

Name of decision-maker Council	DATE 20 th November 2024
REPORT/DECISION TITLE Adoption of Merton’s new Local Plan	WARD(S) All
CHIEF OFFICER James McGinlay, interim Executive Director for Housing and Sustainable Development	CABINET/LEAD MEMBER Councillor Andrew Judge, Cabinet Member for Housing and Sustainable Development
DECISION CLASSIFICATION <i>Non exempt</i>	IS THE FINAL DECISION ON THE RECOMMENDATIONS IN THIS REPORT TO BE MADE AT THIS MEETING? Yes

1 Recommendations:

That, considering the Cabinet recommendation on 4th November 2024 and the Development and Planning Applications Committee recommendations on 14th November 2024 that full council resolves to:

- A. Adopts Merton’s Local Plan and Policies Map, replacing Merton’s Core Planning Strategy 2011 and Merton’s Sites and Policies Plan 2014.
- B. Delegates authority to the Executive Director of Housing and Sustainable Development in consultation with the Cabinet Member for Housing and Sustainable Development to approve all the necessary adoption documents and other consequential matters in accordance with the appropriate Regulations.

2 Purpose of Report and Executive Summary

- 2.1 This report recommends the adoption of Merton’s Local Plan and Policies Map as part of Merton’s statutory Development Plan. This follows the Plan’s extensive preparation including more than nine months of public consultation, submission to the Secretary of State in December 2021 and successful examination by independent planning inspectors.
- 2.2 If adopted, the Local Plan and associated Policies Map will be the key document guiding planning decisions in the borough, entirely replacing Merton’s adopted Core Planning Strategy 2011 and Merton’s Sites and Policies Plan 2014.
- 2.3 On 4th November 2024 Merton’s Cabinet resolved to recommend that full council on 20th November 2024:

- A. Adopts Merton's Local Plan and Policies Map to replace Merton's Core Planning Strategy 2011 and Merton's Sites and Policies Plan 2014.
 - B. Delegates authority to the Executive Director of Housing and Sustainable Development in consultation with the Cabinet Member for Housing and Sustainable Development to approve all the necessary adoption documents and other consequential matters in accordance with the appropriate Regulations.
- 2.4 Merton's Development and Planning Applications Committee considered the Local Plan at their meeting on 14th November 2024. As this council report was written and circulated prior to 14th November, DPAC's recommendations will be reported to council by separate cover.

3 Links to the Merton Priorities (Borough of Sport/Civic Pride/Sustainable Futures)

- 3.1 This section sets out how Merton's new Local Plan relates to the Council's Strategic priorities, including each of the established priorities within them.

Nurturing civic pride

- 3.2 This new Local Plan allocates sites and sets a framework to support the regeneration of Morden town centre, as per Established Priority 3 of Merton's Plan 2023-26. New Local Plan policy N5 Morden, together with Site allocation Mo4 *Morden regeneration zone*, set out the policy and sites framework to support the regeneration of Morden town centre. The allocation includes the Morden station site and, for the first time, land on either side of Abbotsbury Road.
- 3.3 Investment across all of Merton's high streets and town centres are supported by borough-wide policies in the new Local Plan including. Policy EC13.1 *promoting economic growth and successful high streets*, policy TC13.5 *Merton's town centres and neighbourhood parades*, D12.3 *Ensuring high quality design for all developments* and D12.9 *Shopfront design and signage*.
- 3.4 Each town centre and surrounding neighbourhood of Colliers Wood, Mitcham, Morden, Raynes Park and Wimbledon (including the Village) has specific policy guidance (policies N3 to N6 and N9). For the first time this new Local Plan recognises South Wimbledon as a local town centre and a distinctive neighbourhood in its own right via policy N7.
- 3.5 The new Local Plan also introduces a wealth of new planning policies to support high design standards in buildings, streets and the public realm, such as D12.1 *Delivering well-designed and resilient neighbourhoods* and D12.3 *Ensuring high quality design for all developments*. For the first time the new Local Plan introduces a policy to guide the design of tall buildings D12.6 *Tall Buildings*

Building a sustainable future

- 3.6 Merton has continued to lead on leveraging the planning system to reduce the carbon impact of new development. To deliver Building a Sustainable Future Established

Priority 3, officers have played a leading role in working with 19 other London Boroughs in drawing together robust evidence to create exemplar planning policies that raise standards for new development to reduce carbon and reduce energy bills for residents. Some of the new carbon reduction policies are:

- 3.6.1. A new policy to extend the zero carbon targets to all new build minor residential schemes (i.e. 10 homes or less) and all major schemes. Previously the Mayor's Zero Carbon targets only applied to major schemes but over 90% of planning applications in Merton are for minor schemes.
- 3.6.2. A new policy to drive investment into the building fabric as a priority, which will also help residents keep comfortable in their homes and save money on their bills. The new policy requires minimum Fabric Energy Efficiency Standards and Space Heating Demand target for new build development. The "fabric first" approach is in existing policy but there are no specific fabric energy efficiency standards to enforce this.
- 3.6.3. A new policy to increase minimum on site carbon targets. On-site emissions will need to reduce to close to zero to achieve our 2050 net zero target, make buildings fit for the future and avoid expensive retrofit. The new policy seeks a +35% improvement against Part L of the new Building Regulations 2021 and a +50% improvement for major schemes.
- 3.6.4. A new policy to require all new developments to use low carbon heating systems, as opposed to fossil fuel heat which would then require expensive retrofit in the next 30 years.
- 3.6.5. A new policy to increase our carbon offset contributions to £300 per tonne, up from £90 per tonne. The new policy incentivises developers to achieve more carbon savings on site and better reflects the actual cost of implementing carbon saving measures off site.
- 3.7 "Building a sustainable future" includes established priorities to deliver more affordable homes for Merton's residents. Merton's new Local Plan delivers this by:
 - 3.7.1. Raising the borough-wide affordable housing target to 50% (up from 40%) for new major developments of 10 homes or more.
 - 3.7.2. Of those new affordable homes, raising the proportion of socially rented homes to 70% (up from 60%), with the remainder being low cost market affordable housing for key workers.
 - 3.7.3. Introducing a new policy to require minor schemes (developments of 2-9 homes) to make a financial contribution towards creating additional affordable homes in Merton.
- 3.8 Merton's new Local Plan also includes new planning policies that support active travel and the transition to electric vehicles (priorities 7 and 8), that support an increase in biodiversity and air quality improvements (priorities 9 and 10) and allocate sites to provide healthcare facilities (priority 12).

Creating a borough of sport

- 3.8.1. The new Local Plan supports investment in sporting infrastructure (new policy IN.14.3 *Sport and recreation* supports health and wellbeing HW10.2 *Delivering healthy places* and encourages active travel T16.2 *prioritising active travel choices*).
- 3.9 The new Local Plan also allocates approximately 50 sites across the borough for investment in new homes, sports, healthcare, business and other uses, helping to deliver the three strategic priorities of Merton's Plan 2023-2026.

4 Introduction and Background

- 4.1 Once adopted, Merton's Local Plan will be the detailed development plan for Merton, containing the overall borough-wide planning strategy, detailed planning policies to guide planning applications and allocates sites for new development.
- 4.2 Merton's Policies Map is being revised at the same time, which designates land for specific uses, such as open spaces, town centre boundaries, neighbourhood parades and nature conservation.
- 4.3 Once adopted, the plan and the map will be the main reference point guiding planning decisions in the borough, replacing Merton's Sites and Policies Plan 2014 and Merton's Core Planning Strategy 2011.
- 4.4 On 7th July 2021 full council voted to submit Merton's new Local Plan to the Secretary of State for independent examination. In the three years prior to that the Plan was prepared in line with statutory regulations, based on local and national evidence and informed and improved by a total of nine months of public consultation. The July 2021 report to full council sets out how the plan was developed prior to submission to the Secretary of State.
- 4.5 On receiving the submitted Plan in December 2021, the Secretary of State then appointed two independent planning inspectors to examine it. As part of this examination, the two inspectors held public hearings in Merton's Council Chamber across a total of five weeks in June and October 2022, and invited those who'd made representations pre submission to have their say. The Inspectors also conducted site visits, including to the All England Lawn Tennis Club site at Church Road accompanied by community representatives including from Wimbledon Park Residents Association, the Wimbledon Society, Friends of Wimbledon Park.
- 4.6 Towards the end of the examination, the Inspectors invited the council to conduct a post hearings consultation (February-March 2024) and a Further main modification consultation on a single issue in July-August 2024).
- 4.7 The Inspectors issued their final report to the council on 8th October 2024, which can be found as Appendix A to this report. The Inspectors' report concludes that the Local Plan is sound and legally compliant, subject to the Main Modifications being made, and can therefore be considered for adoption by the council.

Main Modifications proposed as part of the Inspectors' examination:

- 4.8 The purpose of the Planning Inspectors' independent examination is to assess whether Merton's Local Plan is legally compliant and "sound", against government's tests of soundness, which can be found in the National Planning Policy Framework.
- 4.9 Having considered all the evidence presented to them at the examination, including from those participating in the hearings and in the subsequent consultations, the Inspectors' report recommends Main Modifications and a Further Modification be made to the Plan to ensure it is sound. The Inspectors report and the Main Modifications and Further Modification they propose can be found as Appendix A to this report and are summarised below.
- 4.10 The majority of the Main Modifications are general changes to improve the Plan's clarity and effectiveness and to update references as appropriate with the passage of time. These types of changes do not fundamentally change the Plan's overall strategy or original policy intentions and include:
- 4.10.1. changing "should" to "will" or "must" where appropriate (MM1)
 - 4.10.2. updating references on Building Regulations from 2013 to 2021 (which were published in 2022 during the examination)
 - 4.10.3. changing referencing relating to the National Planning Policy Framework (MM11)
 - 4.10.4. updating the length of the plan period from 2036/7 to 2037/8 (MM5)
 - 4.10.5. removing the word "local" from "local amenity" to be in line with national policy (MM8)
 - 4.10.6. Updating the stepped housing trajectory to reflect changes made via the examination and the passage of time as new developments appear (MM161)
 - 4.10.7. Updating individual site allocations with new information (e.g. change in ownership, change in site capacities etc) that appeared during the 3-year examination that the Inspectors agreed was a relevant Main Modification (multiple MM references)
 - 4.10.8. Removing reference where policies had been drafted to require applicants to apply policies "*in line with the relevant guidance*" as a policy should stand alone and not refer to separate guidance, which could be changed (MM15)
 - 4.10.9. Adding or updating glossary terms (MM352-MM358)
- 4.11 There are some Main Modifications that the Inspectors recommend which change the Plan's approach from that resolved for submission by full council in July 2021. These are contained in full in Appendix A and are summarised below.
- 4.12 For the climate change policies, the Inspectors main modifications recommend updates to Policy CC2.2 *Minimising greenhouse gas emissions*. These MMs reflect the more up to date Building Regulations 2021 (published in 2022 during the examination) and to update the policy's carbon reduction targets, accordingly, based in part on the "Delivering Net Zero" report Merton line with the London Plan and national policy. The MMs13-23 also add clarity to the instances where carbon offset contributions would be permissible, clarify the types of development relevant to the policy to reduce carbon emissions and adds text which sets out how viability

considerations will be dealt with in a way that is consistent with the London Plan’s expectations, and which prioritise the delivery of affordable housing.

- 4.13 In the Colliers Wood chapter, policy N.3 *Colliers Wood* and site allocation CW2 *land to the south of Britannia Point* deleting reference to the existing Britannia Point being the pinnacle in height and adding reference to height on Site CW2 being informed by a Design Guide or Code (MM33, MM39 and MM44, the latter copied below)

MM44	93	Site Allocation CW2, Approach to tall buildings	A mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape and based on the principle of the existing Britannia Point being the pinnacle height of a family of buildings of varying height, forming a coherent cluster <u>of buildings</u> that enhances the wider Colliers Wood area. <u>The Merton Character Study 2021 indicates that buildings of around 52m (approximately 15 storeys) may be appropriate on this site. However, appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement, reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u>
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- 4.14 In the Wimbledon chapter, the Inspectors report MM114 and MM115 redefines Site Allocation Wi3 *All England Lawn Tennis Club, Church Road* to focus on the existing All England Lawn Tennis Club site. MM112 creates a new criteria-based policy N8.1 *Wimbledon Park*, which seeks to address the reasons why the Grade II* Wimbledon Park is on Historic England’s Heritage at Risk Register and to recognise and support its sporting, recreation, ecological and amenity functions.
- 4.15 The Inspectors also recommend a Further Main Modification to retain Metropolitan Open Land on some tennis courts and buildings on the existing All England Lawn Tennis Club site to the west of Church Road.
- 4.16 In the Places and Spaces chapter, the Inspectors Main Modifications largely tighten up the policy D6 *tall buildings*, including MM239 which introduces more precision about the definition of tall buildings, using 21 metres instead of 6- storeys as storey height can vary depending on the design of the development (MM239). MM250 adds Strategic Height Diagrams to Morden and Wimbledon town centres to set out geographically within these town centres where tall buildings are appropriate. Two changes modify the approach that the council originally set: changing the building heights given from “maximum” to “appropriate” (e.g. MM113) to bring Merton’s Local Plan in line with the London Plan, and MM239 to allow decision-makers to take a more nuanced approach and consider taller buildings adjacent to, but just outside, the designated areas where these provide effective design-led transitions between building scales and optimise the use of land.

5 Available Options and Preferred Option

- 5.1 The two available options are to adopt the Local Plan, incorporating the Inspectors’ recommendations or to withdraw it.
- 5.2 The Planning and Compulsory Purchase Act Section 23(2) to (4) states that a local planning authority may adopt a local plan only if the Planning Inspector has recommended that outcome, whether in relation to the plan as submitted for examination or with any main modifications to make that plan sound and/or satisfy the relevant legal requirements.

- 5.3 If the authority wishes to adopt the plan, it can only do so in accordance with the terms of the recommendations made by the Inspector, along with any other modifications that do not "materially affect" the policies in the plan (such as factual updates, grammar, spelling and amendments to make the plan more concise, known as additional modifications). At this stage, the council cannot propose any further main modifications, such as changes to policy wording or site allocations.
- 5.4 In Merton's case, the Planning Inspectors submitted a final report to the council on 4th October 2024, stating that the council can adopt Merton's new Local Plan inclusive of their main modifications set out in their annexes 1 and 2. The body of the Inspectors' report sets out their reasoning for their main modifications.

Preferred Option:

- 5.5 The preferred option is for the council to adopt the new Local Plan and replace the 2014 Sites and Policies Plan and 2011 Core Planning Strategy.

6 Reasons for Recommendations

- 6.1 Government guidance states that while the local planning authority is not legally required to adopt its local plan following examination, it will have been through a significant process locally to engage communities and other interests in discussions about the future of the area, and it is to be expected that the authority will proceed quickly with adopting a plan that has been found sound.
- 6.2 In July 2021 full council resolved that Merton's Local Plan was legally compliant and sound and therefore should be submitted to the Secretary of State for examination. The Planning Inspectors have examined the plan thoroughly over nearly three years and have produced a report stating that the council can adopt the Plan subject to their recommended main modifications.
- 6.3 The preparation of the Plan has taken time and resource from both the council and the communities that participated in its production and not adopting it at this stage would result in a waste of those resources. Significant further resource would be required to start all over again.
- 6.4 It is a statutory requirement for local planning authorities to have an up-to-date local plan (i.e. one that is less than five years old) and adopting the Local Plan will enable us to achieve this. Adopting the new Local Plan will mean that the council has up to date planning policies and site allocations against which to consider planning applications for new development. The new Local Plan will better support the council making robust decisions on planning applications, appeals and enforcement across the borough as these will be based on up-to-date local policies.
- 6.5 Residents, community groups and landowners have participated in the Local Plan process, including the examination stage and contributed to improving the Plan. As set out in Sections 3 and 4 of this report, the new Local Plan helps to deliver the three corporate Merton Plan 2023-2026 priorities and introduces new planning policies to increase the number of socially rented homes, to reduce the carbon from new development and to support the regeneration of Morden, a new local centre at South Wimbledon and investment across the borough.

- 6.6 The Plan has been subject to a comprehensive and lengthy process, with significant public and stakeholder consultation over the last six years and has met all legal and procedural requirements.
- 6.7 The robustness of the whole Local Plan process, and content of the Plan itself, is clearly demonstrated in the fact that the Inspectors have issued a report confirming the Plan's soundness and have not set a requirement for Merton to undertake an early review of the Plan.
- 6.8 The alternative option is to withdraw Merton's Local Plan and not proceed to adoption. Not adopting the Local Plan will mean that the council will be reliant on the London Plan 2021 and Merton's 2014 and 2011 plans to assess planning applications across the borough. Merton's plans are now over five years old and so out of date. Having an out-of-date Local Plan is contrary to the statutory requirement for councils to have a Local Plan that is less than five years old and weakens Merton's case in making difficult planning decisions where these rely on older planning policies.
- 6.9 The council has invested resources over more than six years in bringing the Local Plan up to date. The Planning Inspectors have examined the Plan and issued an Inspectors Report that confirms Merton's new Local Plan is sound and capable of being adopted. This alternative option is not recommended as there is no clear rationale for not proceeding to adoption and introducing new planning policies to support the delivery of the corporate Merton Plan 2023-2026.

7 Consultation Results

- 7.1 Community feedback is vital to preparing a local plan. During the course of the plan's preparation (i.e. until submission to the Secretary of State in 2021) officers proactively engaged with community groups, other infrastructure providers, businesses and their representatives, landowners and developers, and councillors representing most of the borough's wards. Different stages of public consultation were carried out, totalling more than nine months of engagement:
- 7.2 All of the comments received are published on the council's website. The consultation stages are summarised below.
- 7.3 A **"call for sites" Stage 1 public consultation** took place between October 2017 and January 2018. This was the first stage, asking general questions about what sites or what policies the Local Plan might contain. Over 1,000 responses were received; far more than previous Local Plan consultations.
- 7.4 A **Stage 2 draft Local Plan public consultation** took place between October 2018 and January 2019. It contained draft policies, potential sites for allocation and land designations (e.g. town centre boundaries) Approximately 240 respondents raised over 1,500 separate points. The feedback we received was reported to Merton's Borough Plan Advisory Committee in March 2019.
- 7.5 A **Stage 2a draft Local Plan public consultation** took place between 13th November 2020 to 1st February 2021. As set out in the report to the Borough Plan Advisory Committee in October 2020, Merton's Local Plan stage2a public consultation was

conducted entirely online due to Covid19 restrictions. Merton's Statement of Community Involvement was amended to reflect this in line with the Coronavirus Planning Regulations in place at the time.

- 7.6 A **Stage 3 publication between July and September 2021** was for local communities, businesses, landowners and any other interested parties to comment on the final plan. In line with the statutory requirements these comments, together with the final plan and associated supporting documents, were submitted to the Secretary of State in December 2021 and examined by the independent planning inspectors.
- 7.7 All of the consultation responses were considered and the plan has been amended accordingly at each stage. The council prepared a Statement of Consultation, which was submitted to the Secretary of State, setting out what people and organisations told us about the plans, and what actions have taken place as a result of their comments.
- 7.8 Once the Plan was voted on by full council in July 2021 and then submitted to the Secretary of State, there was no further possibility for either the council or communities to amend the Plan independently of the statutory examination process.
- 7.9 As part of their independent examination of Merton's Local Plan, the two Planning Inspectors held more than five weeks of public hearings in June and October 2022. The Inspectors asked specific questions for these hearings and invited representations from the council, community groups, landowners, statutory consultees (e.g. the Greater London Authority, the Environment Agency) to respond and, in some cases, participate in the hearings.
- 7.10 The Planning Inspectors required the council to conduct seven weeks of **post hearings public consultation February and March 2024**, and a **Further Main Modification consultation in July-August 2024** specifically directed to those community groups, landowners etc who had participated in the examination process. All representations are available online and were sent to the Planning Inspectors for their consideration. The Planning Inspectors determined what recommendations to take forward and what to reject and those taken forward are included as main modifications in the annex to their Inspectors Report (October 2024).

8 Next Steps & Timetable: Communication and Implementation of the Decision

- 8.1 The recommendation to adopt Merton's Local Plan will be considered at the following meetings, with full council as the decision-makers:
 - 8.1.1. Cabinet – 4th November 2024
 - 8.1.2. Development and Planning Applications Committee – 14th November 2024
 - 8.1.3. Full council – 20th November 2024
- 8.2 In anticipation of the adoption of Merton's Local Plan, officers have begun preparations by:

- 8.2.1. Developing a communications strategy to promote Merton’s Local Plan more generally across the borough and London, particularly where innovative planning policies are being introduced.
- 8.2.2. Setting up a working group for the Development Management and other council teams to be implementing the new planning policies. This will include delivering effective support and training to the Development and Planning Applications Committee.

9 Report Appendices

- 9.1 The following documents are to be published with and form part of the report:
- A. Appendix A Inspectors final report on Merton’s Local Plan including their main modifications (4th October 2024)
 - B. Appendix B – Merton’s Local Plan (adoption version – available with this report and also online via www.merton.gov.uk/newlocalplan)
 - C. Appendix C – [Merton’s online policies map](#)
 - D. Appendix D – Sustainability appraisal and strategic environmental assessment adoption statement for Merton’s Local Plan
 - E. Appendix E – Equalities Diversity and Impact Assessment adoption statement for Merton’s Local Plan
 - F. Appendix F – Health Impact Assessment adoption statement of Merton’s Local Plan

10 Background Papers

[Merton full council 7th July 2021 – agenda item 15 Merton’s Local Plan: submission to the secretary of state \(link to agenda and minutes\)](#)

11 Cross-Cutting Issues and Implications and Sign-Off

Issue	Implications	Sign-off
<p>Legal including Human Rights Act</p>	<p>Merton’s Local Plan and Policies Map have both been prepared in accordance with the Town and Country Planning Act 1990 (as amended), the Town and Country Planning (Local Development)(England) Regulations 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 and other associated regulations and government guidance.</p> <p>If the council were to resolve to adopt the Plan and Map on 20th November 2024, it would become part of Merton’s statutory Development Plan together with the London Plan 2021, the South London Waste Plan 2022 and the Estates Local Plan 2018. On adoption it would replace all</p>	<p><i>George Chesman</i></p> <p>For SLLP</p> <p>14th October 2024</p>

Issue	Implications	Sign-off
	of Merton's Core Planning Strategy 2011 and Merton's Sites and Policies Plan 2014.	
Finance and other resources	<p>The financial resources for preparing the Local Plan have been from within existing resources, supplemented by successful bids to external resources such as the Mayor of London's Homebuilding Capacity Fund.</p> <p>No additional costs expected. All costs to be contained within existing revenue budget provision.</p>	<p><i>Marsha Walker</i></p> <p>14/10/2024</p>
Equalities	<p>An equalities and diversity impact assessment has been prepared for each significant stage of plan-making to inform Merton's Local Plan. Each equalities and diversity impact assessment is published on Merton's Local Plan website (including documents OD10 dated 2021; document LBM07 dated 2022, document LBM34 dated 2024) and these were submitted to the Secretary of State for independent examination.</p>	<p>Tara Butler</p> <p>Deputy Head of Regeneration and Economy</p> <p>11th October 2024</p>
Climate change	<p>Merton's Local Plan aligns closely with the council's net zero commitments.</p> <p>Section 3 of this report sets out how Merton's new planning policies reduce energy use and carbon from new developments, travel and infrastructure.</p> <p>In addition to the information in Section 3, the Local Plan contains policies to help us adapt to the changing climate, such as policy F15.7 <i>flood risk management and sustainable drainage</i></p>	<p>Tara Butler</p> <p>Deputy Head of Regeneration and Economy</p> <p>11th October 2024</p>
Health and wellbeing	<p>Chapter 10 <i>Health and wellbeing</i> of the new Local Plan contains policy HW 10.1 <i>health and wellbeing</i> and policy HW10.2 <i>Delivering healthy places</i>. The Local Plan was also subject to Health Impact Assessment at several stages, including submission to the Secretary of State,</p>	<p>Tara Butler</p> <p>Deputy Head of Regeneration and Economy</p> <p>11th October 2024</p>

Issue	Implications	Sign-off
	available online via www.merton.gov.uk/newlocalplan	
Executive Director	Clearance/Approval of Report	<i>James McGinlay</i> <i>Monday 14th October 2024</i>
Cabinet Member/s	Councillor Andrew Judge – Cabinet Member for Housing and Sustainable Development	Councillor Andrew Judge By email, Monday 14 th October 2024
<p>REPORT AUTHOR: Tara Butler, Deputy Head of Regeneration and Economy Tel no. 020 8545 4855 Email tara.butler@merton.gov.uk</p>		