

14 September 2026

Update Report: GLA/2026/0208 & GLA/2026/0209**Motspur Park Gasholders Site****in the Royal Borough of Kingston (ref. 25/02562/FUL) and London Borough of Merton planning (ref. 25/P2859)****Planning application**

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008(as amended).

Update:

To consider any material changes to policy since the Deputy Mayor's resolution to grant planning permission on 21 July 2026 and to extend the time period for completion of the Section 106 legal agreement to 31 October 2026. And to provide an update on the Holding Direction issued by the Secretary of State.

Recommendation:

That the Deputy Mayor:

- i. Agrees that the national planning policy changes since the Representation Hearing does not change the resolution to grant planning permission to both applications made on 21 July 2026. The proposals remain in overall conformity with the development plans and accords with the relevant new NDMPs.
- ii. Agrees to an extension of time for the completion of the Section 106 legal agreement until 31 October 2026 (i.e. the period after which the Head of Development Management has delegated authority to refer it back to the Mayor in order to refuse permission if the Section 106 legal agreement is not completed).
- iii. Agrees that any policy changes and correspondence following the Representation Hearing do not materially affect the resolution to grant made on 21 July 2026 and agrees that it is unnecessary to re-open the Representation Hearing.

This Update Report addresses matters which have arisen since the Deputy Mayor considered the planning applications (GLA/2026/0208 & GLA/2026/0209).

Context

On 21 July 2026 the Deputy Mayor resolved to grant conditional planning permission in respect of planning application 25/02562/FUL within the Royal Borough of Kingston and planning application 25/P2859 in the London Borough of Merton, subject to the prior completion of a Section 106 legal agreement. The Deputy Mayor also gave delegated authority for the Head of Development Management to negotiate the Section 106 legal agreement and gave delegated authority to refer it back to the Deputy Mayor to refuse permission should the Section 106 agreement not be completed by 29 September 2026.

Since the Representation Hearing, on 17 August 2026 the National Planning Policy Framework (NPPF) was published. GLA officers need to consider the implications on the proposals in response to the changes to the NPPF set out below.

Planning Policy Update

National Planning Policy Framework (August 2026)

The National Planning Policy Framework (NPPF) was published on 17 August 2026, following a period of public consultation. The NPPF aims to set out national planning policy in a clearer and more comprehensive manner and incorporates a number of substantive reforms designed to boost housing supply and unlock economic growth. The NPPF contains a series of National Decision-Making Policies (NDMPs), that whilst not afforded statutory weight, are material considerations where relevant.

NPPF NDMP S3 applies a presumption in favour of sustainable development and NDMP S4 states that “Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework”.

Further from the Land Use Principles and Conclusion section of the Hearing Report dated 21 July 2026, GLA officers note that the benefits of the proposal, including affordable housing and improved public access, are not considered to be outweighed by any identified adverse effects arising.

NDMP HO7 states that “substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence”.

In addition, NDMP HO8 states that “development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent”. Affordable housing should be provided on site unless an off-site or payment in lieu would deliver a better outcome.

NDMP L2 of NPPF places substantial weight on development proposals that remediate contaminated land to enable its more effective use.

As stated in the Land Use section of the Hearing Report the comprehensive residential-led redevelopment and remediation of the site, including the improved public access, is supported in principle. The proposal provides on-site affordable housing in line with NDMP HO8.

NDMP DP3 goes on to set out seven key design principles: Liveability, Climate, Nature, Movement, Built Form, Public Space and Identity. NDMP DP4 encourages the appropriate use of design review panels and promotes measures to secure the quality of the delivered development.

As noted in the Hearing Report, the scheme was subject to extensive pre-application advice from both boroughs and the GLA, including Kingston’s Design Review Panel (DRP). A full assessment and further details of the acceptability of the scheme are contained in the Urban Design section of the Hearing Report, and the proposed development is still considered appropriate following the publication of the NPPF.

Appropriate conditions have been agreed with the applicant to ensure the proposals are delivered using high quality materials and landscaping.

NPPF NDMP N6 states that development proposals affecting nature conservation sites of local importance should only be supported if:

- “i. There would not be a significant adverse effect on the integrity of the site;
or
- ii. The benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.”

The Sustainability and Environment section of the Hearing Report examines the impacts of the proposals in terms of ecology and biodiversity and concludes that the proposal is acceptable in this regard, subject to secured mitigation measures.

For the reasons outlined above, GLA officers consider that this does not materially affect the acceptability of the proposals or the Hearing Report .

Construction Delivery times:

The Deputy Mayor stated in his closing statement the following, “Whilst I acknowledge there will be some impact from as a result of construction activities, I consider these can be adequately mitigated through the Construction Management Plans and suitable conditions, but I request officers to further explore this matter with the applicant and Merton officers.”

Following the hearing, GLA officers sought further clarification from the applicant on the proposed delivery times and discussed the previously proposed restrictions proposed in the draft conditions from Merton. Following these discussions, GLA officers considered there would be a significant impact on the delivery of the proposals and the recommended conditions would mitigate any potential impacts from the deliveries. Therefore, the requested wording by Merton officers cannot be accommodated in this instance,

The condition set has been amended for both applications, but the hours of delivery remain unchanged from the draft conditions published prior to the hearing held on 21 July 2026. A copy of the latest draft decisions are attached as Appendix 1 and 2 of this report.

TfL Officers have also reviewed the draft conditions and are satisfied with the current wording.

Holding Direction

On the 6 August 2026, the Secretary of State wrote under her powers under Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and directed the GLA not to grant permission on this application without specific authorisation. This direction is issued to enable the Secretary of State to consider whether she should direct under Section 77 of the Town and Country Planning Act 1990 that the application should be referred to her for determination.

Extension the date by which the s106 must be completed.

The recommendation in the Stage 3 Report delegated authority to the Head of Development Management to refer the application back to the Deputy Mayor if, by 29 September 2026, the Section 106 (S106) legal agreement had not been completed.

Progress has been made in relation to the S106 agreement between all parties. However, it is recommended that the Deputy Mayor extends the time for agreeing the planning agreement and give delegated authority for the Head of Development Management to refer the application back to the Deputy Mayor to refuse permission should the Section 106 agreement not be completed by 31 October 2026.

GLA officers note that if a decision to refuse the planning permission is made it will be

subject to the Town and Country Planning (Consultation) (England) Direction 2026

Recommendation to the Deputy Mayor

That the Deputy Mayor, acting as Local Planning Authority for the purpose of determining this planning application has considered the particular circumstances of this application against national, strategic, and local planning policy, relevant supplementary planning guidance, and all material planning considerations. He has also had regard to the comments of the Council and all consultation responses and representations made on the case both to the Council and the GLA. Accordingly, the recommendations at the beginning of this report are proposed.

Agrees that the changes highlighted in the above paragraphs, made since the Representation Hearing, do not change the resolution to grant planning permission made on 21 July 2026. The proposal remains in overall conformity with the development plans.

Decision record – recommendation agreed/refused

Jules Pipe

Deputy Mayor of London

Appendix 1: Draft Decision Notice (Kingston)

Appendix 2: Draft Decision Notice (Merton)

For further information, contact GLA Planning Unit (Development Management Team):

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