

## **APPEAL AT 265 BURLINGTON ROAD, LB MERTON**

### **SUPPLEMENTARY STATEMENT ON HOUSING SUPPLY: FURTHER EVIDENCE PROVIDED TO THE APPELLANT**

**06 JANUARY 2020 and track changed 08 JANUARY 2020**

#### **INTRODUCTORY NOTE:**

It has been agreed between the Appellant and the Council that for the purposes of the Appeal Public Enquiry session on 12<sup>th</sup> January 2021 that the housing supply data has been based on the information supplied to the Appellant by the Council on 14<sup>th</sup> December 2020 "Merton\_Five\_Year\_supply.xlsx" and subsequent update in January 2021. This update reflects issues raised by the appellant in the week commencing 4<sup>th</sup> January 2021, as set out in this statement. There have not been any new sites added to the five-year supply in the 06/01/2021 version.

The Excel Spreadsheet attached to this statement shows that Merton Council has a five-year supply of 4,055 new homes during the period 2020/21 to 2024/25. A table showing this is included in Appendix 1 of this document.

#### **LIST OF APPENDICES:**

**Appendix 1: Merton's five-year supply (no change from list of sites agreed on 14/12/20)**

**Appendix 2: Committee decisions on major residential applications (10+ homes proposed)**

**Appendix 3: Statement from Lucy Lewis, Lead Estates Manager, NHS South West London CCG.**

**Appendix 4: Statement from James McGinlay, Assistant Director for Sustainable Communities, London Borough of Merton.**

## **1. SMALL SITES**

### **Questions from the appellant 04/01/2021:**

- 1.1 Having reviewed the spreadsheet you have provided, we are now happy to agree that the Council can demonstrate an historic delivery rate of 0.3%.
- 1.2 Although I would note that the development of 45-48 Rothesay Avenue, involved land that is subject to pre-app proposals for Wimbledon Chase Station so should be removed from the list, but this appears to be the only double counting that I can see.

### **Response from Merton Council 06/01/2021:**

- 1.3 45-48 Rothesay Avenue has planning permission (18/P2211), for 7 additional units – 4 flats to be demolished and 11 flats provided. The pre-app proposals for Wimbledon Chase station (62 homes) cover the site at 45-48 Rothesay Avenue so we agree to the removal of 7 homes in FY21-22 to avoid double counting.

## **2. DELIVERY OF PERMITTED SITES**

### **Questions from the appellant 04/01/2021:**

- 2.1 Please can you confirm the delivery rate for sites with planning permission which you have assumed. You mentioned on the call that there were very few/ no major schemes that have permission that have not been delivered.

### **Response from Merton Council 06/01/2021:**

- 2.2 LBM does not use a single “delivery rate” for sites in their 5-year supply. Delivery timescales for each site is assessed including the clear evidence for delivery set out in the NPPF and NPPG. The section below sets out the evidence to the delivery rates of sites with planning permission in Merton, assessed against the number of homes and the type of scheme:
  - A. Part A - The historic timescales of delivery
  - B. Part B - The lapse rate
  - C. Part C - Large sites that have stalled

### **Part A - The historic timescales of delivery**

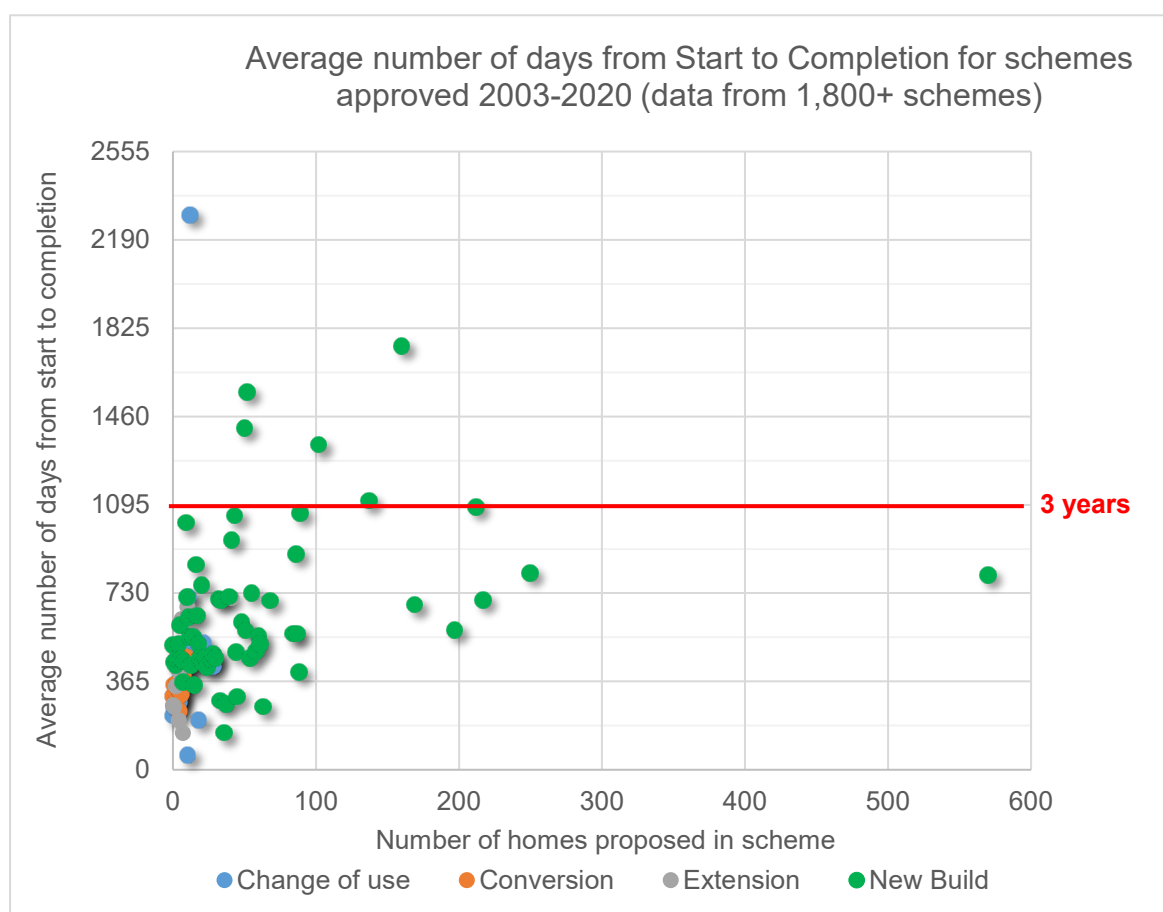
- 2.3 In calculating Merton’s five-year supply, each site is assessed based on the latest information from the case officer, site visits, historic delivery timescales for similar permissions and information from the applicant. For large sites the landowner/developer is contacted to inform the phasing of delivery.

For example, where a site has started the estimated completion date in the trajectory is based on the historic timescales from start to completion for a site of that type and size.

Table 2.1 below shows the average number of days from start to completion for different schemes. This data is also shown in the graph below, which demonstrates that most schemes within Merton complete within three years of starting.

**Table 2.1: Average timescales from start to completion**

	<b>Change of use</b>	<b>Conversion</b>	<b>Extension</b>	<b>New Build</b>
<b>0-10 UNITS</b>	337 days (0.9 years)	341 days (0.9 years)	389 days (1.1 years)	545 days (1.5 years)
<b>10-50 UNITS</b>	833 days (2.3 years)	439 (1.2 years)	711 days (1.9 years)	555 days (1.5 years)
<b>50+ UNITS</b>	n/a	n/a	n/a	758 days (2.1 years)

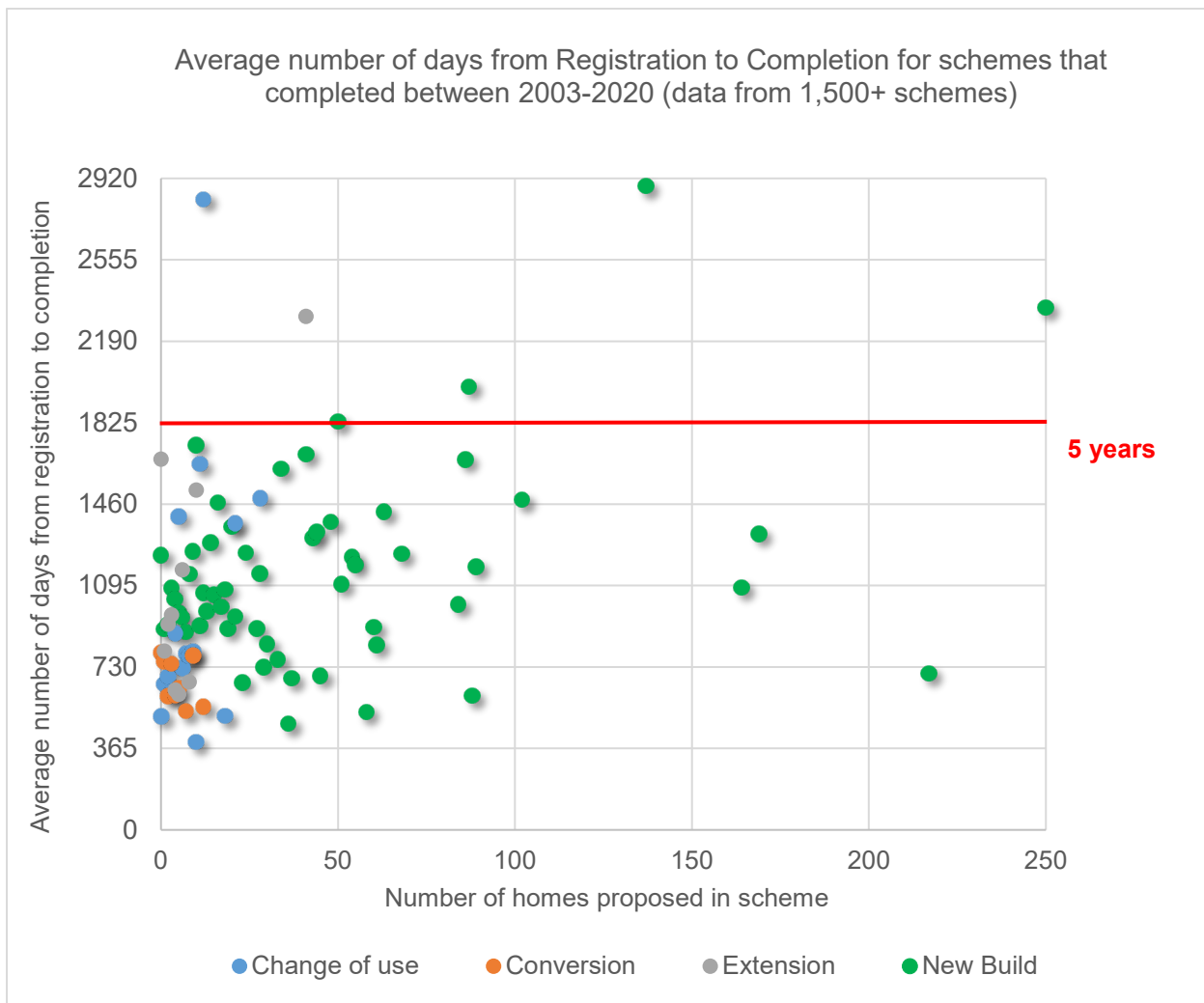


2.4 For example, where a site has not started, the estimated completion date in the housing trajectory is based on the historic timescales from decision date to completion for a site of that type and size and additional information such as planning activity, information from the case officer or applicant. Table 2.2 below shows the average number of days from decision to completion for different sized schemes. This data is also shown in the graph below, which demonstrates that most schemes within Merton complete within four years of their decision date.



**Table 2.3: Average timescales from registration to completion**

	Change of use	Conversion	Extension	New Build
<b>0-10 UNITS</b>	773 days (2.1 years)	665 days (1.8 years)	909 days (2.5 years)	1,087 days (3 years)
<b>10-50 UNITS</b>	1,568 days (4.3 years)	553 days (1.5 years)	2,302 days (6.3 years)	1,087 days (3 years)
<b>50+ UNITS</b>	n/a	n/a	n/a	1,429 days (3.9 years)



## Part B - The lapse rate

- 2.6 The data in Table 2.3 and Table 2.4 below shows the permissions that lapsed according to the year they were decided. This helps analyse how many permissions that are granted each year are likely to lapse.
- 2.7 Analysis of the permissions decided between 2007/09 and 2016/17 found that all of the lapsed permissions were on small sites (less than 0.25ha).
- 2.8 Table 2.3 shows that:
- Of 1,354 planning permissions for new homes granted in the 10 years between 2007/08 and 2016/17, 129 permissions have lapsed, which is a loss of 180 units.
  - On average during that period 13 permissions per year lapsed, an average loss of 18 permissions per year, or 3.2% of the supply.
  - In the five-year period from 2012/13, 668 permissions were approved with a gain of 2,152 units. Of these, 49 schemes have lapsed resulting in a loss of 52 units, or 2.3% of the supply.

**Table 2.3: Number of permissions that lapse in Merton**

Lapsed permissions (excludes prior approvals)	Decision date year	Number of permissions approved	Number of homes approved	Number of permissions that have lapsed by decision year	Number of homes associated with these permissions	% of total homes that lapse
10 year Total	2007/08-2016/17	1,354	5,483	129	180	3.2%
10 year Average	2007/08-2016/17	135	548	13	18	3.2%
5 year Total	2012/13-2016/17	668	2,152	49	52	2.3%
5 year Average	2012/13-2016/17	67	430	10	10	2.3%

Source: LBM Monitoring Database

- 2.9 Table 2.4 shows that:
- The average number of small sites units lost by decision year from 2005/06 to 2015/16 is 18 homes per year, which represents 6% of the small sites units that were approved that year.
  - The average number of small sites units lost by decision year from 2012/13 to 2016/17 is 10 homes per year, which represents 3% of the small sites units that were approved that year.

**Table 2.4: Number of permissions on small sites that lapse in Merton**

Lapsed permissions (excludes prior approvals)	Decision date year	Number of units approved	Number of permissions that have lapsed by decision year	Number of small site units associated with these permissions	Average % Small sites units lost because they lapsed by decision year
10 year Total	2007/08-2016/17	2,990	129	180	6%
10 year Average	2007/08-2016/17	299	13	18	6%
5 year Total	2012/13-2016/17	1,672	49	52	3%
5 year Average	2012/13-2016/17	334	10	10	3%

**Part C - Large sites that have stalled – including questions from the appellant:**

2.10 Appellant: I would however note a couple of exceptions:

1) 46-76 Summerstown, which has permission for a 93 unit scheme (not 105 units shown in the supply table). This has not yet been implemented and is currently subject to an application for 105 units, which is proving very difficult to progress and get to committee because of issues with the GLA; and

2) 579-589 Kingston Road – I understand that the permission has been implemented but the site has been subject to various applications and there is no significant sign of progress.

Account does need to be taken of the above.

**Response from Merton Council 06/01/2021**

2.11 **Site: 46-76 Summerstown**

2.12 46-76 Summerstown has planning permission for 93 homes granted on 15th August 2017 (15/P4798). The buildings on site were demolished in 2018 so this scheme has technically started development (and therefore hasn't lapsed within three years of permission being granted).

2.13 On 5th May 2020 (reference 20/P1371) planning permission was submitted for a new scheme for 105 homes on the same site and public consultation took place. Dialogue is still ongoing between the GLA, the applicant and LB Merton to resolve the outstanding issues. Subject to resolving these issues, LBM consider that it is reasonable that the 105 home scheme (20/P1371) should be capable of being delivered within the next five years. Therefore we have included the 105 unit scheme in the council's 5-year supply and not the 93 unit scheme. However, noting that Mr Murch is also the planning agent for the site, if he has further

information on this site that clarifies that the 105 unit scheme has stalled and is not likely to be delivered in the next five years, we are prepared to remove the 105 unit scheme and reinstate the 93 unit scheme that already has full planning permission.

**2.14 Site: 579-589 Kingston Road**

2.15 579-589 Kingston Road has a long and unique planning history, including granting planning permission for office and self-storage in February 2011 (10/P1963), an appeal dismissed for the same in April 2010 (09/P0704) and granting planning permission for a mixed use scheme including 20 flats in April 2015 (14/P4537)

2.16 The most recent approved and progressed planning permission is for a mixed use scheme including 99 new homes which was granted on 10th October 2018 (ref 16/P1208). Planning conditions for this scheme were discharged in early 2019, most recently the condition for the demolition and construction method plan and construction logistics plan (14 March 2019, ref 19/P0977). As part of preparing the 2018/09 Authority Monitoring Report, LBM officers contacted the applicants in November 2019 who confirmed their intention to progress site delivery within five years. Therefore this site has been included within Merton Council's 5 year supply based on the live permission with discharged conditions for 99 homes.

2.17 In the meantime in 2019, two mixed use schemes were submitted for two separate planning permissions which also covered the site: "Scheme A" a mixed use scheme including 118 new homes (19/P1676) and "Scheme B" - a mixed use scheme including 124 new homes (19/P1675). Both were refused planning permission at Planning Committee in March 2020.

**2.18 Other large sites**

2.19 In addition to the two sites identified by the appellant above, Merton Council has analysed the data on planning permissions to identify large sites with planning permission that have not been superseded or lapsed. These are contained in Table 2.5 below.

2.20 Table 2.5 demonstrates that:

- No large sites have lapsed – there is still planning activity and / or interest from the applicants in progressing the site
- No large sites with a decision date older than 2016 have not been started

2.21 The only large site with a full planning permission decision date older than 2016 that has been started but not completed is Rainbow Estate. The commercial element of this mixed use scheme has been completed but the 224 homes have not. Therefore Merton Council has not included this in the 5 year housing supply.

2.22 Of the sites that have started more than 2 years ago where the site visit identified no progress there are:

- 09/P1303 – Bathgate Road - demolition of existing dwelling and replacement of one new dwelling (i.e. no net gain) in Wimbledon Village – started but no change since demolition.
- 12/P0408 – Parkside – demolition of existing dwelling and replacement of one new dwelling (i.e. no net gain) in Wimbledon Village – not implemented but CIL paid



- 15/P3114 360-364 London Road, Mitcham – mixed use scheme including 22 homes, decision date 17/02/2016. Started on site (buildings demolished) and a new mixed use scheme submitted for 24 homes in December 2019 for 24 homes (19/P4072). Merton Council is currently in discussion with the applicant on access for servicing for the 19/P4072 permission. The 22 home scheme has been included in Merton's 5 year supply.

**Table 2.5: Large sites with planning permission that have not superseded or lapsed**

Application No	Street Number	Street Name	Postcode	Description	Decision date	Start date	Included in LBM 5 year supply?
14/P4287	Rainbow Industrial Estate	Approach Road, Grand Drive	SW20 0JY	REDEVELOPMENT INVOLVING DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 6 BLOCKS OF FLATS OF 5-7 STOREYS AND A TERRACE OF 9 HOUSES, PROVIDING 224 RESIDENTIAL UNITS (CLASS C3) PLUS 3,449 SQM OF COMMERCIAL FLOORSPACE FOR USES WITHIN CLASS B1 (BUSINESS) AND 264 SQ.M OF ANCILLARY COMMERCIAL FLOORSPACE FOR USES WITHIN CLASSES A1 (RETAIL), A2 (FINANCIAL AND PROFESSIONAL SERVICES) A3 (RESTAURANTS AND CAFES) AND D1 (NON--RESIDENTIAL INSTITUTIONS), AN ENERGY CENTRE, ASSOCIATED SURFACE LEVEL AND BASEMENT PARKING (126 - CARS, 10 LIGHT GOODS VEHICLES, 21 MOTORCYCLES, 33 DISABILITY SPACES) CYCLE STORAGE (274 SPACES) AND EXTERNAL AMENITY SPACE AND LANDSCAPING.	23/05/2016	03/12/2018	No
16/P2672	Haslemere Industrial Estate	Ravensbury Terrace, Wimbledon Park	SW17	DEMOLITION OF EXISTING BUILDINGS AND A PHASED REDEVELOPMENT OF SITE TO PROVIDE; A PART 4 AND PART 6 STOREY MIXED USE BUILDING, COMPRISING 826 SQM GIA OF COMMERCIAL USE AND 79 RESIDENTIAL UNITS AND A PART 2, PART 3 AND PART 4 STOREY TERRACE OF 50 RESIDENTIAL UNITS AND 341.4 SQM GIA OF COMMERCIAL USE (TOTALLING 129 DWELLINGS AND 1,176.6 SQM COMMERCIAL SPACE WITHIN USE CLASS B1) WITH THE FORMATION OF A RIVERSIDE PARK, CAR PARKING, SERVICING, ACCESS AND LANDSCAPING	25/03/2019	10/02/2020	Yes (in progress)
16/P1208	579-589	Kingston Road, Raynes Park	SW20 8SD	DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE TO PROVIDE OFFICES (1201 SQ.M - CLASS B1) AND RESIDENTIAL (99 UNITS - CLASS C3) ACCOMMODATION IN BUILDINGS OF TWO - SIX STOREYS, PROVISION OF CAR PARKING (24 CARS, 12 DISABLED SPACES), CYCLE PARKING (224 SPACES), VEHICLE ACCESS, LANDSCAPING, PLANT AND ASSOCIATED WORKS.	10/10/2018		Yes – see above (in response to appellant query)
15/P4305	Pollards Hill Estate	Pollards Hill Estate Mitcham	CR4	ERECTION OF 90 x RESIDENTIAL UNITS (CLASS C3), INVOLVING THE DEMOLITION OF 24 EXISTING RESIDENTIAL UNITS, ALTERATIONS TO THE ELEVATIONS OF RETAINED PROPERTIES AND THE CONSTRUCTION OF NEW ESTATE ACCESS ROAD WITH ASSOCIATED PARKING COURTS AND CAR/CYCLE SPACES (CAR	20/11/2017	01/04/2018	Yes (in progress)

				PARKING TO BE INCREASED FROM 310 SPACES TO 499 SPACES). NEW LANDSCAPING AND THE PROVISION OF WASTE STORAGE FACILITIES.			
19/P1852	High Path Estate (phase 2)	High Path, South Wimbledon	SW19 2TG	APPLICATION FOR APPROVAL OF RESERVED MATTERS (PHASE 2) FOLLOWING OUTLINE PERMISSION 17/P1721 FOR THE COMPREHENSIVE PHASED REGENERATION OF HIGH PATH ESTATE COMPRISING DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES; ERECTION OF NEW BUILDINGS RANGING FROM 1 TO 10 STOREYS MAX, PROVIDING UP TO 1570 RESIDENTIAL UNITS (C3 USE CLASS); PROVISION OF UP TO 9,900 SQM OF COMMERCIAL AND COMMUNITY FLOORSPACE (INC REPLACEMENT AND NEW FLOORSPACE, COMPRISING: UP TO 2,700 SQM OF USE CLASS A1 AND/OR A2, AND/OR A3 AND/OR A4 FLOORSPACE, UP TO 4,100 SQM OF USE CLASS B1 (OFFICE) FLOORSPACE, UP TO 1,250 SQM OF FLEXIBLE WORK UNITS (USE CLASS B1), UP TO 1,250 SQM OF USE CLASS D1 (COMMUNITY) FLOORSPACE; UP TO 600 SQM OF USE CLASS D2 (GYM) FLOORSPACE); PROVISION OF NEW NEIGHBOURHOOD PARK AND OTHER COMMUNAL AMENITY SPACES, INCL. CHILDREN'S PLAY SPACE; PUBLIC REALM, LANDSCAPING, LIGHTING; CYCLE PARKING (INCL VISITOR CYCLE PARKING) AND CAR PARKING (INC WITHIN GROUND LEVEL PODIUMS), ASSOCIATED HIGHWAYS AND UTILITIES WORKS.	03/10/2019		Yes (Phased scheme - part of Estate Regeneration)

### 3. COMMITTEE REFUSAL

#### Questions from the appellant:

- 3.1 As set out within my Proof of Evidence, a high proportion of major applications were refused against officer advice (33%) since October 2019. An approval rate will need to be applied to pipeline schemes for major development that don't yet have approval.
- 3.2 Could you give this some thought and suggest an adjusted figure? My suggestion is that we should agree a discount of 33%, based upon the table provided on pages 37 to 40 of my Proof of Evidence.
- 3.3 An approval rate will need to be applied to pipeline schemes for major development that don't yet have approval

#### Response from Merton Council

- 3.4 We have looked in detail at the approval rate for major applications in Merton, determined by both Planning Applications Committee and officers under delegated powers. We don't agree that it is reasonable to use 11 months of Planning Committee data to inform the approval rate for the 5-year supply. We also note that Merton's Planning Applications Committee substantially changed in December 2020
- 3.5 We also consider that the schemes refused at Planning Applications Committee from October 2019 to September 2020 should not be double counted (for example in March 2020 planning permission was refused for two separate schemes where planning applications had been submitted for the same site 19/P1675 and 19/P1676), a site that already has an extant planning permission.
- 3.6 Table 3.1 shows the number of major development applications (10+ homes proposed) decided in Merton between 01/04/2015-21/12/2020 to cover the financial years FY15-16 to FY20-21 (incomplete year). We have included the data for FY20-21 (up to December 2020) because the appellant has referred to Planning Applications Committee decisions between October 2019 and September 2020.
- 3.7 Over the past 5 years Merton Council has approved 84% of major applications at Planning Applications Committee between April 2015 and December 2020. A full list of the decisions is included in Appendix 2 of this document.

**Table 3.1: Major development applications (10+ homes proposed) decided by Merton's Planning Applications committee in the last five+ years FY15/16-FY20/21 (to Dec 2020)**

	Refused	Granted	Total	% Refused	% Granted
Planning Applications Committee	9	54	63	14%	86%

**Table 3.2: Further planning details of schemes refused**

<b>Schemes</b>	<b>Number of schemes</b>	<b>% of total refusals</b>	<b>Total % that gained permission after decision</b>
Extant permission on site	2	22%	
Subsequent application granted	4	44%	
Allowed at appeal	2	22%	<b>89%</b>
Dismissed at appeal	1	11%	<b>11%</b>
<b>Total</b>	<b>10</b>	<b>100%</b>	<b>100%</b>

- 3.8 In Merton's five year supply, there are 13 schemes above 25 homes that do not have planning permission (or 15 schemes of 11 homes or more than do not have planning permission).
- 3.9 Merton's Planning Applications Committee only refused 16% of schemes in the last five years. Of the schemes that were refused, Table 3.2 shows that 90% (9 schemes) either had extant permission on the site or gained permission through a subsequent planning application or were allowed at appeal. 10% (1 scheme) was dismissed at appeal and has not yet submitted further applications.
- 3.10 The appellant has suggested applying a discount to unpermitted major schemes in Merton's five-year supply to account for a potential approval rate. The approval rate for major schemes that were decided at Planning Applications Committee over the past 5+ years would result in a discount of 2%. The 2% is calculated by multiplying the 16% refused by 10% ( $0.1 \times 0.16 = 0.02 = 2\%$ ).
- 3.11 However, we do not consider that it is appropriate to apply an approval rate based on a percentage of number of schemes, and then try to translate this into a reduction in the number of homes in the five-year supply, as a "major" scheme can be 12 homes or 250 homes. This is not a practical approach. We consider that the potential for refusal must be assessed on a site-by-site basis and in Merton's experience as set out above, a refusal results in a delay to delivery rather than a complete removal of the development site from delivery.

## **4. DELIVERABLE**

### **Questions from the appellant:**

- 4.1 In addition to the above, the Council would need to demonstrate "clear evidence" that all of the sites that do not have planning permission are 'deliverable' in accordance with the definitions provided within the NPPF and PPG.
- 4.2 The spreadsheet provided does include some information but it is limited, lacks any real detail and does not meet the tests of deliverability required.
- 4.3 I would particularly note in relation to Wimbledon Chase Station – it shows 62 units will be delivered in '24-'25. This is highly unlikely. At the moment the scheme is going through an approval process with Network Rail and further pre-application meetings will need to take place with the Council because the scheme has changed significantly. I cannot see that an application will be submitted to the Council until the second half of the year at the earliest. Post approval, there is then a further sign off process that will need to take place with Network Rail in relation to detailed design and construction before we can submit pre-commencement conditions. The new station entrance will need to be delivered prior to work commencing on the residential component.

- 4.4 I would therefore expect that delivery of the residential element of this site isn't likely to happen until 25/26 at the absolute earliest.

### **Response from Merton Council**

- 4.5 Merton Council has updated Five Year Supply spreadsheet where the "Development Status" column has been updated to demonstrate why the sites included incorporate "deliverable" information within the NPPF and PPG.

## **5. MERTON HAS TAKEN A CAUTIOUS APPROACH TO FIVE-YEAR SUPPLY**

- 5.1 Merton Council has taken a cautious approach to the five-year supply, and there are a number of schemes that are in the pipeline which could deliver new homes before 31/03/2025, but we have not included. This is due to Merton Council taking a cautious approach to our 5 year supply to make it robust

### **5.2 Benedict Wharf: Outline permission for up to 850 homes.**

- 5.3 The site is proposed for allocation including residential in Merton's emerging Local Plan and proposed to be released from waste management capacity in this scheme was recommended for approval by officers and refused at Merton's Planning Applications Committee in July 2020. The scheme was called in by the GLA, which resolved to grant permission on 8<sup>th</sup> December 2020. The Secretary of State has written to GLA asking not to issue planning decision until the Secretary of State has reviewed the application. It is important to note that all parties, including councillors at Planning Applications Committee and most representors objecting to the planning application, support the principle of residential development on the site.

- 5.4 The Applicant has confirmed by email with Merton Council, and verbally at the GLA hearing on 8th December 2020 (when asked this question directly by the deputy Mayor) that if approved the scheme would be delivered by London Square in partnership with Clarion; the proposal is that Suez would move off site and decontaminate as they go, with residential development starting on site by 2022 and some units (unspecified number) would be finished in 2024.

- 5.5 The scheme is not currently in Merton's five-year supply, but, should it be approved, we expect some of the units would be delivered in the first 5 years.

### **5.6 Mitcham Gasworks: Pre-application for 350+ homes.**

- 5.7 This scheme is on an adopted site allocation in Merton's Sites and Policies Plan 2014 and is a proposed site allocation in Merton's New Local Plan. The site had outline planning permission for a major residential and employment scheme. The residential element has been delivered over 5 years ago. However, the employment part of the permission lapsed in July 2012.

- 5.8 In 2020 the site's owners, St William, applied to demolish the gasholder and spoke to councillors of their intention to undertake pre-application consultation on proposals in early 2021.

### **5.9 Former Tooting Police Station: Pre-application for 40+ homes**

- 5.10 This site was identified for disposal by the Met Police and was marketed through the GLA Small Sites Small Builders Programme. The new landowner has approached Merton Council for pre-application for the site, which was assessed in the GLA SHLAA 2018 for 82 homes. Merton Council considers the SHLAA assessment ambitious, but would expect delivery of 40+ homes on this site before 31/03/2025.

## 6. OVERALL

### **Questions from the appellant:**

- 6.1 We would ask that the Council review their supply of sites to take account of the above.
- 6.2 We would be open to agreeing a proportional deliverability rate to keep things simple rather than taking a forensic approach to each topic area and individual sites.
- 6.3 I would welcome the opportunity to jump on a call with you to chat through at your earliest convenience – please let me know.

### **Response from Merton Council**

- 6.4 We have updated the “Development Status” for large sites in Merton’s Five-Year Supply spreadsheet.
- 6.5 We do not agree that taking a proportional deliverability rate on schemes is the best way of approaching the five-year supply for the reasons mentioned above.
- 6.6 We’re happy to speak about the information in this note.

Appendix 1 Merton's five-year supply										
Row	Sources of Supply	Notes	20-21	21-22	22-23	23-24	24-25	Total	% housing target achieved	Years of supply
1	<b>Total Small sites (&lt;0.25ha)</b>	All small sites within the five-year supply - this includes everything under 0.25ha with planning permission and where supply falls below the GLA London Plan small sites target of 261 new homes, it has been assumed that Merton will delivery a minimum of 261 new homes in those years (FY23-24 and FY24-25). It is expected that Merton will delivery in excess of 261 new homes in FY23-24 and FY24-25 from planning permissions granted on small sites in FY20-21, FY21-22 and FY22-23)	337	336	338	261	261	<b>1,533</b>		
2	<b>Small sites (&lt;0.25ha) with full planning permission</b>	This is all small sites granted planning permission (i.e. that have a site area of less than 0.25ha). The implementation of these sites has been modelled based on historic data per type and size of site. <i>NB - this does not include small sites that are prior approvals or any small site (e.g a site allocation, a site at pre-app) that does not have planing permission yet</i>	281	295	338	162	0	<b>1,076</b>		
3	<b>Small sites (prior approvals &lt;0.25ha) with planning permission</b>	This includes all prior approval schemes granted planning permission that are on small sites (i.e. have a site area of less than 0.25ha) <i>This does not include small sites with full planing permission, sites at pre-app or site allocations</i>	56	41	0	0	0	<b>97</b>		
4	<b>Remaining Small sites assumption (261-row 2 in FY23-24 and FY24-25)</b>	This row shows the number of additional homes that are projected to complete on small sites less than 0.25ha in the years FY23-24 and FY24-25. This is based on the London Plan assumption that Merton will deliver a minimum of 261 new homes per annum on small sites. this is backed up by our historic small sites delivery.	0	0	0	99	261	<b>360</b>		
5	<b>% Small sites target already identified</b>	This compares the total number of small sites to the London Plan minimum target of 261 new homes per year. It shows that Merton has igranted planning permission for new homes on small sites in excess of the 261 target for FY20-21, FY21-22 and FY22-23.	129%	113%	130%	62%	0%			



<b>6</b>	<b>Large sites with planning permission</b>	This is all of the sites that have a site area of more than 0.25ha with planning permission that are projected to complete within the five-year period, in accordance with the NPPF definition of deliverable and the latest evidence provided by landowners and developers on the planned phasing of large sites.	328	557	148	286	247	<b>1,566</b>		
<b>7</b>	<b>All sites without planning permission</b>	This is all of the sites (small and large) that do not yet have full planning permission (registered schemes, pre-apps and allocations) that are projected to complete within the five-year period in accordance with the NPPF definition of deliverable.	0	0	4	252	689	<b>945</b>		
<b>8</b>	<b>Total</b>	The total number of homes that Merton can deliver during the five-year period. It is calculated by adding row 1 - ( <i>total small sites</i> ) with row 6 ( <i>total large sites</i> ) and row 7 ( <i>total sites without planning permission</i> )	676	893	490	799	1197	<b>4,055</b>	<b>188%</b>	<b>9.40</b>
<b>9</b>	<b>London Plan Target (411+5% buffer = 431.55 per year)</b>	This is Merton's adopted housing target in the London Plan (2016)	431.5	431.5	431.5	431.5	431.5	<b>2,158</b>		

## Appendix 2: committee decisions on major residential applications (10+ homes proposed)

Application No.:	Application Type:	Description:	Site Address:	Decision Type:	Decision Date:	Decision Level:	Appeal?
14/P3856	Outline Planning Permission	Application for outline planning permission considering access and scale for the demolition of the existing two storey buildings at 34-40 Morden Road [providing 1 two bedroom house, 4 one bedroom flats and 4 bedsits] and erection of a building up to a maximum of five storeys providing an 'aparthotel' consisting of 17 serviced apartments including 7 studio units and 10 one bedroom units providing short term accommodation together with 9 residential flats providing 6 one bedroom, 2 two bedroom and 1 studio flat.	34 - 40 Morden Road South Wimbledon SW19 3JB	Refuse Outline Planning Permission	24/04/2015	Planning Applications Committee	Dismissed at appeal
14/P4537	Full Planning Permission	Demolition of the existing two storey buildings [537 square metres of business use Class B1 floor space] and the construction of a part three, part four, part five storey replacement building providing 193 square metres of floor space at ground floor level to be used for any of the following retail, financial and professional services, restaurant or café, business or non-residential institution use [use classes A1, A2, B1 or D1] and 20 flats [3 one bedroom, 15 two bedroom and 2 three bedroom flats] at the rear of the ground floor and on the upper floors with 22 cycle parking spaces, associated landscaping and highways works to provide a new layby in Kingston Road for servicing and two disabled parking bays	587 Kingston Road Raynes Park London SW20 8SA	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	29/04/2015	Planning Applications Committee	
14/P4222	Full Planning Permission	ERECTION OF A PART FIVE, PART SIX AND PART SEVEN STOREY BUILDING TO PROVIDE: 540 SQM OF LIBRARY AND COMMUNITY SPACE (USE WITHIN CLASS D1) AND 270 SQ.M OF FLOORSPACE FOR USES WITHIN CLASS A1 (RETAIL) CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) B1 (BUSINESS) AND D1 (NON RESIDENTIAL INSTITUTIONS) AT GROUND FLOOR LEVEL AND 54 RESIDENTIAL UNITS ABOVE WITH A DETACHED THREE STOREY BUILDING TO THE REAR TO PROVIDE 6 ADDITIONAL RESIDENTIAL UNITS. ACCESS TO PARKING SPACES (6 DISABLED BAYS), CYCLE PARKING, SERVICING AND FLATS OFF CAVENDISH ROAD WITH A FURTHER PEDESTRIAN ACCESS OFF VALLEY GARDENS.	Cavendish House 105 - 109 High Street Collier's Wood Colliers Wood SW19 2HR	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	05-Jun-15	Planning Applications Committee	

14/P3362	Full Planning Permission	Demolition of the existing building [Use Class B8 1165 square metres] and the construction of a new building rising to a total of 4 storeys providing 29 (reduced from 34) residential dwellings [9 one bedroom, 16 two bedroom and 4 three bedroom flats] with 3 off street car parking spaces for people with disabilities, cycle storage, ground level and rooftop amenity space and the formation of new vehicle layby in London Road that includes adjustments to the existing public footpath".	Former Express Dairy North Lodge 166-168 London Road Morden Surrey SM4 5AT	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	16-Jul-15	Planning Applications Committee	
15/P0377	Full Planning Permission	ERECTION OF MIXED USE BLOCK COMPRISING RETAIL (A1) OR (CAFE/RESTAURANT) A3 AT GROUND FLOOR (170 SQ.M) WITH 15 SELF-CONTAINED FLATS (5 X 1 BEDROOM AND 10 X 2 BEDROOM) ABOVE IN A SIX STOREY BLOCK WITH A STAIRWELL OVERRUN AT ROOF LEVEL AND 3 (3 BEDROOM) TOWN HOUSES ARRANGED ON 3 FLOORS WITH STAIRWELL AT ROOF LEVEL PROVIDING ACCESS ONTO AN AMENITY DECK.	Car Park Milner Road South Wimbledon SW19 3BH	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	23-Jul-15	Planning Applications Committee	
14/P1008	Full Planning Permission	DEMOLITION OF FIRST AND SECOND FLOORS OF EXISTING BUILDING, RETENTION OF GROUND FLOOR WITHIN USE CLASS A3 AND ERECTION OF SIX STOREY BUILDING TO PROVIDE 16 RESIDENTIAL UNITS.	141 The Broadway Wimbledon SW19 1QJ	Refuse Permission	13-Oct-15	Planning Applications Committee	Subsequent permission granted
15/P3114	Full Planning Permission	DEMOLITION OF THE EXISTING BUILDING AND THE ERECTION OF A PART 3, PART 4 STOREY BUILDING COMPRISING 22 RESIDENTIAL UNITS AND 195 sqm (GIA) OF GROUND FLOOR FLEXIBLE RETAIL/COMMERCIAL FLOORSPACE (USE CLASS A1, A2, A3, AND B1) INCLUDING THE PROVISION OF CAR AND CYCLE PARKING AND OTHER ASSOCIATED DEVELOPMENTS	360 - 364 London Road Mitcham Surrey CR4 3ND	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	17/02/2016	Planning Applications Committee	
15/P1750	Full Planning Permission	Demolition of Blossom House School (Use Class D1 2252 square metres) and all associated buildings and structures and redevelopment of the site with the construction of 13 houses (8 four bedroom and 5 five bedroom) with private and communal amenity space, 28 car parking spaces, 52 cycle parking spaces and associated landscaping.	8A The Drive West Wimbledon SW20 8TG	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	24/03/2016	Planning Applications Committee	

15/P0211	Full Planning Permission	Demolition of the existing buildings (including 802 square metres of B8 and B2 floor space) and erection of a mixed use development of three, four and six storey buildings comprising 34 flats (14 one bedroom, 18 two bedroom and 2 three bedroom), 388 square metres of office floor space (Use Class B1a), 11 car parking spaces accessed from Waterfall Cottages, secure cycle parking, provision of refuse stores and alterations to the rear access road.	2-6 High Street Colliers Wood SW19 2AG	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	18/05/2016	Planning Applications Committee	
14/P4287	Full Planning Permission	REDEVELOPMENT INVOLVING DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 6 BLOCKS OF FLATS OF 5-7 STOREYS AND A TERRACE OF 9 HOUSES, PROVIDING 224 RESIDENTIAL UNITS (CLASS C3) PLUS 3,449 SQM OF COMMERCIAL FLOORSPACE FOR USES WITHIN CLASS B1 (BUSINESS) AND 264 SQ.M OF ANCILLARY COMMERCIAL FLOORSPACE FOR USES WITHIN CLASSES A1 (RETAIL), A2 (FINANCIAL AND PROFESSIONAL SERVICES) A3 (RESTAURANTS AND CAFES) AND D1 (NON--RESIDENTIAL INSTITUTIONS), AN ENERGY CENTRE, ASSOCIATED SURFACE LEVEL AND BASEMENT PARKING (126 - CARS, 10 LIGHT GOODS VEHICLES, 21 MOTORCYCLES, 33 DISABILITY SPACES) CYCLE STORAGE (274 SPACES) AND EXTERNAL AMENITY SPACE AND LANDSCAPING.	Rainbow Industrial Estate Approach Road Grand Drive SW20 OJY	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	23-May-16	Planning Applications Committee	
15/P4370	Full Planning Permission	DEMOLITION OF EXISTING BUILDING AND THE ERECTION OF A PART THREE, PART FOUR STOREY BUILDING PROVIDING 23 RESIDENTIAL UNITS (5 X 1 BED, 14 X 2 BED AND 4 X 3 BED) WITH ASSOCIATED LANDSCAPING,PARKING & ACCESS ARRANGEMENTS.	30 Griffiths Road Wimbledon London SW19 1SP	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	08/06/2016	Planning Applications Committee	
15/P0890	Full Planning Permission	DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A PART 2, PART 3 STOREY BUILDING TO PROVIDE 10 HOMES WITH ASSOCIATED ACCESS, CAR PARKING, CYCLE PARKING, REFUSE/RECYCLING STORAGE AND LANDSCAPING	The Cricketers Public House 340 London Road Mitcham CR4 3ND	Refuse Permission	09-Jun-16	Planning Applications Committee	Allowed at appeal
15/P3197	Full Planning Permission	DEMOLITION OF TWO HOUSES AND REDEVELOPMENT OF SITE TO PROVIDE 14 x TOWN HOUSES	68-70 Meopham Road Mitcham	Grant Permission Subject to Section 106 Obligation	01/09/2016	Planning Applications Committee	

			Surrey CR4 1BJ	or any other enabling agreement.			
16/P1696	Full Planning Permission	DEMOLITION OF GARAGES AND ERECTION OF 68 RESIDENTIAL UNITS WITH ASSOCIATED PARKING AND LANDSCAPING	Haig Housing Estate Hill Top & Rhodes Moorhouse Court Green Lane Morden SM4 5NS	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	13-Dec-16	Planning Applications Committee	
16/P4324	Full Planning Permission	Demolition of all buildings and redevelopment of the site to provide 36 residential units (C3 Use Class) within a residential block of 2, 3, and 4 storeys with a 5th storey set back and 246sq.m of non- residential floor space on ground floor for use within classes A1 (retail) and/or B1 (business) and/or D2 (assembly & leisure) together with associated access, car and cycle parking, landscaping and associated works.	223 Streatham Road & 1 Ridge Road Mitcham CR4 2AJ	Refuse Permission	13-Feb-17	Planning Applications Committee	Subsequen t permission granted
16/P3430	Full Planning Permission	ERECTION OF THREE X 4 STOREY BUILDINGS AND ONE X THREE STOREY BUILDING EACH WITH A LOWER GROUND FLOOR TO PROVIDE 74 RESIDENTIAL UNITS (5 X STUDIOS, 18 X 1 BEDROOM, 34 X 2 BEDROOM AND 17 X 3 BEDROOM FLATS) (USE CLASS C3), 29 CAR PARKING SPACES AND 126 CYCLE PARKING SPACES, ASSOCIATED LANDSCAPING AND CHILDREN'S PLAY SPACE	Former Thames Water Merton Works Fortescue Road Colliers Wood SW19 2EB	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	14/02/2017	Planning Applications Committee	
16/P1968	Full Planning Permission	DEMOLITION OF GARAGES ON RAVENSBURY GROVE AND EXISTING FLATS AT 64-70 RAVENSBURY GROVE AND THE REDEVELOPMENT OF SITE TO PROVIDE 21 RESIDENTIAL UNITS (C3 USE) - COMPRISING 14 x FLATS AND 7 x DWELLINGHOUSES WITH THE THE 14 FLATS WILL BE SPLIT INTO 2 x PART THREE, PART FOUR STOREY BUILDINGS. PROVISION OF ASSOCIATED VEHICULAR ACCESS, PARKING, CYCLE AND REFUSE STORAGE AND LANDSCAPING.	64-70 Ravensbury Grove,  Ravensbury Garages and Adj Land Mitcham Surrey CR4 4DL	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	09/05/2017	Planning Applications Committee	

16/P3598	Full Planning Permission	Demolition of existing single storey buildings on site, comprising retail, a workshop, and a storage yard with associated office, and redevelopment of the site to provide a part three, part four and part five storey mixed-use building, comprising retail use at ground floor and 25 residential units above.	225 - 231 Streatham Road & 1 The Bungalows Streatham, London, SW16 6NZ	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	23-Jun-17	Planning Applications Committee
15/P4633	Full Planning Permission	DEMOLITION OF EXISTING MOT GARAGE (SUI GENERIS) AND CARPET SHOP (A1) AND THE ERECTION OF 41 RESIDENTIAL UNITS (C3), 25 CAR PARKING SPACES, 63 CYCLE PARKING SPACES AND ASSOCIATED LANDSCAPING.	Albany House 300 Burlington Road New Malden Surrey KT3 4NH	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	30/06/2017	Planning Applications Committee
17/P1537	Full Planning Permission	Demolition of buildings and redevelopment to provide 30 x residential units within a residential block of 2 and 3 storeys with a fourth storey set back with associated access, car and cycle parking, landscaping and associated works. The ground floor will also provide 195sqm of flexible commercial floorspace use within classes A1 (retail) and/or B1 (business) and/or D2 (assembly & leisure).	223 Streatham Road and 1 Ridge Road Mitcham CR4 2AJ	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	10/07/2017	Planning Applications Committee
15/P2647	Full Planning Permission	Variation of Condition 2 (Approved plans) attached to LBM Planning Permission 10/P2784 for:- The demolition of the existing multi-storey car park, conversion of and alterations / extensions to the tower block; erection of a new building (combined) to provide 218 flats, 2 retail (A1) units, a new public library facility (629 square metres), Class B1 business/office adaptable space 923 sq.m, a café/bar (102 square metres), creation of public open space together with car and cycle parking provision and landscaping (Application under S73 for amendments to conditions, attached to planning permission reference 03/P0202 to enable a phased development). Amendments include flexible A1/A2/A3 use of the commercial units, enlarged commercial unit in north extension, internal reconfiguration, reduction of flats overall by 5, increase in flats in phase 1 to 177 from 150, reduction in flats in phase 2 to 36 from 68.	Brown & Root House 125 High Street Collier's Wood Colliers Wood London SW19 2JG	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	21-Jul-17	Planning Applications Committee

15/P4798	Full Planning Permission	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A PART 7 (TOP FLOOR RECESSED), PART 9 (TOP FLOOR RECESSED) STOREY BUILDING, COMPRISING 93 FLATS, 3 ASSOCIATED CAR PARKING SPACES, 165 CYCLE PARKING SPACES, HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS.	46 - 76 Summerstown London SW17 0BH	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	15/08/2017	Planning Applications Committee
15/P4741	Full Planning Permission	DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS (CLASS B2 & B8) AND ERECTION OF A PART 2, PART 3, PART 4 STOREY BUILDINGS AND ASSOCIATED WORKS (PARKING & LANDSCAPING ETC) TO PROVIDE 34 X RESIDENTIAL UNITS AND 459 SQM OF OFFICE SPACE (CLASS B1A).	52 - 54 Wandle Bank and 64 - 68 and 72 East Road Colliers Wood London SW19 1DW	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	24/08/2017	Planning Applications Committee
16/P3738	Full Planning Permission	DEMOLITION OF EXISTING STRUCTURES ASSOCIATED WITH THE OLD LAMP WORKS, ALL GARAGES (74 IN TOTAL) AND MARSH COURT PLAY AREA TO PROVIDE RESIDENTIAL ACCOMMODATION (134 UNITS - CLASS C3) IN BUILDINGS OF THREE - NINE STOREYS, PROVISION OF CAR PARKING (31 SPACES INCLUDING 5 DISABLED SPACES), CYCLE PARKING (249 SPACES), LANDSCAPING AND PUBLIC REALM WORKS TOGETHER WITH ASSOCIATED UTILITIES AND INFRASTRUCTURE.	High Path Estate	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	05/10/2017	Planning Applications Committee
16/P2971	Full Planning Permission	DEMOLITION OF EXISTING BUILDING AND THE ERECTION OF A PART 3 STOREY, PART 4 STOREY RESIDENTIAL BLOCK COMPRISING 14 X RESIDENTIAL UNITS, 20 CYCLE PARKING SPACES AND THE PROVISION OF ADDITIONAL ON-STREET CAR PARKING SPACES.	260 Church Road Mitcham CR4 3BW	~Grant Permission (subject to conditions)	10/11/2017	Planning Applications Committee

15/P4305	Full Planning Permission	ERECTION OF 90 x RESIDENTIAL UNITS (CLASS C3), INVOLVING THE DEMOLITION OF 24 EXISTING RESIDENTIAL UNITS, ALTERATIONS TO THE ELEVATIONS OF RETAINED PROPERTIES AND THE CONSTRUCTION OF NEW ESTATE ACCESS ROAD WITH ASSOCIATED PARKING COURTS AND CAR/CYCLE SPACES (CAR PARKING TO BE INCREASED FROM 310 SPACES TO 499 SPACES). NEW LANDSCAPING AND THE PROVISION OF WASTE STORAGE FACILITIES.	Pollards Hill Estate Mitcham	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	20/11/2017	Planning Applications Committee
14/P4361	Full Planning Permission	PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A 20,000 SEAT FOOTBALL STADIUM (INITIALLY 11,000 SEAT) WITH HOSPITALITY, CRÈCHE, CAFÉ, AND COACH PARKING, PEDESTRIAN STREET, 1,273M2 RETAIL UNIT, 1,730M2 SQUASH AND FITNESS CLUB, 602 RESIDENTIAL UNITS WITH BASEMENT PARKING, REFUSE STORAGE, 296 CAR PARKING SPACES, 1130 CYCLE PARKING SPACES, AND ASSOCIATED LANDSCAPING/OPEN SPACE AND SERVICING.	Wimbledon Stadium Plough Lane Tooting SW17 0BL	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	13-Dec-17	Planning Applications Committee
16/P3551	Full Planning Permission	DEMOLITION AND REDEVELOPMENT OF THE SITE TO PROVIDE OFFICE ACCOMMODATION (318M2) ON THE GROUND FLOOR WITH 24 RESIDENTIAL UNITS ON THE FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOORS, TOGETHER WITH 8 CAR PARKING SPACES INCLUDING TWO DISABLED SPACES AND ASSOCIATED LANDSCAPING, CYCLE AND REFUSE STORAGE.	10 and 10A Ravensbury Terrace Wimbledon Park London SW18 4RL	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	12/02/2018	Planning Applications Committee
16/P4853	Full Planning Permission	ERECTION OF 7 X FLATTED BLOCKS WITH A MAXIMUM HEIGHT OF 5 STOREYS TO PROVIDE 75 RESIDENTIAL UNITS WITH ASSOCIATED ARRANGEMENTS INCLUDING BASEMENT CAR PARKING AND THE PROVISION OF PUBLIC AND PRIVATE LANDSCAPED SPACES.	Former Wolfson Centre Copse Hill SW20	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	06/03/2018	Planning Applications Committee
17/P3923	Full Planning Permission	Erection of an additional two floors resulting in a six storey building for the creation of 10 additional flats.	Standor House 284 London Road Mitcham CR4 3NB	Grant Permission Subject to Section 106 Obligation or any other	22-Mar-18	Planning Applications Committee



				enabling agreement.			
17/P1601	Full Planning Permission	DEMOLITION OF EXISTING GARAGES AND BUILDINGS REAR OF INGLEMERE ROAD AND ERECTION OF 10 x RESIDENTIAL DWELLINGS AND A PART SINGLE PART THREE STOREY BLOCK COMPRISING 4 FLATS AND THE PROVISION OF ASSOCIATED LANDSCAPING AND PARKING	Garages RO Inglemere Road & Grenfell Road Mitcham CR4 2BT	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	14/06/2018	Planning Applications Committee	
17/P2574	Full Planning Permission	DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF BUILDING TO CREATE 28 X SELF CONTAINED RESIDENTIAL UNITS WITH ASSOCIATED PARKING AND LANDSCAPING.	Former Sparrowhawk Site 159 Commonsides East Mitcham Surrey CR4 2QB	Refuse Permission	22-Jun-18	Planning Applications Committee	Subsequent permission granted
17/P4187	Full Planning Permission	REFURBISHMENT OF EXISTING PUBLIC HOUSE INCLUDING NEW GARDEN AREA FOLLOWING DEMOLITION OF SINGLE STOREY SIDE AND REAR EXTENSIONS. CREATION OF 18 NEW RESIDENTIAL UNITS, COMPRISING THE ERECTION OF TWO STOREY BUILDINGS WITH ACCOMMODATION WITHIN THE ROOF SPACE FRONTING THE CRESCENT (7 HOUSES) AND ERECTION OF A 3 STOREY BLOCK OF FLATS FRONTING DURNSFORD ROAD (11 X 1 BEDROOM FLATS), AND ASSOCIATED CAR PARKING, LANDSCAPING AND ALTERATIONS TO THE HIGHWAY.	The Woodman Hotel 222 Durnsford Road Wimbledon Park SW19 8DR	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	30/08/2018	Planning Applications Committee	
16/P1208	Full Planning Permission	DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE TO PROVIDE OFFICES (1201 SQ.M - CLASS B1) AND RESIDENTIAL (99 UNITS - CLASS C3) ACCOMMODATION IN BUILDINGS OF TWO - SIX STOREYS, PROVISION OF CAR PARKING (24 CARS, 12 DISABLED SPACES), CYCLE PARKING (224 SPACES), VEHICLE ACCESS, LANDSCAPING, PLANT AND ASSOCIATED WORKS.	579-589 Kingston Road Raynes Park London SW20 8SD	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	10-Oct-18	Planning Applications Committee	

18/P1052	Full Planning Permission	DEMOLITION OF THE EXISTING THREE BLOCKS OF FLATS AND ANCILLARY GARAGES AND REDEVELOPMENT OF THE SITE BY ERECTION OF A FOUR STOREY BLOCK OF 19 APPARTMENTS WITH BASEMENT LEVEL PARKING AND ERECTION OF 2 X SEMI-DETACHED HOUSES AND 2 X DETACHED HOUSES AT THE REAR OF THE SITE, TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING WORKS.	8 Lake Road Wimbledon SW19 7EL	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	12/10/2018	Planning Applications Committee
17/P0763	Full Planning Permission	Demolition of existing church building (No.577 Kingston Road - Use Class D1) and erection of a part 5 storey building (to Kingston Road) and part 3 storey building (to Abbott Avenue) to provide replacement church building (Use Class D1) at ground, first and part second floor and 15 residential units (Use Class C3) at second, third and fourth floor; retention of car parking; provision of cycle parking and landscaping to Kingston Road frontage; together with provision of waste storage at ground floor level.	577 Kingston Road Raynes Park London SW20 8SA	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	29/11/2018	Planning Applications Committee
16/P2672	Full Planning Permission	DEMOLITION OF EXISTING BUILDINGS AND A PHASED REDEVELOPMENT OF SITE TO PROVIDE; A PART 4 AND PART 6 STOREY MIXED USE BUILDING, COMPRISING 826 SQM GIA OF COMMERCIAL USE AND 79 RESIDENTIAL UNITS AND A PART 2, PART 3 AND PART 4 STOREY TERRACE OF 50 RESIDENTIAL UNITS AND 341.4 SQM GIA OF COMMERCIAL USE (TOTALLING 129 DWELLINGS AND 1,176.6 SQM COMMERCIAL SPACE WITHIN USE CLASS B1) WITH THE FORMATION OF A RIVERSIDE PARK, CAR PARKING, SERVICING, ACCESS AND LANDSCAPING	Garrett Appartments 14-18 Ravensbury Terrace Wimbledon Park SW18 4SB	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	25/03/2019	Planning Applications Committee
18/P2619	Full Planning Permission	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A PART THREE, PART FOUR STOREY RESIDENTIAL BUILDING COMPRISING 32 SELF-CONTAINED FLATS (6 X STUDIO, 11 X 1 BED & 15 X 2 BED).	Units 2, 3 and 3A 32-34 Bushey Road Raynes Park SW20 8BP	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	24/04/2019	Planning Applications Committee

17/P1717	Outline Planning Permission	<p>OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED, EXCEPT IN RELATION TO PARAMETER PLANS) FOR THE COMPREHENSIVE REGENERATION OF THE EASTFIELDS ESTATE COMPRISING THE DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES; ERECTION OF NEW BUILDINGS RANGING FROM 1 TO A MAXIMUM OF 9 STOREYS PROVIDING UP TO 800 RESIDENTIAL UNITS (C3 USE CLASS); PROVISION OF UP TO 275 SQM OF NON-RESIDENTIAL FLOORSPACE (FLEXIBLE USE CLASSES A1 AND/OR A2 AND/OR A3 AND/OR A4 AND/OR B1 AND/OR D1 AND/OR D2)PROVISION OF NEW PUBLIC OPEN SPACE AND COMMUNAL AMENITY SPACES INCLUDING CHILDREN'S PLAY SPACE; NEW PUBLIC REALM, LANDSCAPING WORKS AND NEW LIGHTING; CYCLE PARKING SPACES (INCLUDING NEW VISITOR CYCLE PARKING) AND CAR PARKING SPACES (INCLUDING WITHIN GROUND LEVEL PODIUMS), TOGETHER WITH ASSOCIATED HIGHWAYS AND UTILITIES WORKS</p>	<p>Eastfields Estate Mitcham Surrey</p>	<p>Grant Outline Planning Permission subject to S.106 Obligation.</p>	<p>29/04/2019</p>	<p>Planning Applications Committee</p>	
17/P1721	Outline Planning Permission	<p>OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED, EXCEPT IN RELATION TO PARAMETER PLANS) FOR THE COMPREHENSIVE PHASED REGENERATION OF HIGH PATH ESTATE COMPRISING DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES; ERECTION OF NEW BUILDINGS RANGING FROM 1 TO 10 STOREYS MAX, PROVIDING UP TO 1570 RESIDENTIAL UNITS (C3 USE CLASS); PROVISION OF UP TO 9,900 SQM OF COMMERCIAL AND COMMUNITY FLOORSPACE (INC REPLACEMENT AND NEW FLOORSPACE, COMPRISING: UP TO 2,700 SQM OF USE CLASS A1 AND/OR A2, AND/OR A3 AND/OR A4 FLOORSPACE, UP TO 4,100 SQM OF USE CLASS B1 (OFFICE) FLOORSPACE, UP TO 1,250 SQM OF FLEXIBLE WORK UNITS (USE CLASS B1), UP TO 1,250 SQM OF USE CLASS D1 (COMMUNITY) FLOORSPACE; UP TO 600 SQM OF USE CLASS D2 (GYM) FLOORSPACE); PROVISION OF NEW NEIGHBOURHOOD PARK AND OTHER COMMUNAL AMENITY SPACES, INCL. CHILDREN'S PLAY SPACE; PUBLIC REALM, LANDSCAPING, LIGHTING; CYCLE PARKING (INCL VISITOR CYCLE PARKING) AND CAR PARKING (INC WITHIN GROUND LEVEL PODIUMS), ASSOCIATED HIGHWAYS AND UTILITIES WORKS.</p>	<p>High Path Estate South Wimbledon SW19 2TG</p>	<p>Grant Outline Planning Permission subject to S.106 Obligation.</p>	<p>29/04/2019</p>	<p>Planning Applications Committee</p>	

17/P1718	Outline Planning Permission	Outline planning application (with layout, scale and access for approval, except in relation to parameter plans for height) for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (C3 Use Class); provision of replacement community centre (up to 160 sqm of Use Class D1 floorspace); provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works. Landscaping works are also proposed to the east of Ravensbury Grove and along Hengelo Gardens	Ravensbury Estate Mitcham	Grant Outline Planning Permission subject to S.106 Obligation.	29/04/2019	Planning Applications Committee	
19/P0191	Outline Planning Permission	OUTLINE APPLICATION (WITH LANDSCAPING A RESERVED MATTER) FOR THE REDEVELOPMENT OF THE SITE INVOLVING THE ERECTION OF A 4 STOREY RESIDENTIAL BLOCK TO PROVIDE 20 x FLATS (REVISION OF 17/P4147)	Foster's Auto Centre Ltd 96 Church Road Mitcham CR4 3BW	Grant Outline Planning Permission subject to S.106 Obligation.	22-Aug-19	Planning Applications Committee	
19/P0883	Full Planning Permission	ERECTION OF A TWO STOREY DETACHED BUILDING WITH ACCOMMODATION AT ROOF AND BASEMENT LEVEL COMPRISING 13 FLATS (4 X 1, 6 X 2 AND 3 X 3 BEDROOM FLATS) AND ASSOCIATED WORKS	101 Hamilton Road South Wimbledon SW19 1JG	Refuse Permission	06/09/2019	Planning Applications Committee	Subsequent permission granted

19/P1852	Approval Of Reserved Matters	APPLICATION FOR APPROVAL OF RESERVED MATTERS (PHASE 2) FOLLOWING OUTLINE PERMISSION 17/P1721 FOR THE COMPREHENSIVE PHASED REGENERATION OF HIGH PATH ESTATE COMPRISING DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES; ERECTION OF NEW BUILDINGS RANGING FROM 1 TO 10 STOREYS MAX, PROVIDING UP TO 1570 RESIDENTIAL UNITS (C3 USE CLASS); PROVISION OF UP TO 9,900 SQM OF COMMERCIAL AND COMMUNITY FLOORSPACE (INC REPLACEMENT AND NEW FLOORSPACE, COMPRISING: UP TO 2,700 SQM OF USE CLASS A1 AND/OR A2, AND/OR A3 AND/OR A4 FLOORSPACE, UP TO 4,100 SQM OF USE CLASS B1 (OFFICE) FLOORSPACE, UP TO 1,250 SQM OF FLEXIBLE WORK UNITS (USE CLASS B1), UP TO 1,250 SQM OF USE CLASS D1 (COMMUNITY) FLOORSPACE; UP TO 600 SQM OF USE CLASS D2 (GYM) FLOORSPACE); PROVISION OF NEW NEIGHBOURHOOD PARK AND OTHER COMMUNAL AMENITY SPACES, INCL. CHILDREN'S PLAY SPACE; PUBLIC REALM, LANDSCAPING, LIGHTING; CYCLE PARKING (INCL VISITOR CYCLE PARKING) AND CAR PARKING (INC WITHIN GROUND LEVEL PODIUMS), ASSOCIATED HIGHWAYS AND UTILITIES WORKS.	High Path Estate South Wimbledon SW19 2TG	Grant Reserved Matters	26/09/2019	Planning Applications Committee	
18/P3780	Variation of Condition	APPLICATION TO VARY CONDITION 2 (APPROVED PLANS) ATTACHED TO LBM PLANNING PERMISSION 15/P4741 (34 X RESIDENTIAL UNITS AND 459 SQM OF OFFICE SPACE). THE CHANGES RELATE TO RECONFIGURING THE LAYOUT OF BLOCK A TO CREATE 11 NEW UNITS (TAKING TOTAL TO 45), ALTERATIONS TO FENESTRATION/TERRACE AND ADDITIONAL CYCLE PARKING SPACES ACROSS THE DEVELOPMENT.	52 - 54 Wandle Bank and 64 - 68 and 72 East Road Colliers Wood SW19 1DW	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	31/10/2019	Planning Applications Committee	

19/P1845	Approval Of Reserved Matters	APPLICATION FOR APPROVAL OF RESERVED MATTERS (APPEARANCE & LANDSCAPING) FOLLOWING OUTLINE PERMISSION 17/P1718 FOR THE REGENERATION OF THE RAVENSBURY ESTATE (ON LAND TO THE WEST OF RAVENSBURY GROVE) COMPRISING THE DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES; ERECTION OF NEW BUILDINGS RANGING FROM 2 TO 4 STOREYS PROVIDING UP TO 180 RESIDENTIAL UNITS (C3 USE CLASS); PROVISION OF REPLACEMENT COMMUNITY CENTRE (UP TO 160 SQM OF USE CLASS D1 FLOORSPACE); PROVISION OF NEW PUBLIC REALM, LANDSCAPING WORKS AND NEW LIGHTING; CYCLE PARKING SPACES (INCLUDING NEW VISITOR CYCLE PARKING) AND CAR PARKING SPACES, TOGETHER WITH ASSOCIATED HIGHWAYS AND UTILITIES WORKS. LANDSCAPING WORKS ARE ALSO PROPOSED TO THE EAST OF RAVENSBURY GROVE AND ALONG HENGEL GARDENS	Ravensbury Estate Mitcham	Grant Reserved Matters	09/12/2019	Planning Applications Committee	
19/P1675	Full Planning Permission	SCHEME B - DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE TO PROVIDE OFFICE SPACE AND RESIDENTIAL UNITS IN BUILDINGS OF TWO TO SEVEN STOREYS, COMPRISING 124 SELF-CONTAINED FLATS, CAR AND CYCLE PARKING, VEHICLE ACCESS, LANDSCAPING, PLANT AND ASSOCIATED WORKS.	579-589 Kingston Road Raynes Park SW20 8SD	Refuse Permission	13/03/2020	Planning Applications Committee	Extant permission on site
19/P1676	Full Planning Permission	SCHEME A - DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE TO PROVIDE OFFICE SPACE AND RESIDENTIAL UNITS IN BUILDINGS OF TWO TO SIX STOREYS, COMPRISING 118 SELF-CONTAINED FLATS, CAR AND CYCLE PARKING, VEHICLE ACCESS, LANDSCAPING, PLANT AND ASSOCIATED WORKS.	579-589 Kingston Road Raynes Park SW20 8SD	Refuse Permission	13/03/2020	Planning Applications Committee	Extant permission on site
19/P4266	Full Planning Permission	DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE TO PROVIDE A PART THREE, PART FIVE AND PART SIX STOREY BLOCK OF 70 FLATS AND A COMMERCIAL UNIT (204 SQM) AT GROUND FLOOR LEVEL (COMPRISING FLEXIBLE A1 (EXCLUDING SUPERMARKET), A2, A3, B1, & D1 USES) AND AN ASSOCIATED LANDSCAPING, BIN/CYCLE STORAGE, PARKING, HIGHWAY WORKS AND ALTERATIONS TO LISTED WALL.	Abbey Wall Works Station Road Colliers Wood SW19 2LP	Refuse Permission	27-Mar-20	Planning Applications Committee	Allowed at appeal

19/P0866	Full Planning Permission	DEMOLITION OF EXISTING SINGLE STOREY BUILDINGS AND ERECTION OF A PART THREE, PART FOUR, PART FIVE AND PART SIX STOREY MIXED USE BUILDING COMPRISING RETAIL (CLASS A1) ON GROUND FLOOR AND 28 x RESIDENTIAL UNITS ABOVE	225 - 231 Streatham Road Streatham  London SW16 6NZ	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	20/04/2020	Planning Applications Committee
19/P2383	Outline Planning Permission	OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED) FOR THE REDEVELOPMENT OF THE SITE COMPRISING DEMOLITION OF EXISTING BUILDINGS AND DEVELOPMENT OF UP TO 850 NEW RESIDENTIAL DWELLINGS (CLASS C3 USE) AND UP TO 750 SQM OF FLEXIBLE COMMERCIAL FLOORSFACE (CLASS A1-A3, D1 AND D2 USE) TOGETHER WITH ASSOCIATED CAR PARKING, CYCLE PARKING, LANDSCAPING AND INFRASTRUCTURE	Benedict Wharf Off Hallowfield Way Mitcham Surrey CR4 3BQ	Grant Outline Planning Permission subject to S.106 Obligation.	18-Jun-20	Planning Applications Committee
19/P4048	Full Planning Permission	REDEVELOPMENT OF EXISTING CAR PARK TO ALLOW FOR THE ERECTION OF A PART FIVE, PART SIX STOREY DEVELOPMENT COMPRISING 36 SELF-CONTAINED UNITS (29X 1B AND 7X 2B); WITH ASSOCIATED CYCLE PARKING, REFUSE STORE, 3X DISABLED PARKING BAYS AND LANDSCAPING.	Car Park Raleigh Gardens Mitcham	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	16-Jul-20	Planning Applications Committee
19/P4050	Full Planning Permission	ERECTION OF A THREE STOREY DEVELOPMENT COMPRISING 11 SELF-CONTAINED UNITS (7X 1B AND 4X 2B), AND ERECTION OF 7 X THREE STOREY TOWNHOUSES (4B); WITH ASSOCIATED CYCLE PARKING, REFUSE STORES, 4 X PARKING BAYS (2 DISABLED BAYS) AND LANDSCAPING.	Development Site North Of Numbers 11 To 17 Madeira Road Mitcham	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	16-Jul-20	Planning Applications Committee
19/P4047	Full Planning Permission	ERECTION OF A FIVE STOREY BUILDING TO CREATE 21 NEW RESIDENTIAL UNITS. COMPRISING OF ONE AND TWO BEDROOM APARTMENTS, ASSOCIATE CYCLE PARKING, DISABLED PARKING BAYS AND PUBLIC REALM ENHANCEMENTS.	Elm Nursery Car Park London Road Mitcham	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	16-Jul-20	Planning Applications Committee

19/P4046	Full Planning Permission	DEMOLITION OF EXISTING CHURCH BUILDINGS AND ERECTION OF A FOUR STOREY DEVELOPMENT COMPRISING 15 SELF-CONTAINED UNITS (9X 1B AND 6X 2B UNITS), AND ERECTION OF 3 x THREE STOREY DWELLINGHOUSES (1X 5B AND 2X 4B); PROVIDED WITH ASSOCIATED CYCLE PARKING, REFUSE STORES, PARKING BAYS AND LANDSCAPING.	Farm Road Church Farm Road Morden SM4 6RA	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	16-Jul-20	Planning Applications Committee
20/P1060	Full Planning Permission	DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF BUILDINGS TO CREATE 25 SELF-CONTAINED RESIDENTIAL UNITS WITH ASSOCIATED PARKING AND LANDSCAPING	159 Commonsides East Mitcham CR4 2QB	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	20-Aug-20	Planning Applications Committee
19/P2747	Full Planning Permission	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A NEW FOUR STOREY MIXED USE BUILDING COMPRISING COMMERCIAL UNITS AT THE GROUND FLOOR LEVEL (USE CLASSES A1, A2, A3, A5, B1 OR D1) AND 20 x SELF-CONTAINED FLATS ABOVE (USE CLASS C3); WITH ASSOCIATED LANDSCAPING AND BIN AND CYCLE STORE	33-39 Upper Green East Mitcham Surrey CR4 2PF	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	20-Aug-20	Planning Applications Committee
19/P2120	Full Planning Permission	RESTORATION AND EXTENSIONS TO THE EXISTING MANOR HOUSE BUILDING (INCLUDING BASEMENT EXTENSION) AT NO.76, AND REDEVELOPMENT OF THE ADJOINING SITE AT NO.64-68 WITH THE ERECTION OF A NEW FOUR STOREY RESIDENTIAL BLOCK (PLUS ADDITIONAL BASEMENT LEVEL) CREATING A TOTAL OF 26 x SELF-CONTAINED FLATS (7 x 3 BED, 4 x 2 BED 15 x 1 BED UNITS)	64-76 Kingston Road Wimbledon SW19 1LA	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	20-Aug-20	Planning Applications Committee
19/P4094	Full Planning Permission	ERECTION OF 6 STOREY RESIDENTIAL BUILDING COMPRISING 77 RESIDENTIAL UNITS WITH ASSOCIATED PARKING AND LANDSCAPING	Imperial Fields Tooting & Mitcham Football Club Bishopsford Road Morden SM4 6BF	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	20-Aug-20	Planning Applications Committee



20/P1412	Full Planning Permission	DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE TO PROVIDE A PART THREE, PART FOUR, PART FIVE STOREY BLOCK OF 54 FLATS AND A COMMERCIAL UNIT (204 SQM) AT GROUND FLOOR LEVEL (COMPRISING FLEXIBLE A1 (EXCLUDING SUPERMARKET), A2, A3, B1 AND D1 USES) AND AN ASSOCIATED LANDSCAPING, BIN/CYCLE STORAGE, PARKING, HIGHWAY WORKS AND ALTERATIONS TO LISTED WALL.	Abbey Wall Works Station Road Colliers Wood SW19 2LP	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	12/10/2020	Planning Applications Committee	
19/P3772	Full Planning Permission	DEMOLITION OF EXISTING BANK (CLASS A2) AND ERECTION OF A NEW RESIDENTIAL BLOCK (CLASS C3), COMPRISING 26 x SELF-CONTAINED FLATS WITH ASSOCIATED PARKING AND LANDSCAPING	16 - 20 Morden Road South Wimbledon SW19 3BN	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	22-Oct-20	Planning Applications Committee	
17/P0296	Full Planning Permission	REDEVELOPMENT OF SITE TO CREATE 20 x SELF-CONTAINED FLATS WITHIN A SIX STOREY RESIDENTIAL BLOCK WITH NEW FRONTAGE TO GROUND FLOOR COMMERCIAL UNIT	141 The Broadway Wimbledon SW19 1QJ	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	16/11/2020	Planning Applications Committee	
20/P1738	Full Planning Permission	DEMOLITION OF BUILDINGS AND A 2 PHASED REDEVELOPMENT COMPRISING A MIXED USE DEVELOPMENT WITH THE ERECTION OF PART BASEMENT, PART SINGLE, PART FIVE, PART 6, PART 7, PART 8 AND PART 9 STOREY BUILDINGS. PHASE 1 COMPRISING DEMOLITION OF OLYMPIC HOUSE AND PART OF YMCA AND ERECTION OF A 121 ROOM HOMELESS HOSTEL (SUI GENERIS) WITH ANCILLARY GYM AND CAFE PHASE 2 COMPRISING DEMOLITION OF REMAINDER OF SITE AND ERECTION OF 135 FLATS AND 333SQM OF FLEXIBLE CLASS A1 (EXCLUDING SUPERMARKETS) /A2/A3/B1(A)/D1 FLOOR SPACE WITH VEHICLE ACCESS FROM TRINITY ROAD, ANCILLARY CAR AND CYCLE PARKING, LANDSCAPING AND ASSOCIATED WORKS.	196-200 The Broadway  Wimbledon SW19 1RY	Grant Permission Subject to Section 106 Obligation or any other enabling agreement.	10-Dec-20	Planning Applications Committee	

# Appendix 3

**From:** [Lucy Lewis \(NHS South West London CCG\)](#)  
**To:** [Katharine Fox](#)  
**Cc:** [Tara Butler](#); [Valerie Mowah](#)  
**Subject:** RE: Query - Birches and Wilson in Merton's five-year housing supply  
**Date:** 30 November 2020 15:03:58  
**Attachments:** [image001.png](#)

Dear Katharine

Thanks for your email. I can confirm that the information below reflects the latest position for both of these sites.

Do please come back to me if you need anything further.

Kind Regards

Lucy

**Lucy Lewis** Lead Estates Manager (SWL)  
NHS South West London CCG

**From:** Katharine Fox

**Sent:** 27 November 2020 17:20

**To:** Lucy Lewis (NHS South West London CCG)

**Cc:** Tara Butler; Valerie Mowah

**Subject:** Query - Birches and Wilson in Merton's five-year housing supply

Dear Lucy,

At the moment I am reviewing Merton's Five-year housing supply as part of our Local Plan.

I have included the Birches and Wilson sites within it following the latest Programme Board Papers.

The housing assumptions are as follows:

**Birches Close:**

**1. Site declared surplus in January 2022 (please confirm?) in line with the approval of business case of a new Mitcham Health and Wellbeing Hub. 1 year for planning permission and start on site (assuming pre-app discussions start in 2021). Completions on site in 2024/25.**

**2. Capacity for 40 units, based on the planning permissions submitted historically:**

<a href="#">10/P0154</a>	Birches Close Mitcham Surrey CR4 4LQ	APPLICATION FOR CONSERVATION CONSENT FOR THE DEMOLITION OF ALL EXISTING BUILDINGS (APART FROM BIRCHES HOUSE) IN CONNECTION WITH THE PLANNING APPLICATION (REF 10/P0153) FOR THE CONVERSION OF BIRCHES HOUSE FROM A HEALTHCARE CENTRE (USE CLASS D1) TO PROVIDE 4 TWO BEDROOM FLATS AND DEVELOPMENT OF 6, TWO AND THREE STOREY NEW BUILDINGS PROVIDING 23 RESIDENTIAL UNITS INCLUDING 4 TWO BEDROOM HOUSES, 11 THREE BEDROOM HOUSES, AND 8 FOUR BEDROOM HOUSES WITH A NEW TWO STOREY BUILDING PROVIDING 8 REPLACEMENT ASSISTED LIVING UNITS WITH COMMUNAL AND SUPPORT ACCOMMODATION ASSOCIATED CAR & CYCLE PARKING, ACCESS & LANDSCAPING.	APPEAL DECIDED	28-01-2010	Refuse Conservation Area Consent
<a href="#">10/P0153</a>	Birches Close Mitcham Surrey CR4 4LQ	RETENTION AND CONVERSION OF BIRCHES HOUSE FROM A HEALTHCARE CENTRE (USE CLASS D1) TO PROVIDE 4 TWO BEDROOM FLATS WITH THE DEMOLITION OF ALL OTHER HEALTHCARE BUILDINGS (USE CLASS D1) AND ASSISTED LIVING UNITS AND DEVELOPMENT OF 6, TWO AND THREE STOREY BUILDINGS PROVIDING 23 RESIDENTIAL UNITS INCLUDING 4 TWO BEDROOM HOUSES, 11 THREE BEDROOM HOUSES, AND 8 FOUR BEDROOM HOUSES WITH A NEW TWO STOREY BUILDING PROVIDING 8 REPLACEMENT ASSISTED LIVING UNITS WITH COMMUNAL AND SUPPORT ACCOMMODATION ASSOCIATED CAR & CYCLE PARKING, ACCESS & LANDSCAPING.	APPEAL DECIDED	28-01-2010	Refuse Permission
<a href="#">09/P1531</a>	Birches Close Mitcham Surrey CR4 4LQ	CONSERVATION AREA CONSENT FOR THE DEMOLITION OF EXISTING BUILDINGS IN BIRCHES CLOSE (APART FROM BIRCHES HOUSE) IN CONNECTION WITH PLANNING APPLICATION 09/P1528 FOR THE CONVERSION OF BIRCHES HOUSE FROM A HEALTHCARE CENTRE (USE CLASS D1) TO PROVIDE 4 TWO BEDROOM FLATS WITH THE DEMOLITION OF ALL OTHER HEALTHCARE BUILDINGS (USE CLASS D1) AND ASSISTED LIVING UNITS AND DEVELOPMENT OF SIX, TWO AND THREE STOREY BUILDINGS PROVIDING 48 RESIDENTIAL UNITS INCLUDING 6 THREE BEDROOM HOUSES, 3 FOUR BEDROOM HOUSES WITH 39 FLATS INCLUDING 8 ONE BEDROOM FLATS, 23 TWO BEDROOM FLATS AND 8 REPLACEMENT ASSISTED LIVING UNITS WITH COMMUNAL AND SUPPORT ACCOMMODATION AND A SINGLE STOREY BIOMASS PLANT BUILDING. ERECTION OF 55 x 1, 2 & 3 BED HOMES (INCLUDING 8 SUPPORTED LIVING FLATS), TOGETHER WITH ASSOCIATED CAR & CYCLE PARKING AND LANDSCAPING.	APPEAL DECIDED	12-08-2009	Refuse Conservation Area Consent
<a href="#">09/P1528</a>	Birches Close Mitcham Surrey CR4 4LQ	RETENTION AND CONVERSION OF BIRCHES HOUSE FROM A HEALTHCARE CENTRE (USE CLASS D1) TO PROVIDE 4 TWO BEDROOM FLATS WITH THE DEMOLITION OF ALL OTHER HEALTHCARE BUILDINGS (USE CLASS D1) AND ASSISTED LIVING UNITS AND DEVELOPMENT OF SIX, TWO AND THREE STOREY BUILDINGS PROVIDING 48 RESIDENTIAL UNITS INCLUDING 6 THREE BEDROOM HOUSES, 3 FOUR BEDROOM HOUSES WITH 39 FLATS INCLUDING 8 ONE BEDROOM FLATS, 23 TWO BEDROOM FLATS AND 8 REPLACEMENT ASSISTED LIVING UNITS WITH COMMUNAL AND SUPPORT ACCOMMODATION AND A SINGLE STOREY BIOMASS PLANT BUILDING.	APPEAL DECIDED	11-08-2009	Refuse Permission

**Wilson Hospital:**

**1. Part of the site declared surplus in January 2022 (please confirm?) in line with the approval of business case of a new Mitcham Health and Wellbeing Hub. 1 year for planning permission and start on site (assuming pre-app discussions start in 2021). Completions on site in 2024/25.**

**2. Capacity for 11 units, based on the planning permissions submitted historically:**

<a href="#">04/P0355</a>	Land at Wilson Hospital Caesars Walk Cranmer Road CR4 4LD	ERECTION OF 11 TWO STOREY 3 BEDROOM HOUSES, WITH ASSOCIATED OFF STREET CAR PARKING (17 PARKING SPACES). VEHICLE ACCESS TO PARKING AREA TO BE LOCATED OPPOSITE 11 CAESARS WALK.	FINAL DECISION	28-04-	Grant Permission subject to 2004 Conditions
--------------------------	--	--	----------------	--------	---

The assumptions that I have made on build-out rates for the two sites are based on the trends of other similar-sized sites in Merton.

It would be great if you could confirm the latest timetables for disposal/planning on both of the sites.

I can give you a ring on Monday if you have any questions?

Kind regards,

Katharine

Please check out <https://data.merton.gov.uk/> for the latest intelligence about Merton. It brings together nearly 5,000 indicators and data from a wide number of different sources. Use it for developing strategies, commissioning services, applying for funding and designing policies.

Please help to reduce waste and do not print this message unless you really need to.

This message, including any attached files, is intended just for the use of the individual or organisation to whom it is addressed. Any opinions expressed are those of the sender, not Merton Council. Email is not secure, and the council accepts no responsibility for any inaccuracy, corruption or virus which has occurred during transmission.

This email may be subject to monitoring in accordance with relevant legislation and may be disclosed in response to a request under the Freedom of Information Act 2000.

The message may contain information that is confidential or sensitive; you should handle it accordingly.

If you have received this email message in error, you must not copy, disclose or make any further use of the information contained within it. Please notify the system manager ([postmaster@merton.gov.uk](mailto:postmaster@merton.gov.uk)) or the Head of Information Governance ([data.protection@merton.gov.uk](mailto:data.protection@merton.gov.uk)), and delete the message.

[postmaster@merton.gov.uk](mailto:postmaster@merton.gov.uk)  
<http://www.merton.gov.uk>

## **Council statement on council owned sites without planning permission**

### **For Burlington Road appeal**

I am writing as the Assistant Director for Sustainable Communities at Merton Council, covering property assets, planning and regeneration.

The council confirms that all of the sites listed in the table below form part of the council's existing (2014) or new Local Plan and that development on these sites will complete in the next five years.

Accelerated by Covid19, the council is managing its property assets to consolidate its services and take forward available council-owned sites to deliver new homes. In 2020 the council appointed a Head of Recovery at Assistant Director level; part of this role is to reassess the need for the council's operational property assets post Covid19, rationalise uses into vacant space in Merton Civic Centre and accelerate the re-use of surplus property assets for other uses including residential.

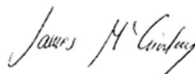
Activities the council is undertaking towards this include:

- Establishing planning certainty that the sites can be used for residential by allocating each suitable, available and deliverable site for new homes in the council's Local Plan.
- Having dialogue with developers and Registered Providers about the delivery of these sites, for example at developer forums such as SiteMatch.
- Undertaking site-specific urban design assessments and development capacity studies to inform development viability and forthcoming planning applications.
- Worked with other public bodies via One Public Estate on site valuations with a view to dispose of surplus property assets for new homes
- Using the successful funding bid for the GLA's "Small sites, small builders" programme to help undertake planning assessment, urban design and development capacity carried out to optimize residential opportunities and de-risk delivery at planning
- Seeking the release of these sites towards planning via the council's Property Asset Management Board.

The GLA-funded asset disposal programme will conclude in March 2021 and will inform council decision on the route to market, including timeline planning applications. The planning stage is de-risked by the council's allocation in the 2014 or emerging Local Plan and the investment in site-specific urban design, development capacity and planning analysis carried out for each site.

I am confident that the sites below will be delivered within the first five years of the council's five-year housing land supply, as set out in the Housing Trajectory.

Regards,



James McGinlay  
Assistant Director for Sustainable Communities

## Merton Council Comments

**Morden Town Centre Phase 1:** sites allocated in 2014 adopted Local Plan and proposed in New local plan site allocation and sites and policies plan (2014). Morden regeneration supported in Intent to Publish London Plan (as part of Wimbledon / South Wimbledon / Colliers Wood Opportunity Area) Merton Core Planning Strategy, Sites and Policies plan 2014 and new Local Plan draft 2019.

These include the allocated sites (2014) of:

Site 57: Morden Station Offices and Retail Units

Site 58: Sainsbury's (Peel House) Car Park

Site 61: Morden Station Car Park

Site 65: Kenley Road Car Park

As set out in Merton's emerging Local Plan, Merton Council and Transport for London commissioned Hawkins Brown Architects to develop a strategic development framework for Morden regeneration zone, including development sites

The council has carried out two rounds of soft market testing, most recently in late 2019.

In 2020 the council concluded comprehensive activities to de-risk planning and development progress including: development capacity, development viability, planning assessments, transport assessment, drainage and flood risk, unexploded ordnance. This aspect of the work has not been yet published as it is commercially sensitive and may influence the procurement process.

On 8<sup>th</sup> February 2021, Merton's Cabinet will be asked to agree spending to procure developers for Morden.

There are a number of allocated sites that are publicly owned land and unencumbered by third party ownership which could deliver 100 homes or more and will be delivered as the first phase by March 2025

**Battle Close (former Virgin Active Site):** Allocated for residential development in 2021 Emerging Local Plan.

2019 – existing buildings demolished and site cleared, ready for disposal to residential, informed by professional site valuation.

2020 (May) Declared surplus and suitable for disposal at Merton's Property Asset Management Board.

2020 (Summer)

- – awarded asset disposal funding via the GLA small sites small builders programme for due diligence to inform route to market.
- Planning assessment, urban design and development capacity carried out to optimize residential opportunities and de-risk delivery at planning.

2021 (March) – conclusion of asset disposal programme; to inform council decision on route to market, including timeline for planning application.

Proposed timeline to deliver 75 homes: planning permission granted 2022, delivery phased with 35 homes delivered 2023-24 and 40 home 2024-25

**Worsfold House:** Allocated for residential development in 2014 Local Plan and 2021 Emerging Local Plan.

2020 (July) Declared surplus and suitable for disposal at Merton's Property Asset Management Board following completion of construction at Melrose School (adjacent site).

2020 (Summer)

- awarded asset disposal funding via the GLA small sites small builders programme for due diligence to inform route to market.
- Planning assessment, urban design and development capacity carried out to optimize residential opportunities and de-risk delivery at planning.

2021 (March) – conclusion of asset disposal programme; to inform council decision on route to market, including timeline for planning application.

Proposed timeline to deliver 60 homes: planning permission granted 2022, delivery phased with 30 homes delivered 2023-24 and 30 home 2024-25

**Chaucer Centre:** Allocated for residential development in 2014 Local Plan and 2021 Emerging Local Plan.

2020 (summer)

- awarded asset disposal funding via the GLA small sites small builders programme for due diligence to inform route to market.
- Planning assessment, urban design and development capacity carried out to optimize residential opportunities and de-risk delivery at planning.

Due to go to Merton's Property Asset Management Board recommending disposal in March 2021.

This is programmed to complete in 23/24 and 24/25 due to the council's property review in response to Covid - looking to recommend disposal to PAMB in March 2021, two years for permission and start on site, first units delivered in 23-24 and complete in 24-25.

**Gifford House:** Draft allocation in New Local Plan, part of Merton's review of property in response to Covid-19. The site is currently used as offices for the legal services team.

Due to go to Merton's Property Asset Management Board recommending disposal in March 2021.

Part of GLA Small sites review - due to conclude March 2021.

Proposed timeline to deliver 24 homes: planning permission granted 2021-22, homes delivered 2023-24

**Mitcham Citizens Advice Bureau:** Draft allocation in New Local Plan, part of Merton's review of property in response to Covid-19.

Due to go to Merton's Property Asset Management Board recommending disposal in March 2021.

Proposed timeline to deliver 11 homes by conversion of existing offices in to flats: planning permission granted 2021-22, homes delivered 2023-24.