

Additional document to go on the website

Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Wed 11/4/2020 12:41 PM

To: Matthew Davidson <Matthew.Davidson@merton.gov.uk>

On this one, it is the email thread below that is the Core Document:

Can it be named: "Council email dated 17th September 2020"

Thanks

Tim

From: Tim Lipscomb

Sent: 17 September 2020 13:57

To: Jonathan Murch <jonmurch@daviesmurch.co.uk>; Susie Hartas <susie.hartas@redrow.co.uk>; Salter, Tim <TIM.SALTER@planninginspectorate.gov.uk>

Cc: Valerie Mowah <Valerie.Mowah@merton.gov.uk>; Tara Butler <Tara.Butler@merton.gov.uk>; Jonathan Lewis <Jonathan.Lewis@merton.gov.uk>; Paul McGarry <Paul.McGarry@merton.gov.uk>; Katharine Fox <Katharine.Fox@merton.gov.uk>; Paul McGarry <Paul.McGarry@merton.gov.uk>; George Chesman <George.Chesman@merton.gov.uk>

Subject: RE: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Hi Jon,

The Council would agree that at this specific point in time that the 5YLS is not met.

-

In terms of the other queries raised, the Council will be guided by the Inspector on any further information or clarifications required.

Best regards

Tim

Tim Lipscomb – Planning Officer

Development Control | 9th floor | London Borough of Merton Civic Centre | Morden | Surrey | SM4 5DX

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From: Jonathan Murch <jonmurch@daviesmurch.co.uk>

Sent: 15 September 2020 13:59

To: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Cc: Salter, Tim <TIM.SALTER@planninginspectorate.gov.uk>; Valerie Mowah <Valerie.Mowah@merton.gov.uk>; Tara Butler <Tara.Butler@merton.gov.uk>; Kate ODonnell <Kate.ODonnell@merton.gov.uk>; Jonathan Lewis <Jonathan.Lewis@merton.gov.uk>; Paul McGarry <Paul.McGarry@merton.gov.uk>; Katharine Fox <Katharine.Fox@merton.gov.uk>; Susie Hartas

<susie.hartas@redrow.co.uk>

Subject: Re: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Hi Tim,

I hope all is well with you?

I have now had chance to review the Council's response in detail and noting the request from the Inspector that was sent through this morning, can you come back to me on the following points:

- 1) In relation to point 6 small sites delivery, please can you provide me with evidence base of deliverable small sites that would allow the borough to exceed it's historic delivery increasing from 0.21 to 0.3?
- 2) In relation to point 7 and pre-app delivery rates, the note identifies it has put forward sites '*where there is clear evidence that housing completions will begin on site within five years*'. Please can you provide the evidence that underpins this statement and set out what has been done to provide the necessary certainty that these sites will be delivered and what filtering process has been used to determine what sites are put forward and those that are discounted?
- 3) In relation to point 8 and also point 9, the Council are assuming that schemes in the application pipeline (pre-app or formal application stage) will be approved. In light of the proportion of major applications refused by the Council's committee, what evidence does the Council have to provide certainty over for delivery of its pipeline?

I am working on the basis that you will be able to let me have the detail associated with the above this week as it should already be available to inform the Council's 5YLS position.

There is quite a lot still to do on this, in light of the information requested by the Inspector this morning so your early response would be much appreciated.

Very happy to discuss if required.

Best wishes,

Jon Murch
DaviesMurch
07900 491 490
jonmurch@daviesmurch.co.uk

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From: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Date: Wednesday, 2 September 2020 at 11:01

To: Jonathan Murch <jonmurch@daviesmurch.co.uk>

Cc: "Salter, Tim" <TIM.SALTER@planninginspectorate.gov.uk>, Valerie Mowah <Valerie.Mowah@merton.gov.uk>, Tara Butler <Tara.Butler@merton.gov.uk>, Kate ODonnell

<Kate.ODonnell@merton.gov.uk>, Jonathan Lewis <Jonathan.Lewis@merton.gov.uk>, Paul McGarry <Paul.McGarry@merton.gov.uk>, Katharine Fox <Katharine.Fox@merton.gov.uk>

Subject: FW: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Dear Jon,

Please find attached the LPA response to your email of 30th July 2020.

In addition the text below comprises the LPA response relating to the calculation for the Standard Methodology:

265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

The Government consultation “Changes to the current planning system” runs until 1st October. One of the four topics it is proposing be reviewed is changes to the standard method for assessing local housing need.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf

Consultation would therefore be on-going at the time of the Case Management meeting with the Planning Inspector.

The LPA asserts that it would be premature to start examining a methodology on which the MHCLG was still gathering feedback.

Furthermore, at paragraph 43 of the consultation paper the government acknowledges the impact making such changes may have on those authorities already at an advanced stage in plan preparation

The Government is aware that any change in the standard method will have an impact for plans that are currently under development, as authorities expend considerable resources in developing new plans. To enable an orderly transition to the revised standard method, and achieve as much short-term supply as possible while setting the right expectations for early stage plan-making, we propose that from the publication date of the revised guidance, authorities which are already at the second stage of the strategic plan consultation process (Regulation 19)16 are given 6 months to submit17 their plan to the Planning Inspectorate for examination. Authorities close to publishing their second stage consultation (Regulation 19)18, should be given 3 months from the publication date of the revised guidance to publish their Regulation 19 plan and a further 6 months to submit their plan to the Planning Inspectorate. This is to strike a balance between allowing an appropriate transition period for plans that are nearly through the process, but without causing a significant delay in planning for a higher level of need.

The Revised London Plan is at the “Intend to publish” stage which was stalled in March following the letter from the Planning Minister.

However for the time being nothing can be certain in terms of the adoption of the proposed changes which, in any event, would not come into effect until publication of revised guidance.

Best regards
Tim

Tim Lipscomb – Planning Officer

Development Control | 9th floor | London Borough of Merton Civic Centre | Morden | Surrey | SM4 5DX

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From: Katharine Fox <Katharine.Fox@merton.gov.uk>

Sent: 25 August 2020 11:26

To: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>; Tara Butler <Tara.Butler@merton.gov.uk>; Valerie Mowah <Valerie.Mowah@merton.gov.uk>; Jonathan Lewis <Jonathan.Lewis@merton.gov.uk>

Subject: RE: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Hi Tim,

Just to let you know that unfortunately Tara now won't be back in the office this week. Please can you ask Jon Murch if it is ok we get a response to him on the Housing Land Supply next week?

Many thanks,

Katharine



Katharine Fox

Placemaking and Regeneration Officer

020 8545 3754

katharine.fox@merton.gov.uk



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From: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Sent: 17 August 2020 11:19

To: Tara Butler <Tara.Butler@merton.gov.uk>; Valerie Mowah <Valerie.Mowah@merton.gov.uk>; Katharine Fox <Katharine.Fox@merton.gov.uk>; Jonathan Lewis <Jonathan.Lewis@merton.gov.uk>

Subject: FW: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Hello all,

FYI - Jon Murch has contacted me again regarding the methodology for the 5YLS, could you consider this in your response?

Thanks

Tim

From: Jonathan Murch <jonmurch@daviesmurch.co.uk>

Sent: 10 August 2020 09:57

To: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Subject: Re: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Hi Tim,

I hope you had a good weekend.

You may have seen at the end of last week that the government are proposing changes to the calculation for the standard methodology for producing housing targets, which would push the Council's requirement to 1,333 homes per year.

This is outlined in the attached.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf

Would you be able to ask colleagues to comment on the Council's position on this as part of the response to the paper I sent over previously?

Best wishes,

Jon Murch
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From: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>
Date: Thursday, 30 July 2020 at 11:25
To: Jonathan Murch <jonmurch@daviesmurch.co.uk>
Subject: RE: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Hi Jon,

Yes, that should work fine – thanks. I will pass it on to the team.

Best regards
Tim

From: Jonathan Murch <jonmurch@daviesmurch.co.uk>
Sent: 30 July 2020 11:05
To: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>
Subject: Re: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Thanks Tim.

I do appreciate that this is a very complex matter so I think that's reasonable. Could we agree a response by the 28th August, which is four weeks tomorrow?

Jon Murch
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From: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>
Date: Thursday, 30 July 2020 at 10:41
To: Jonathan Murch <jonmurch@daviesmurch.co.uk>
Subject: RE: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Hi Jon,

I've had some discussions with my Policy colleagues and they do not envisage being able to fully respond within 2 weeks but have indicated that 4 weeks would be achievable. I think this should be ok given the appeal timetable and likely inquiry dates but do let me know if there is a problem with that time frame.

Many thanks
Tim

From: Jonathan Murch <jonmurch@daviesmurch.co.uk>
Sent: 30 July 2020 10:04
To: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>
Subject: Re: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Thanks Tim that's great.

Jon Murch
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jonmurch@daviesmurch.co.uk

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From: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>
Date: Thursday, 30 July 2020 at 09:55
To: Jonathan Murch <jonmurch@daviesmurch.co.uk>
Cc: "Salter, Tim" <TIM.SALTER@planninginspectorate.gov.uk>, Susie Hartas <susie.hartas@redrow.co.uk>
Subject: RE: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Hi Jon,

Thanks for this. I have asked the team to review and prepare a response, this should be done within 2 weeks (this is the loose time frame I set them).

Best regards
Tim

From: Jonathan Murch <jonmurch@daviesmurch.co.uk>
Sent: 30 July 2020 09:43
To: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Cc: Salter, Tim <TIM.SALTER@planninginspectorate.gov.uk>; Susie Hartas <susie.hartas@redrow.co.uk>
Subject: 265 Burlington Road, Supplementary SoCG, Housing Land Supply Note

Hi Tim,

As previously discussed, as there is dispute between the Council and Appellant on the 5YLS issue, I have produced the attached note to identify the differences and to set out our view in respect of the requirement.

I have compared the approach taken by the Council to that used by LB Hackney who adopted its Local Plan last week, making reference to the Inspector's report.

Finally, I have posed a number of questions where we are asking for further clarity so we can fully understand the Council's position against national requirements.

Could you review and discuss with colleagues and provide a response, so that I can start working on the supplementary SoCG to remove or at least narrow the issues between us. If it would be helpful to have a video call to work through these points I would be very happy to facilitate.

Best wishes,

Jon Murch

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