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MERTON PARK WARD RESIDENTS ASSOCIATION
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LONDON SW19 3HW

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Merton Park Ward Residents Association: Response to the Mayor's Housing Strategy
Matters of Concern

Controlling the expansion in housing needs

London cannot forever go on providing more and more homes. Employers thinking of expanding their workforce should be encouraged to consider opening premises elsewhere in the UK in places where the type of staff they require are likely to be available. Relocation for existing premises and willing existing staff, should also be explored.

Considerations regarding multi-storey housing

Plans for multi-storey blocks of flats can provide the number of homes required but such blocks have shadows that could exclude sunlight from whole areas if placed too close together. Recreational areas, between the blocks, for children to play in, will be essential for flat-dwelling families. Such recreational areas should be positioned to provide maximum light and air. This will be essential for children's health.

The number of stories in a block should respect the nature and scale of the housing in the immediate surroundings.

Costing a development and its provision of social housing and infrastructure

Too often developers come to Councils halfway through a project to say that promised social housing is unaffordable without unacceptable loss of profit. Local authorities must be required to see costings, and to give them rigorous examination, before planning permission is granted. Developer must be made aware that a commitment to social housing is not subsequently re-negotiable.

They will then know that they need to be careful not to overpay for sites.

Infrastructure provision

Land is being allocated to housing without saying where the necessary infrastructure (e.g. schools and hospitals) is to go. Before granting planning permission for major developments, Local Authorities must be legally required to show that they considered provision of schools, medical centres and hospitals for the influx of new residents. An already overcommitted NHS must be asked to show what extra facilities they would provide and where. Councils must allocate land to provision of schools and other social infrastructure at the same time as allocating land to housing.

Hubert Child

Chairman MPWRA