacity	38					
Plan period completions	0 -5-10 years					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions				38		

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

Landowner NHS Property Services.

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

Pre application discussions June 2021.

Estimate 1 year / 18 month build out from start on site.

Stage 2. Since June 2022

- Site moved outside the five year supply following dialogue with the NHS at Stage 1

Current planning status and progress towards the submission of an application

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
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 update Stage 2

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

Site name	Wimbledon Chase station					
Local plan ref (if relevant)						
Total capacity	62					
Plan period completions	0-5 years					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions					62	

Clear evidence relating to:

<p>Developer delivery intentions including anticipated start and build out rates</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>Current planning status and progress towards the submission of an application</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>

Update Stage 2. Since June 2022:

- Planning application 22/1819 submitted July 2022
- Planning application for 83 homes at nine storeys. 62 homes assumed for the purposes of the five year land supply
- Planning application form states construction end mid 2025

Progress with site assessment work

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 update stage 2

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

Site name	LESSA, Grand Drive					
Local plan ref (if relevant)	RP6 <u>21/P4063</u> <u>22/P1819</u>					
Total capacity	107					
Plan period completions	107					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions						107

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

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.

Planning application 21/P4063 scheduled for March 2022 planning applications committee.

Long build out time due to need to deliver sporting infrastructure as part of scheme alongside new homes.

Current planning status and progress towards the submission of an application

Proposed site allocation RP6 for *“Sporting or community use of the entire site will have to be proven as undeliverable before any other uses can be considered”*

Pre application discussions undertaken from February 2020 onwards.

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.

Stage 2 update. Since June 2022:

- Following a refusal in June 2022, planning permission 22/P1819 was submitted in summer 2022; Merton's Planning Applications Committee resolved to approve it in September 2022, with a commitment to sign the S106 promptly.
- At this time, build out rate of five years not proposed to be changed in council's five year supply despite cleared site due to requirement to provide sports facilities on site as well.

Progress with site assessment work

As set out in successive planning applications, most recently 22/P1819 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

Site name	Baltic Close, Colliers Wood					
Local plan ref (if relevant)	CW1					
Total capacity	2					
Plan period completions	2					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions			2			

Clear evidence relating to:

<p>Developer delivery intentions including anticipated start and build out rates 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>Updated Stage 2. Since June 2022</p> <p>- Moved to 5-10 years due to lack of progress on planning application</p>
<p>Current planning status and progress towards the submission of an application Site allocated for residential development, cleared and fenced off.</p>
<p>Progress with site assessment work</p>

Small site, considered via the GLA's Small Sites Small Builders Programme
Site viability To be considered via the planning application process.
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

19 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

Site name	Colliers Wood Community Centre					
Local plan ref (if relevant)	CW3					
Total capacity	10					
Plan period completions	10					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions						10

Clear evidence relating to:

<p>Developer delivery intentions including anticipated start and build out rates</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>Current planning status and progress towards the submission of an application</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>Progress with site assessment work</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>Site viability</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

Site name	Taylor Road Day Centre					
Local plan ref (if relevant)	Mi15					
Total capacity	5					
Plan period completions	5					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions					5	

Clear evidence relating to:

<p>Developer delivery intentions including anticipated start and build out rates</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>Current planning status and progress towards the submission of an application</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>Progress with site assessment work</p> <p>Initial site assessment work demonstrates capacity for 5 homes</p>
<p>Site viability</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 updated Stage 2

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

Site name	Worsfold House					
Local plan ref (if relevant)	Mi19 and 2014 local plan					
Total capacity	60					
Plan period completions	60					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions				60	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~~ 2023/24 with 18 month / 2 year build out.

Stage 2 update. Since June 2022

- [In October 2022 \(link to housing delivery options report\)](#) [Merton's Cabinet stated their ambition to build 400 homes by 2026. This site is one of the six pipeline sites listed for this delivery](#)
- [The Cabinet report commits to a further report later in 2022 to progress delivery](#)

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

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

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

Council owned.

Considered as part of Merton's GLA-funded Small Sites Review. Capacity based on Merton's One Public Estate capacity and viability work.

Disposal is subject to the relocation of current services in the building (Merton's Citizens Advice Bureau now occupies 326 London Road.

Delivery assumptions based on disposal including relocation of existing services concluded by 2024/25; planning approval 2025; build out 18 months by 2027.

Current planning status and progress towards the submission of an application

Proposed for allocation in this local plan.

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 updated Stage 2

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

Site name	Chaucer Centre					
Local plan ref (if relevant)	Mo1					
Total capacity	60					
Plan period completions	0-5 years					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions					60	

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

Council owned and occupied by council staff for training and meetings.

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

Council resolved to dispose of site in December 2021. Disposal due to be complete summer 2022.

Delivery programme assumes planning application **submitted 2022/23**; determined 2023; construction based on conversion and extension of existing building: 2024-2026

Stage 2 update. Since June 2022

- In October 2022 ([link to housing delivery options report](#)) Merton's Cabinet stated their ambition to build 400 homes by 2026. This site is one of the six pipeline sites listed for this delivery
- The Cabinet report commits to a further report later in 2022 to progress delivery

Current planning status and progress towards the submission of an application
Site allocated in 2014 and this local plan.
Progress with site assessment work
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 updated Stage 2

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

Site name	Gifford House					
Local plan ref (if relevant)	Mo7					
Total capacity	24					
Plan period completions	24					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions					24	

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

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

Site identified as surplus to requirements and resolved for disposal in December 2021

Stage 2 update. Since June 2022

- In October 2022 ([link to housing delivery options report](#)) Merton's Cabinet stated their ambition to build 400 homes by 2026. This site is one of the six pipeline sites listed for this delivery
- The Cabinet report commits to a further report later in 2022 to progress delivery

Delivery programme updated as per October 2022 Cabinet report ~~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

Current planning status and progress towards the submission of an application Site allocated in 2014 and this local plan.
Progress with site assessment work 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.
Site viability Initial viability and capacity work carried out as part of considering site for disposal.
Availability: ownership, any existing uses, etc Council owned; rented as offices to the South London Legal Partnership. 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
Other evidence Merton's Cabinet – resolution to dispose of site December 2021

25 Type B sites - Battle Close updated Stage 2

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

Site name	Battle Close					
Local plan ref (if relevant)	Wi1					
Total capacity	105					
Plan period completions	0-5 years					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions					50	55

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

Council owned. Cleared and vacant site.

Cabinet resolved to dispose of site in December 2021

Disposal due to complete summer 2022; planning application submissions 2022/23; decision 2023; start on site 2024 (no demoition required); completed by 2027

Stage 2 update. Since June 2022

- In October 2022 ([link to housing delivery options report](#)) Merton's Cabinet stated their ambition to build 400 homes by 2026. This site is one of the six pipeline sites listed for this delivery
- The Cabinet report commits to a further report later in 2022 to progress delivery

Current planning status and progress towards the submission of an application

Allocated for residential in this local plan. Resolved for disposal and housebuilders aware of council intentions.

Progress with site assessment work

Site capacity work undertaken by council and as part of GLA small sites work

Site viability

Site capacity work undertaken by council and as part of GLA small sites work. Detailed viability will be confirmed at planning application

Availability: ownership, any existing uses, etc

Council owned. Former Virgin Active gym and swimming pool; Virgin Active disposed of leasehold back to council in 2019 as surplus asset.

Infrastructure provision

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

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

[Merton's Playing Pitch Strategy 2019 \(Submitted Document 14D5\)](#)

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

26 Type B sites - Hoo Hing Elbrook Chak89 updated Stage 2

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

Site name	Hoo Hing Elbrook Chak89					
Local plan ref (if relevant)						
Total capacity	105					
Plan period completions	0-5 years 5-10 years					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions					50-0	55-0

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

Owned by Hoo Hing Ltd and Elbrook Cash and Carry Ltd. Barton Wilmore is planning agent

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.

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.~~

Stage 2 update. Since June 2022:

- The site owner's representatives and the council have not had further substantial dialogue

- Therefore the site is proposed to be removed from delivery within the first five years and is proposed to be moved to deliver in years 6-10

Current planning status and progress towards the submission of an application

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.

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 **updated Stage 2**

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

Site name	Morden Road, Peugeot garage					
Local plan ref (if relevant)	22/P0653					
Total capacity	9					
Plan period completions	0-5					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions					9	

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

Site sold in 2021 to Attic Developments.

Developer has undertaken pre application engagement with the council and publicly for a mixed use development of self storage and nine homes.

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)

Stage 2 update. Since June 2022

- Planning permission 22/P0653 for storage and 9 homes was resolved to grant permission by Merton's Planning Applications Committee in September 2022

Current planning status and progress towards the submission of an application

Pre application discussions with owners in 2021 – proposing mixed use self storage and 9 homes

<p>Progress with site assessment work</p> <p>Carried out by the developer and consulted on as part of pre-application consultation</p>
<p>Site viability</p> <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</p>
<p>Availability: ownership, any existing uses, etc</p> <p>Site recently sold to landowner / developer. Former Peugeot car showrooms and garage, now closed.</p>
<p>Infrastructure provision</p> <p>To be considered as part of planning application</p>
<p>Relevant information from the HELAA/SHLAA</p> <p>In 2017 SHLAA for 100 homes assuming whole site developed. New landowner proposing mixed use scheme with self storage and nine homes</p>
<p>Other evidence</p> <p>Public consultation on proposed development – developer website</p>

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

Site name	Caxton Road depot and workshop					
Local plan ref (if relevant)						
Total capacity	43					
Plan period completions	0-5 years					
Five year completions						
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions						43

Clear evidence relating to:

<p>Developer delivery intentions including anticipated start and build out rates</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>Current planning status and progress towards the submission of an application</p> <p>None at present</p>
<p>Progress with site assessment work</p> <p>Considered as part of the 2017 SHLAA and One Public Estate Programme</p>
<p>Site viability</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

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

Clear evidence relating to:

<p>Developer delivery intentions including anticipated start and build out rates</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>Current planning status and progress towards the submission of an application</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>Progress with site assessment work</p> <p>6 homes derived from work for Council site capacity and viability towards disposal.</p>

Site viability <p>Would be considered as part of planning application process. Initial work undertaken by council on site capacity and viability</p>
Availability: ownership, any existing uses, etc <p>Council owned. Cabinet resolution for disposal December 2021</p>
Infrastructure provision <p>Would be considered as part of planning application process.</p>
Relevant information from the HELAA/SHLAA <p>In SHLAA 2017 combined with neighbouring sites / land ownerships for a total of 35 homes</p>
Other evidence <p>Merton's Cabinet – resolution to dispose of site December 2021</p>

30 Type B sites - Sibthorp Road car park – updated Stage 2

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

Site name	Sibthorp Road					
Local plan ref (if relevant)	Mi12					
Total capacity	36					
Plan period completions	0-5					
Five year completions	36					
	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7
Completions					36	

Clear evidence relating to:

Developer delivery intentions including anticipated start and build out rates

Council owned car park. Allocated for redevelopment in the Sites and Policies Plan 2014

Site identified as surplus to requirements and Cabinet resolved to dispose of site in December 2021

Stage 2 update. Since June 2022

- In October 2022 ([link to housing delivery options report](#)) Merton's Cabinet stated their ambition to build 400 homes by 2026. This site is one of the six pipeline sites listed for this delivery
- The Cabinet report commits to a further report later in 2022 to progress delivery

Current planning status and progress towards the submission of an application

Site allocated in 2014 and this local plan.

<p>Progress with site assessment work</p> <p><u>Initial viability and capacity work carried out as part of considering site for disposal.</u></p>
<p>Site viability</p> <p><u>Would be considered as part of planning application process. Initial work undertaken by council on site capacity and viability</u></p>
<p>Availability: ownership, any existing uses, etc</p> <p><u>Council owned. Cabinet resolution for disposal December 2021 and updated disposal progress in 2022 with a view to building 400 new homes by 2026</u></p>
<p>Infrastructure provision</p> <p><u>Part of local plan and would be considered as part of planning application process.</u></p>
<p>Relevant information from the HELAA/SHLAA</p> <p><u>In SHLAA 2017 for a total of 36 homes</u></p>
<p>Other evidence</p> <p><u>Merton's Cabinet – resolution to dispose of site December 2021</u> <u>Cabinet October 2022 -progress on 400 new homes by 2026</u></p>