

MERTON COUNCIL
futureMerton

TUITION HOUSE

Borough Plan Advisory Committee

Housing update; converting offices to homes

06 March 2014

www.merton.gov.uk/ldf



Government prioritizing new homes

- Fiscal incentives: Help to Buy
- Cutting Red Tape / speeding up the planning process

National Planning Policy Framework 2012

- “*to significantly boost the supply of housing..*”
- Requires development plans and sites to be viable
- Must meet “*objectively assessed housing need*”



London's challenge

A population boom:

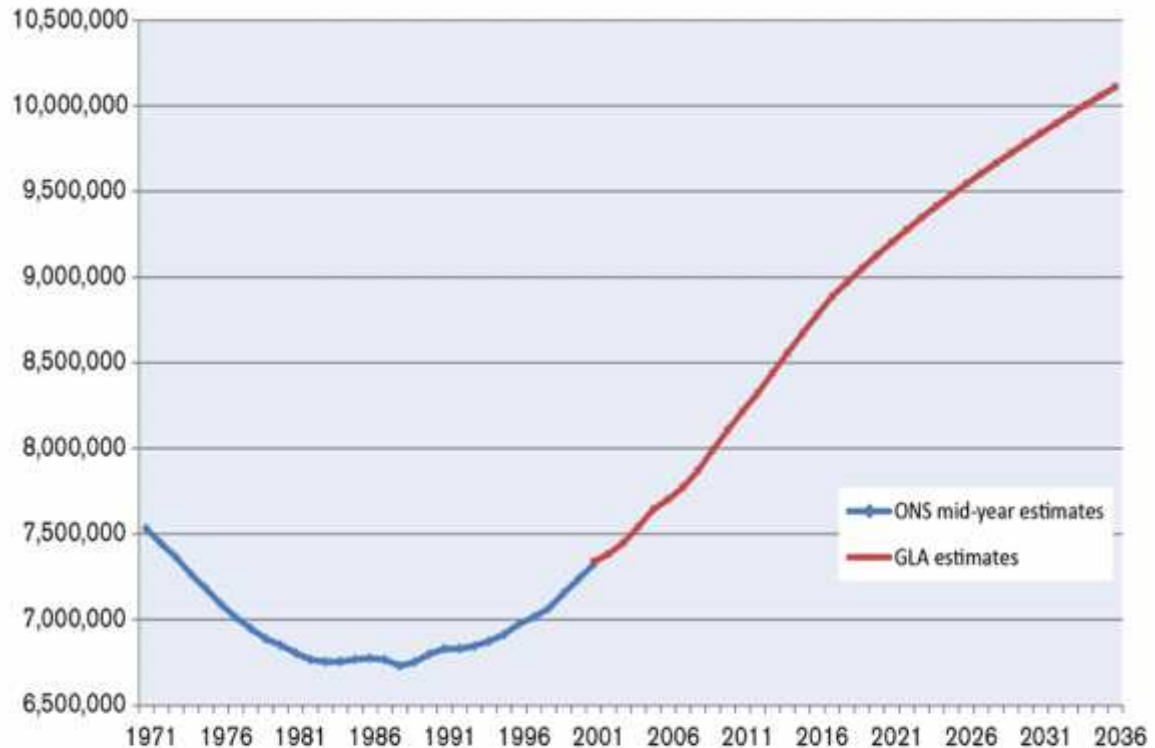
- 9million by 2020
 - 10million by 2030
- 2001-11 London grew by 30% more than expected

A changing tenure pattern

An affordability crisis

Mayor's view: housing is essential infrastructure:

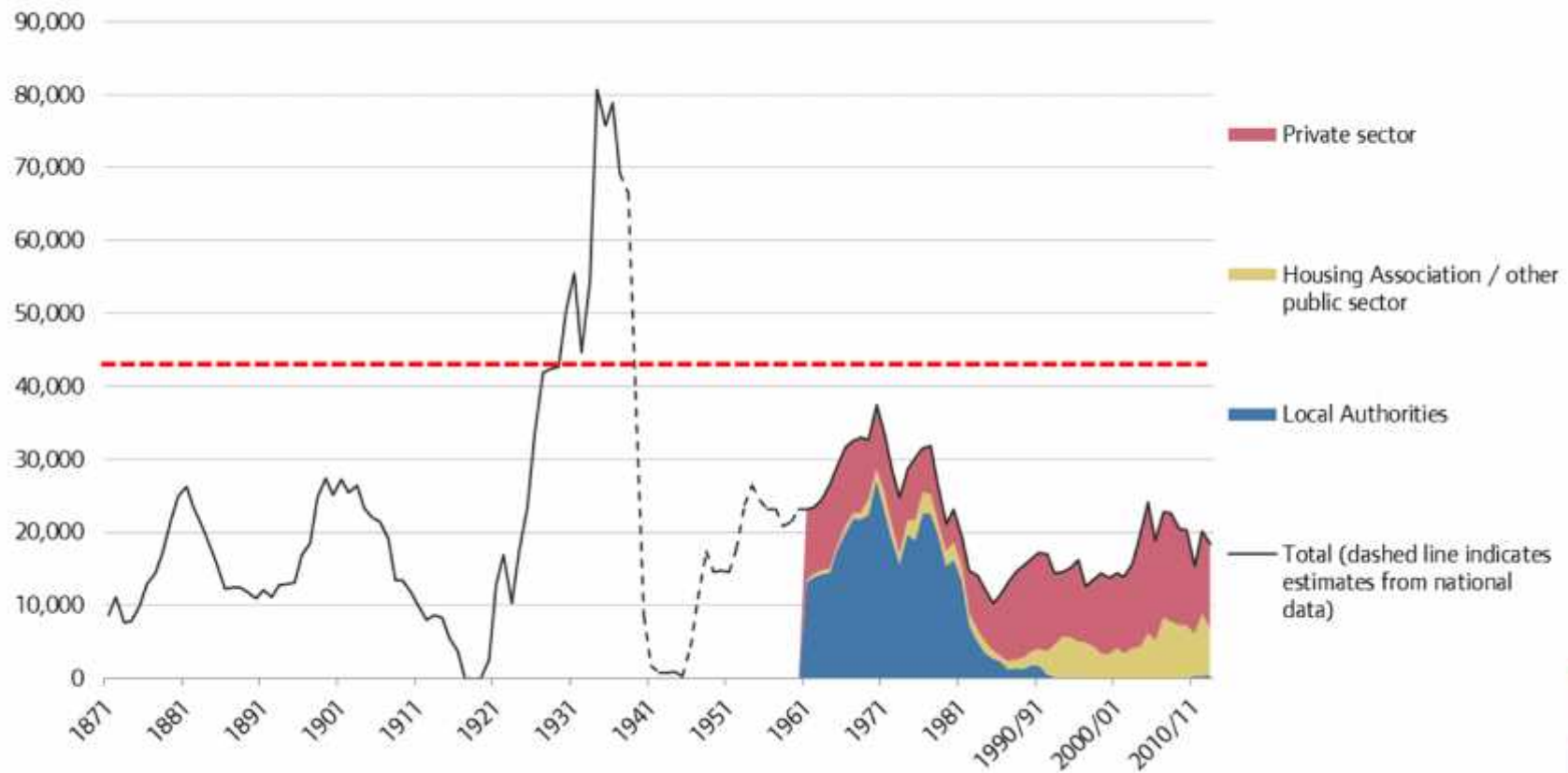
- building homes creates jobs
- supporting London's skilled workforce



Source: Office for National Statistics mid-year estimates to 2001, GLA estimates 2002 to 2036

Mayor's London Plan 2014 set target for 42,000 new homes per year until 2031

Gross new homes built in Greater London, 1871 to 2012/13

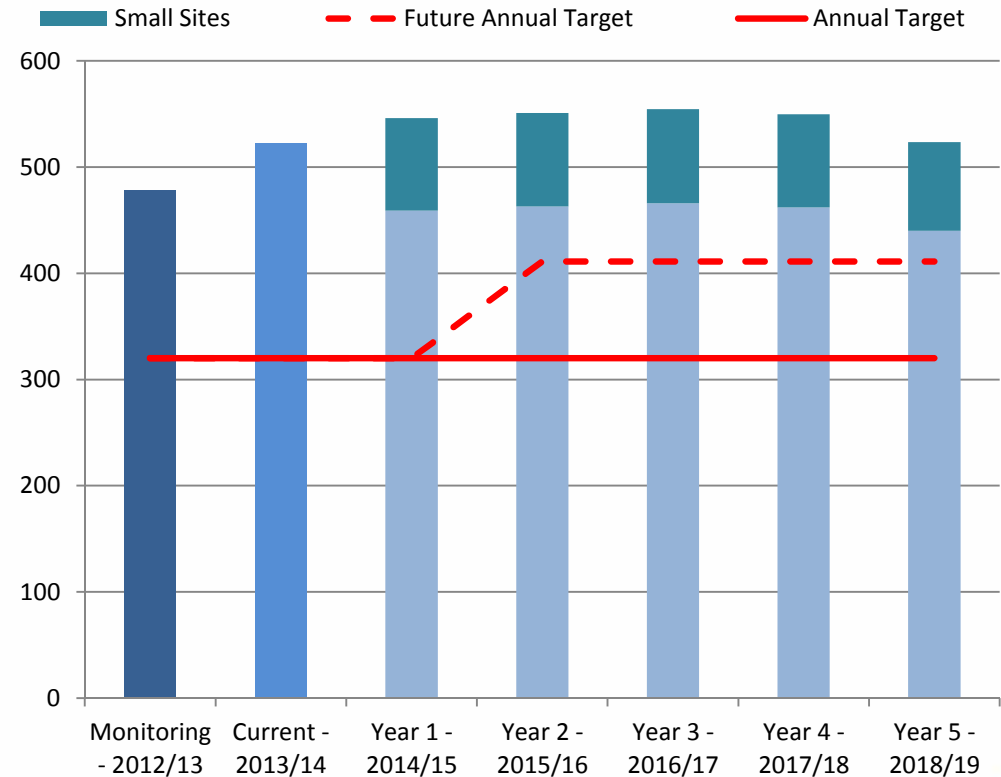


Merton's share of London's challenge

c200,000 = Merton's population from Census 2011

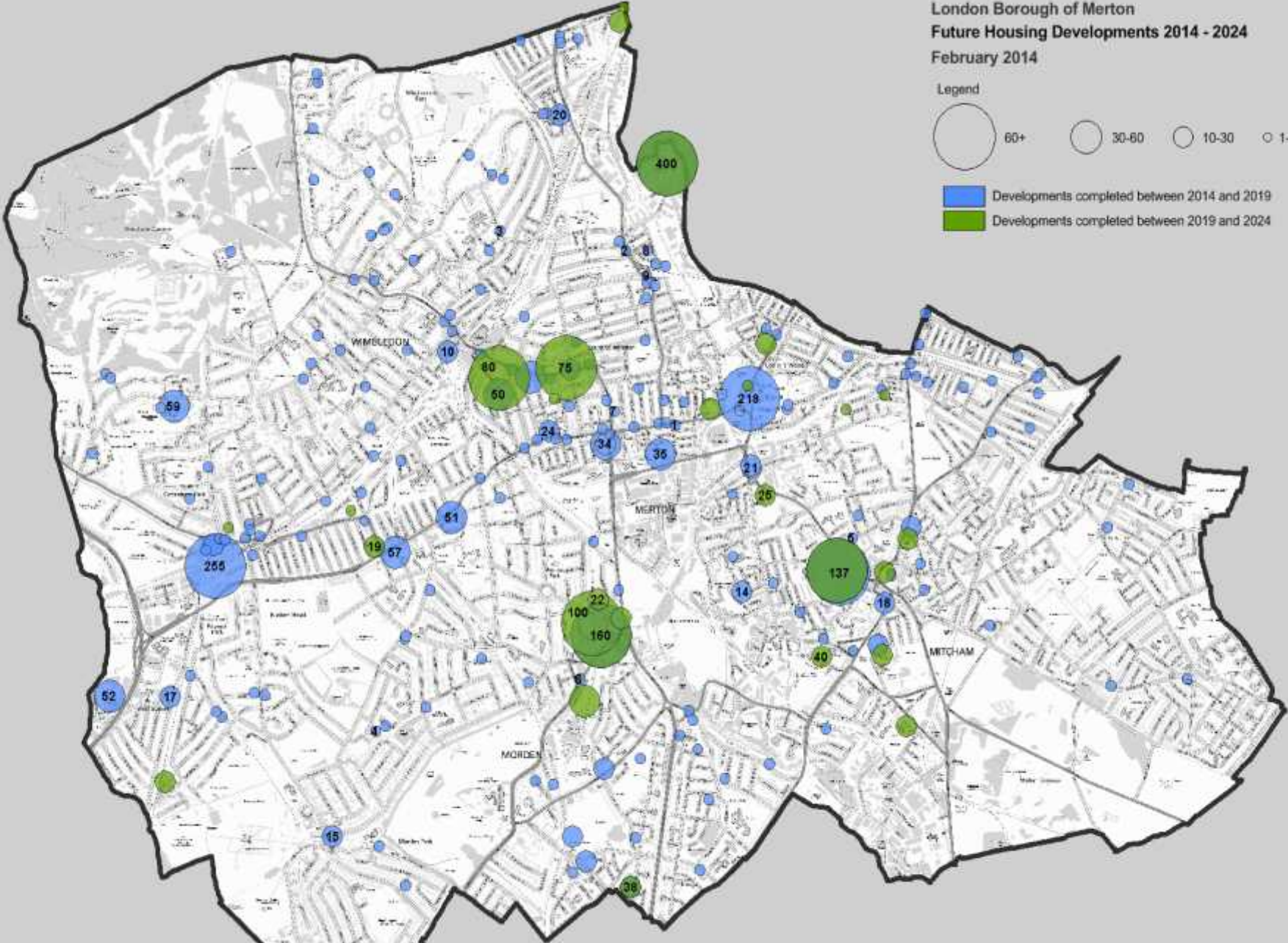
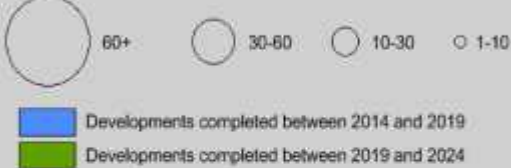
320 homes p.a. Merton's current (2011) share of London's housing target

411 homes p.a. = Merton's future share of London's homes (33% increase)



**London Borough of Merton
Future Housing Developments 2014 - 2024
February 2014**

Legend



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Cutting red tape: “prior approval” to turn offices into residential

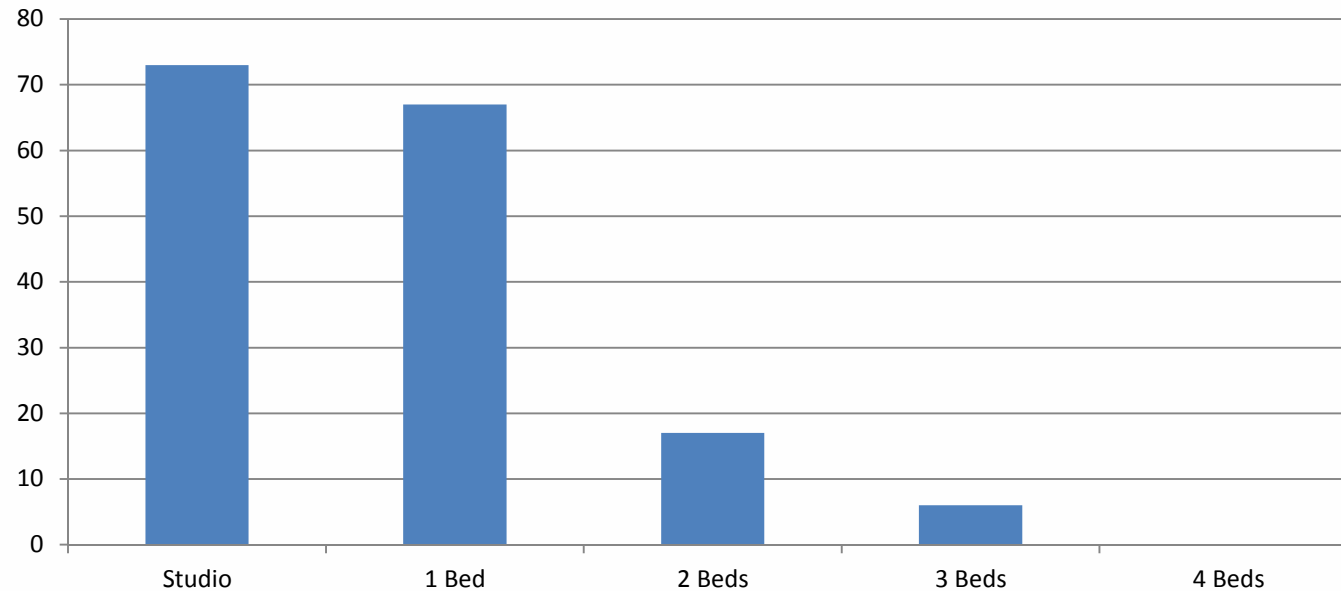
- No need for planning permission so no design standards, space standards, support for necessary local infrastructure etc.
- Introduced May 2013; homes must be built by May 2016
- CLG refused Merton’s exemption for Wimbledon town centre and the main industrial estates

Prior approval - office to residential

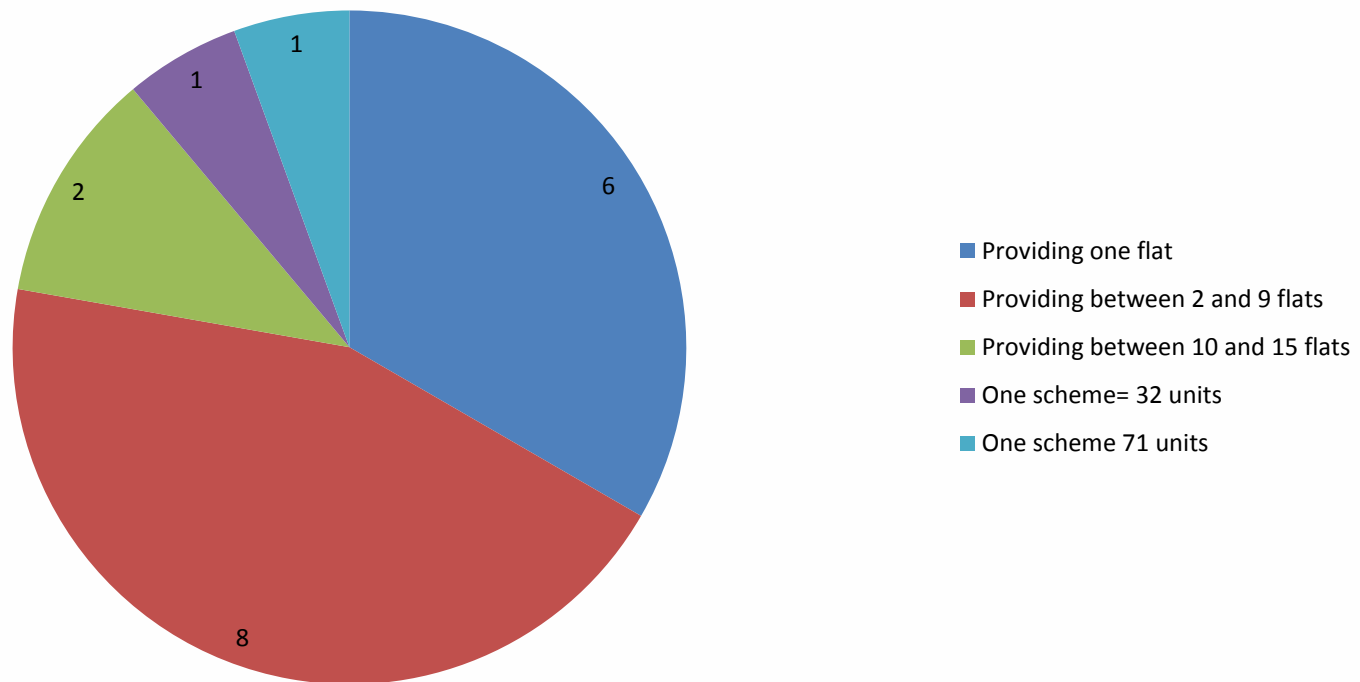
Prior approvals:

- 77 schemes submitted,
- 19 schemes granted, creating 131 units
- 17 refused
- 17 awaiting a decision, if granted will create an additional 140 unit

Graph – size of home granted through prior approval

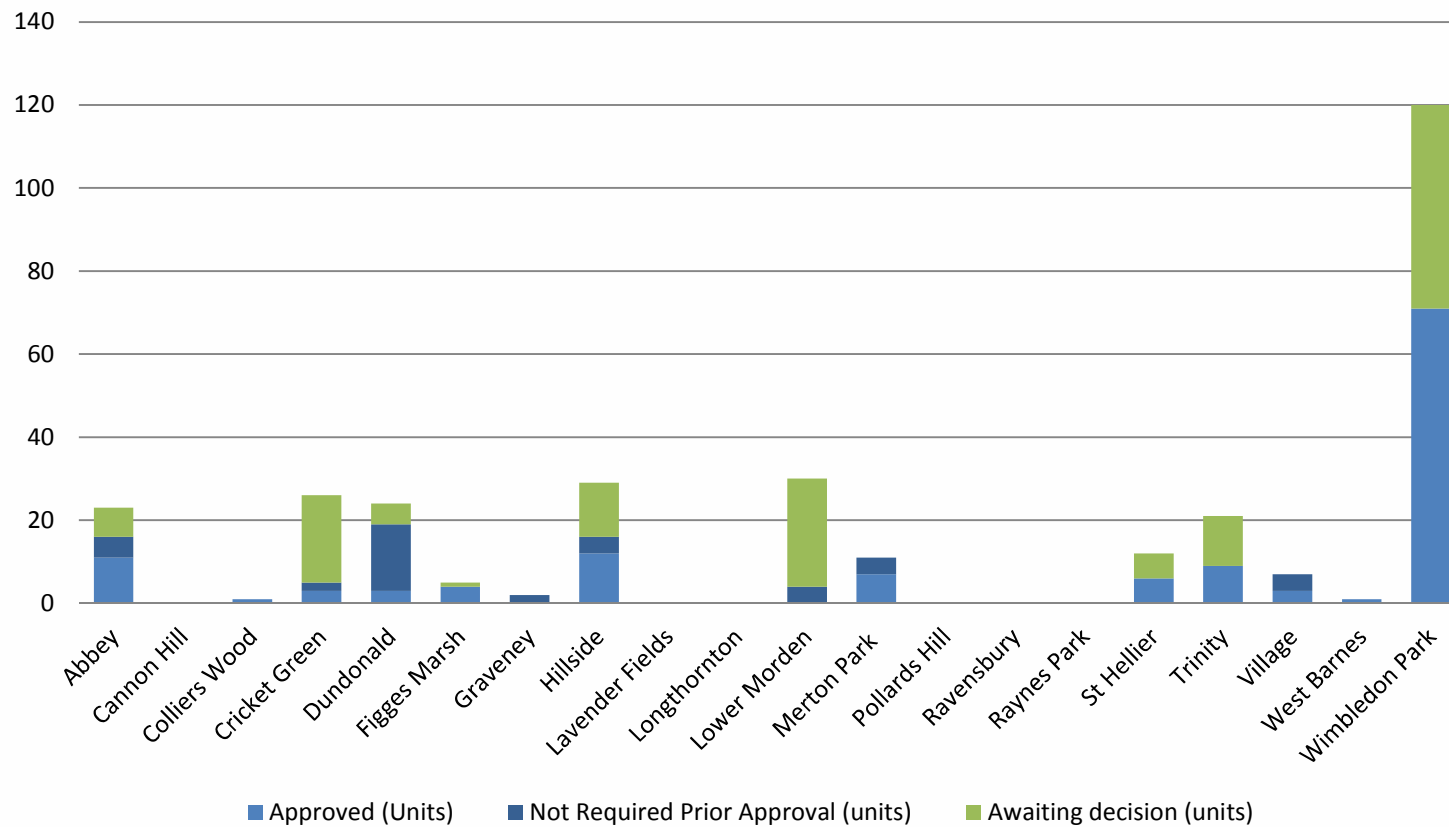


How many flats does each application seek?



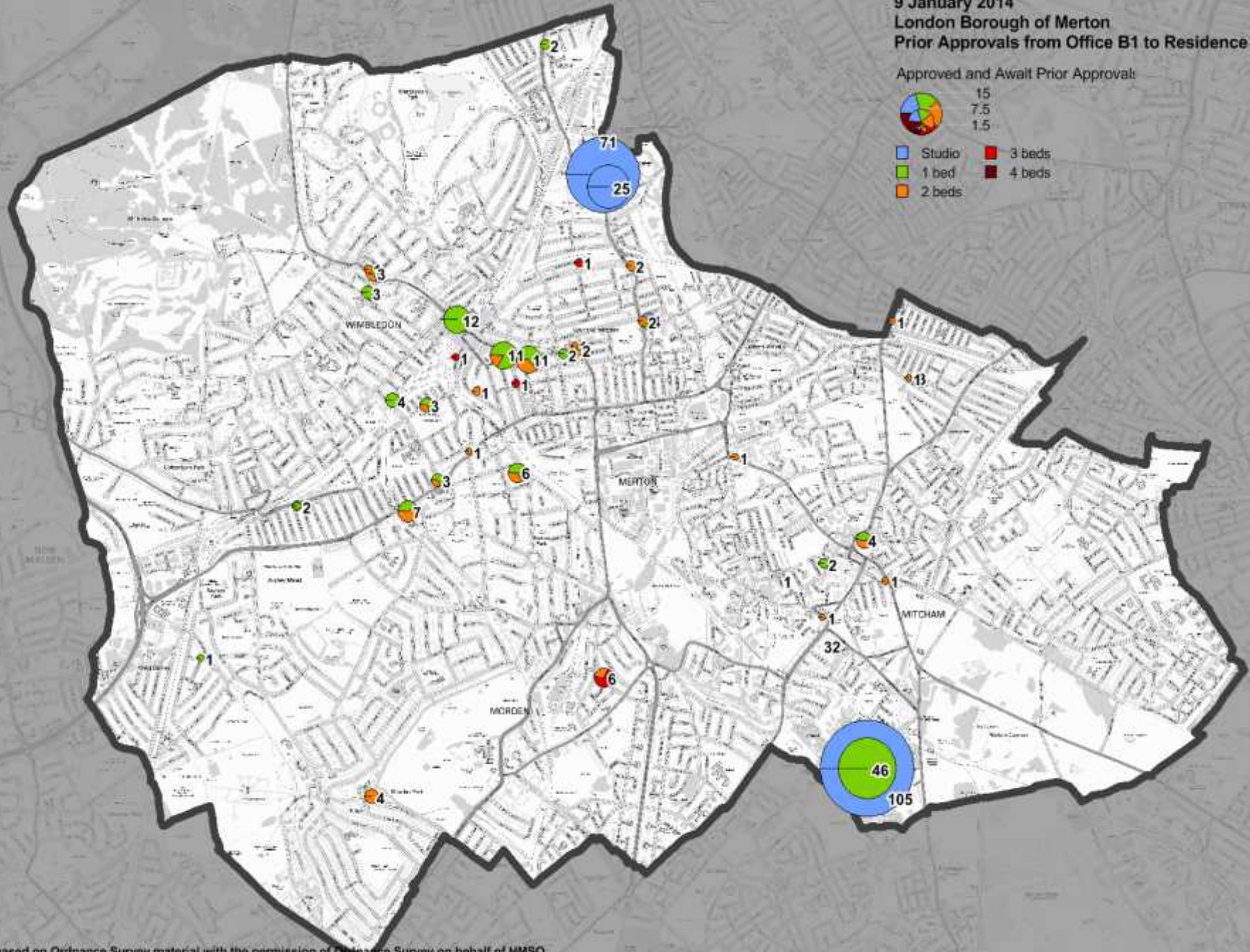
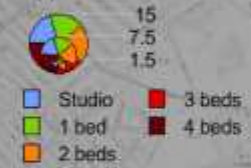
Merton: number of units per ward

Prior Approvals by ward from Office to Residential (May 2013-February 2014)



9 January 2014
 London Borough of Merton
 Prior Approvals from Office B1 to Residence C3

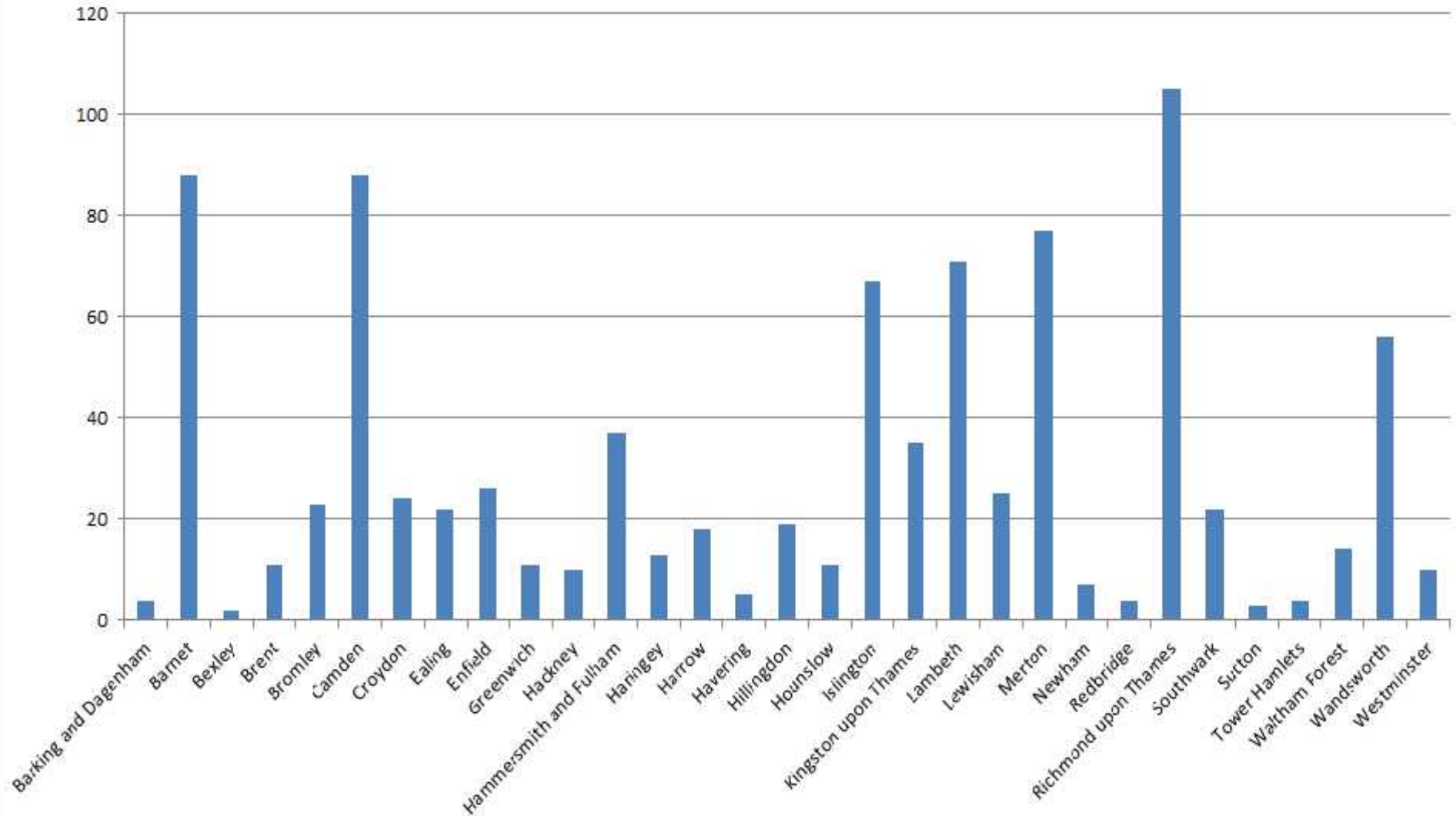
Approved and Await Prior Approval:



London: prior approval schemes received

Count of Reference Number

Prior approvals received



Borough Name

Next steps

Article 4 direction

- Will require offices in Wimbledon town centre and Merton's industrial estates to seek planning permission if they want to convert to residential

Sites and Policies Plan

- Providing new policy framework in line with NPPF to guide development
- Proposing sites for allocation

Community Infrastructure Levy

- To help fund the infrastructure necessary to support development

Retail to residential?

- Government consultation (August 2013) to include more permitted development: small shops and financial services to residential
- Quasi planning permission: *economic health of area, loss of essential services, impact on local character, design, materials, outlook*
- Officers examining where this might affect Merton

