

LB Merton Local Plan Review Examination (Matter 3)

Our ref 65071/01/MS/JHo
Date 21 September 2022
On Behalf of St William LLP

Matter 3 Housing Supply and Mix

Issue (i): Does the plan identify a supply of specific, deliverable sites for the five years from anticipated adoption; and does it identify specific, developable sites or broad locations for growth for years 6 to 10 and, where possible for years 11 to 15?

Five Year Supply

1. 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?

- 1.1 We are not yet aware of the outcome of LB Merton's (the "Council's") further evidence. However, prior to submission of this Hearing Statement, St William was made aware by the Council that it had withdrawn the Statement of Common Ground (SoCG) agreed between St William and the Council on Matter 7 and 13¹ in May 22.
- 1.2 At the time of writing (21st September 2022), the Council has now provided St William with a replacement SoCG. The revised SoCG agrees that heights of nine residential storeys instead of ten storeys will be acceptable at allocation Mi16 and that an indicative capacity range of between 500 and 650 homes is acceptable. St William's intention is to progress a scheme closer to the 650 dwelling end of the range.
- 1.3 Whilst we have not seen the Council's updated evidence in respect of its five-year supply, the Council will need to account for the revised range up to 650 homes within its revised estimated five-year land supply. In the Council's Housing Supply Pro-Forma dated 28th March², the Council had allowed for the allocation to complete 225 homes in year 2024/25 and 225 homes in 2025/26. St William has since advised the Council that based on an estimated start date of 2024, its indicative estimate was that it could deliver c.300 homes in the five year period up to and including 2027 and a further c.350 homes would be delivered in the following five year period.
- 1.4 We will review the Council's updated evidence once it has been published and reserve the right to comment on this at the Hearing Session on 4 October 2022.

¹ Od13n Statement of Common Ground agreed between St William and Merton Council on Matter 7 and 13 dated 22 May 2022. It is attached at Appendix 1.

² 11D15a Housing Supply Pro-forma Type A and Type B sites updated 28th March 2022

Developable sites or broad locations**(2) Taking into account the definition of ‘developable’ given in the glossary of the Framework:****a. Does the plan contain specific developable sites for years 6 to 10 from adoption?**

- 1.5 Yes, the plan does contain specific developable sites for years 6-10 from adoption. In terms of allocation Mi16, assuming no change in the base date of the Council’s revised five year period, St William expects to deliver c.350 homes for years 6 to 10.

b. Does the Plan include specific, developable sites for years 11 to 15 from adoption?

- 1.6 No. The deliverability rates of sites allocated within the Merton Local Plan range from 0-10 years.

No specific response to question 2 c or Issue (ii)

[Total Word Count 336]