MERTON COUNCIL Future Merton

# Submission Draft Sites and Policies Plan & Draft Policies Map

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Public Consultation July - August 2013 Part of Merton's Local Plan



www.merton.gov.uk/ldf

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# Merton's Local Plan

Development in Merton is currently guided by planning policies in:

- The Mayor of London's London Plan 2011
- Merton's Core Planning Strategy 2011
- The South London Waste Plan 2012
- Sites and Policies Plan (2014)
- Polices Map (2014)

Merton's Local Plan

These five documents - Merton's Local Plan and the Mayor's London Plan - make up the statutory development plan, containing the planning policies that guide development in Merton.

The **National Planning Policy Framework (NPPF)** sets out government's policy on planning matters in England and Wales. All local plans should be in conformity with national policy. Although the NPPF is not usually used to help assess detailed local planning applications, it can be used to inform planning decisions when the Local Plan is silent, out-of-date or there is any conflict between local or national policy.

The **Mayor's London Plan 2011** containing planning policies that guide all London boroughs on issues for the benefit of the whole of London such as the number of new homes to be built in London, the size of town centres, and transport issues. All other planning documents have to be in general conformity with the Mayor's London Plan.

**Merton's Core Planning Strategy (July 2011)** sets the overall framework for regeneration and development in Merton. Specific areas it looks at include:

- Colliers Wood / South Wimbledon: creating a new town centre at the heart of the Wandle Valley;
- Mitcham: promoting well designed new homes and local businesses;
- Morden: creating a more distinctive town centre with new apartments that complements the surrounding neighbourhoods;
- Raynes Park: supporting
- Wandle Valley Regional Park?
- Wimbledon: making the most of the Wimbledon "brand" to promote Wimbledon as a world famous, well-connected business location with excellent cultural and leisure facilities.

**The South London Waste Plan** is a joint Development Plan Document between Merton and three neighbouring boroughs, Kingston, Croydon and Sutton. It contains detailed planning policies to guide planning applications for waste facilities, and allocates specific areas as being suitable for new waste facilities.

This document, the Sites and Policies Plan and Policies Map contains

- the detailed planning policies which guide planning applications for development in Merton, implementing the more strategic principles set out in Merton's Core Planning Strategy 2011 and the London Plan 2011
- sites for allocation for new uses

• maps which illustrate where certain planning policies apply in Merton, for example town centre boundaries, nature reserves, neighbourhood shopping parades. This is known as the **Policies Map**. Once adopted, these maps will be compiled into a large map of the whole borough, with extracts illustrating details of Merton's town centres.

Once the Sites and Policies Plan and Policies Map is adopted (scheduled for 2014) it will replace the remaining policies and proposals Merton's Unitary Development Plan 2003 and Proposals Map 2003.

Supplementary guidance is produced by the Mayor of London and local councils to provide more explanation on the interpretation of policies, for example, assessing the transport or retail impacts of a scheme, or specific development sites. For a list of Merton's additional planning guidance, please see Merton's website

# Previous consultation on the Sites and Policies DPD and Proposals Map

Three stages of consultation have already taken place in developing the Sites & Policies DPD and Proposals Map:

# Stage 1 – "call for sites" (July-September 2011)

This stage was initial public consultation to ask people and organisations to suggest sites for allocation, policy issues and land designations.

Following this consultation, we assessed the responses and carried out research to inform the council's preferred options for the sites submitted, drafted new detailed planning policies and land designations. The council's "preferred options" for detailed planning policies, potential sites and land designations were published for comment between January and April 2012.

# Stage 2 – "Planning ahead: draft Sites and Policies DPD and Proposals Map – preferred options" (January-April 2012)

This public consultation gave residents, landowners, community groups and other interested parties the opportunity to comment on the council's preferred options for 20 detailed planning policies, approximately 50 sites and land designations.

A large range and number of comments were received from residents, landowners, community groups and other interested parties. As part of these comments, an additional 15 sites were suggested by landowners, councillors and other interested parties. We have assessed these sites and these are published as Stage 2a.

# Stage 2a - "additional sites and policies and Proposals Map: preferred options continued" (June-July 2012)

This consultation gives residents, landowners, community groups and other interested parties an opportunity to have their say on three new detailed planning policies, 15 additional sites that were suggested by people and organisations at Stage 2 and some Proposals Map designations. This consultation is a continuation of the Stage 2 "preferred options" for the Sites and Policies DPD and Proposals Map.

# Stage 3 - "Draft Sites and Policies Development Plan Document and draft Policies Map (January – February 2013)

This consultation was essentially a draft of the final plan, amended from feedback received during the previous seven months of public consultation. It brought together all of the potential sites, together with the draft planning policies and land designations into one document. Stage 3 was an additional two months of consultation (not required by statute) in order to ensure that people and organisations had their chance to respond to a draft of the final plan.

# What happened to my comments?

Thanks to everyone who took the time to respond to the three earlier consultations on potential sites, draft detailed planning policies and the draft Policies Map.

All the comments received are available on Merton Council's website: <u>http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites\_policies\_dp</u> <u>d/sites\_policies\_consultation.htm</u>

Your comments have helped to inform the sites, policies and maps in this document, which have been amended following your feedback, local research and national and regional policy changes.

A statement of consultation is published with this plan, summarising all of the comments received and what changes have been made as a result.

# Stage 4: publishing the Sites and Policies Plan and Policies Map

The council believes that this is the right plan for the borough and wishes to adopt it as part of the council's Local Plan. Before doing this, the council has to submit it to the Secretary of State for examination by an independent planning inspector.

If you have comments on any issues within the detailed policies, site allocations or land designations that you would like the inspector to consider at his or her independent examination of the plan, please let us know in writing (post or e-mail) between **Friday 12 July and Friday 23 August 2013** using the details below:

FutureMerton London Borough of Merton 12th Floor Civic Centre London Road, Morden. SM4 5DX. Email: Idf@merton.gov.uk Tel: 020 8545 4141 or 020 8545 3837

You are also invited to state if you would like to attend any examination hearings on Merton's *sites and policies plan and policies maps* or if you would like to be notified when these documents are adopted.

# Benefits of reviewing policies and site allocations now

The review is beneficial to the borough for the following reasons:

- It enables us to plan proactively for services and facilities which need to be considered alongside development and to direct limited resources from the public and private sector towards where development might happen over the next 11 years. This allows businesses and the public sector to plan in advance rather than react to change.
- It allows communities to get involved early on in considering how sites could be used effectively and realistically, rather than only at the later planning application stage.
- It enables us to make the most effective use of limited land available.
- It can encourage innovative ways of funding community services in the longterm, such as locating commercial or residential uses alongside community functions (for example, providing apartments above a new library to help pay for the redevelopment, as has happened in Raynes Park.)
- It allows Merton to consider the local benefits of national planning changes and can help with innovative ways of funding services, making Merton more resilient to economic change.
- It provides the research and background information to support any communities that want to create Neighbourhood Plans, while also providing certainty for communities across the borough which are not considering a Neighbourhood Plan for their area.

### Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Government legislation requires development plan documents to be appraised for sustainability to ensure that planning policies are developed to achieve the optimal balance of positive social, environmental and economic outcomes for residents. This is know as a Sustainability Appraisal.

In accordance with an EU Directive, councils are required to undertake Strategic Environmental Assessments of new plans. Government guidance allows both assessments to be combined. An assessment of Merton's Sites and Policies DPD has been conducted, which integrates both a Sustainability Appraisal and a Strategic Environmental Assessment and is referred to by the single term 'Sustainability Appraisal'. A summary of the appraisal results of each of the draft detailed policies is provided in this report. Merton's Sustainability Appraisal Report 2013 contains the full assessment of the draft detailed policies and the potential sites.

# Ensuring equality

An Equalities Impact Assessment of the potential sites and draft policies has also been undertaken as required by the Race Relations Act 2000, the Disability Discrimination Act 2005 and the Equality Act 2006. This examines the impact of policies on certain groups, to identify and combat discrimination and serve the needs of disadvantaged groups in the community.

# Environmental assessment

There has also been an assessment of the impacts of implementing a draft policy or site allocation on the nearby internationally important habitats including Wimbledon Common and Richmond Park. This is known as a Habitats Regulations Assessment and is contained in Appendix D of Merton's Sustainability Appraisal Report 2013.

# Next steps: examination by an independent Planning Inspector

The final plan will be submitted to the Secretary of State in September 2013. Any comments received on the final plans between July and August 2013 will be published on Merton Council's

website and made available to the Secretary of State and the independent planning inspector. It will be the inspector's decision as to what issues are considered at the examination and who is invited to take part.

The final plan – and all the comments received – will then be sent to the Secretary of State in September 2013 who will appoint an independent planning inspector to examine whether the plan is "sound". If the plan passes the examination, it can then be adopted as part of the council's development plan to help decide planning applications for new buildings. The plan adoption is scheduled for February 2014.

# Part I Submission draft detailed planning policies July 2013

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# Introduction – detailed planning policies

This is Part 1 of Merton's *Sites and Policies Plan*. It contains around 40 draft detailed planning policies which will help to determine planning applications in Merton. These draft policies are on specific issues, for example: protecting local shops, trees, hedges and landscape features, alterations and extensions of buildings and car parking issues.

All the draft policies only contain specific details that are not already covered in earlier plans such as Merton's Core Planning Strategy 2011, the South London Waste Plan 2012 or the Mayor's London Plan 2011.

### What has guided these detailed planning policies so far?

Feedback from local residents, businesses to the previous three stages of consultation across nine months between January-May 2012, June- July 2012 and January-February 2013 has helped inform the draft detailed policies.

In 2011, the research that supported Merton's Core Planning Strategy and South London Waste Plan passed examination by independent inspectors. We are making effective use of resources by using this research again to help guide the new detailed policies. Once adopted in 2014, the detailed policies will replace the remaining policies in Merton's Unitary Development Plan (UDP) 2003.

Merton's UDP 2003 contained a large number of specific planning policies but since then, the planning system has moved towards shorter, more concise, deliverable policies that cover all the issues relevant to Merton.

Government has changed the national planning system as set out in the National Planning Policy Framework 2012 and the Mayor's London Plan 2011 which affects development in London. It is a good time for Merton to show how national and regional issues are interpreted locally.

Merton's *Sites and Policies Plan* should be read as a whole. Any lists or criteria set out within the document should be considered equally and are not in priority order unless explicitly stated.

Unless otherwise stated, development proposals need to meet all criteria in a policy.

# Publishing the Sites and Policies Plan and Policies Map

The council believes that this is the right plan for the borough and wishes to adopt it as part of the council's Local Plan. Before doing this, the council has to submit it to the Secretary of State for examination by an independent planning inspector.

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The final plan – and all the comments received – will then be sent to the Secretary of State in September 2013 who will appoint an independent planning inspector to examine whether the plan is "sound". If the plan passes the examination, it can then be adopted as part of the council's development plan to help decide planning applications for new buildings. The plan adoption is scheduled for February 2014.

# 1. Centres, retail and other town centre type uses

# DM R1: Location and scale of development in Merton's town centres and neighbourhood parades

# (Amendments following consultation feedback, research and national policy changes) ADVISORY NOTE: DM.R1 paragraph 1.3:

#### Policy aim

ADVISORY NOTE: DM.R1 paragraph 1.3: town centres a general term for major, district and local centres, to reduce text

The policy aims to protect the viability and character of Merton's town centres and neighbouring parades whilst ensuring that there are a wide range of town centre type uses to meet the everyday needs of Merton's residents.

### Policy

In accordance with Merton's Core Planning Strategy Policy CS7, the council will support new development in Merton's retail hierarchy commensurate with their scale and function, providing it respects or improves the character and local environment of the area by:

- a) Supporting proposals:
  - Iin Wimbledon, Mitcham, Morden and Colliers Wood (upon designation as a District Centre) for development that provides a range of unit sizes, including small (floorspace generally below 280sqm), large (floorspace generally between 280 sqm and 1,000 sqm) and major town centre type uses (generally floorspace over 1,000 sqm).
  - ii. In the designated local centres of Arthur Road, Motspur Park, North Mitcham, Raynes Park and Wimbledon Village for development up to 1,000 sqm per unit of floorspace for town centre type uses and Wimbledon Village. The council will resist major increases (above 1,000 sqm) in town centre type use floorspace in local centres unless it contributes to the council's regeneration objectives.
- b) Maintaining neighbourhood parades, as designated on the draft Proposals Map 2012-3, to provide convenience shopping and other services within walking distance of local residents. Large increases in commercial floorspace in neighbourhood parades will be resisted.
- c) Maintaining and enhancing the range of shop unit sizes available in Merton's town and local centres, by resisting the amalgamation of existing shop units in Wimbledon, Colliers Wood and Wimbledon Village unless it contributes to the council's regeneration objectives.

### **SA/ SEA implications**

1.1. This policy scores particularly well against sustainability objectives concerned with economic development. The policy seeks to ensure that any appropriate development proposals are controlled in a manner that will not result in a negative impact on residents accessing ability to access basic services and facilities, access to employment, and to ensure that all of their proposals are developed in sustainable locations within the borough.

### Justification

- 1.2. Merton's Core Planning Strategy policies CS1 (Sub-areas) CS7 (Centres) aims to maintain, enhance and protect Merton's town centres which are focal points for residents and visitors that provide civic, retail and other commercial services and facilities. Policy DM R1 will contribute towards delivering this by setting <del>out a detailed approach to the assessment of considerations</del> <del>concerning the</del> out how proposals relating to the scale and function of proposed development<del>s</del> in Merton's town centres and neighbourhood parades will be considered.
- **1.3.** As detailed in Appendix J, the definition of town centres include major, district and local centre. This term will be used throughout this document to provide policies or guidance that is relevant to all of these types of town centres.
- 1.4. National guidance promotes the vitality and viability of town centres as these provide a sense of place for Merton's residents and are important areas for communities. The aim is to focus growth and development of a wide range of shops, leisure and similar trip-generating uses to town centres. However growth needs to be considered alongside <u>with</u> the need to conserve the <u>centres</u> local heritage and character, as well as providing a focus for community and civic activity.
- 1.5. As detailed in Policy CS 7 of Merton's Core Planning Strategy, the council will support development in Merton's town centres and neighbourhood parades commensurate with their scale and function and where it respects or improves the character and local environment of the area.
- 1.6. Merton's town centres and neighbourhood parades provide shops and services that meet different needs of residents. But these town centres and neighbourhood parades also have different characteristics and levels of capacity to grow in the future. The council encourages more retail shops and services, cafes, restaurants, leisure and entertainment facilities, offices and community uses to locate in Merton and will support growth that is appropriate to designated town centres, the centre neighbourhood parades and the surrounding area. This will also ensure that development that attracts a large number of trips is located in places which are accessible by a range of transport choices. highly accessible by a choice of public transport modes such as buses, trains, tram and underground.

#### Merton's Major and District town centres town centres

- 1.7. Wimbledon is Merton's major centre and is the principal shopping destination in the borough. Attractive to residents, tourists, businesses and their staff; Wimbledon has a large variety of shops, services, cafes, restaurants, cinemas, theatres and offices. By capitalising on the Wimbledon 'brand', the council hopes to further enhance the character and vibrancy of the area to create a sense of place and ensure that there is continual activity throughout the day and at the weekend for residents, workers and visitors whilst protecting its heritage assets.
- 1.8. As district centres, Mitcham and Morden provide shops, services, cafes/ restaurants and local businesses to meet the everyday needs of the local community. Mitcham has a unique cultural identity and character (village feel) and supports a daily street market which operates in the main shopping area of Mitcham. Merton's Civic Centre and local businesses generally serving day-to-day needs' are found located in Morden. Morden sees high footfall passing through the centre, connecting between the buses, underground, car parking and nearby train and tram when people

commute to and from work. In contrast, Colliers Wood attracts multiple high street retailers. In terms of the scale and type of shops, Colliers Wood's retail offer is on a par with many major centres in London.

1.9. Wimbledon, Mitcham, Morden and Colliers Wood (upon designation as a District Centre) are suitable for a range of unit sizes including small (generally floorspace below 280sqm), large (floorspace generally between 280 sqm and 1,000sqm) and major (generally floorspace over 1,000sqm) retail and other town centre uses. To avoid adverse impacts on existing centres, town centre floorspace over 1,000 square metres will not be supported outside Wimbledon, Mitcham, Morden and Colliers Wood. Small units will also be welcomed, particularly in Wimbledon and Colliers Wood where smaller units will help to attract and retain a diverse retail offer.

#### Local centres

- 1.10. As detailed in Merton's Core Planning Strategy, Arthur Road, Motspur Park, North Mitcham, Raynes Park and Wimbledon Village are designated as local centres. Except for Wimbledon Village, these local centres provide shops and services to meet the everyday needs of the local community and are places for small and local business. These local centres serve small catchments and are within walking distance of local residents.
- 1.11. Wimbledon Village has more of a niche/specialist role and a unique character. To retain and reinforce its character and offer, it is considered that the amalgamation of existing ground floor units that would result in a large unit (with a gross floorspace of 280 sqm or more) would be inappropriate, having regard to the existing scale and character of the area. Merton's Annual Shopping Survey shows that the average ground floor unit size of existing town centre types uses in Wimbledon Village is 110 sqm-less than 100sqm gross floorspace, thus the amalgamation of existing units that would result in a ground floorspace over 280 sqm would be quite large for this area.
- 1.12. Local centres complement Merton's main town centres. As detailed in Merton's Core Planning Strategy, local centres support development that provides local services and enhances the area's character. Development that provides a major increase (over 1,000 sqm) of town centre type uses will not be supported in local centres- unless it contributes to the council's regeneration objectives.

#### Neighbourhood parades

- 1.13. To meet the day-to-day needs of local communities and to reduce the need to travel, essential local shops such as small supermarkets, pharmacies and post offices should be retained within 5 minutes walk (400 metres) of residential areas in Merton.
- 1.14. Neighbourhood parades, located throughout the borough, have been designated to ensure that residents and workers continue to have access to a range of important local shops available for their day- to-day needs, which are easily accessible to people without a car or with restricted mobility. Neighbourhood parades complement the local shopping facilities provided in Merton's town centres. Neighbourhood parades which are designated on Merton's Proposals Map 2013 are detailed in Table 7.1.
- 1.15. Neighbourhood parades complement the local shopping facilities provided in Merton's town and local centres. and ensures that local convenience shopping facilities. are within 5 minutes walk

(400 metres) of residential areas in Merton. Neighbourhood parades which are designated on Merton's draft Proposals Map 2012 are detailed in Table 7.1.

#### Small shops units

- 1.16. The availability of small shop units provides improved choice for business location and affordability. In turn, having a variety of businesses provides choice for consumers and this contributes significantly towards maintaining and enhancing the attractiveness and viability of Merton's town centres. Small shop units are often more affordable thereby encouraging more specialist or independent retailers.
- 1.17. As set out in Merton's Core Planning Strategy, the need to maintain and to provide additional small-retail units is particularly relevant to supporting business retention and diversity in Wimbledon town centre, Colliers Wood and Wimbledon Village.
- 1.18. For retail (A1 Use Class) proposals, Merton's definition of small, large and major developments refer to net floorspace. For all other town centre type uses the definition of small, large and major developments refer to gross floorspace. Please refer to Policy DM E1: Employment Areas in Merton, DM R5: Food and drink/ leisure and entertainment and Policy DM R6: Culture, arts and tourism development for proposals relating to office; food and drink/ leisure and entertainment; and culture, arts and tourism uses.

#### **Delivery and monitoring**

1.19. Protecting the viability and vitality of town and local centres and neighbourhood parades will be achieved through the planning process by supporting planning applications for 'town centre type uses' that are commensurate with the scale and function of the town centre and neighbourhood parades.

# DM R2: Development of town centre type uses outside town centres (Amendments following consultation feedback, research and national policy changes) ADVISORY NOTE: DM.R1

#### **Policy aim**

ADVISORY NOTE: DM.R1 paragraph 1.3: town centres a general term for major, district and local centres, to reduce text

1.20. To focus town centre type uses into the most sustainable locations whilst facilitating development of new small convenience local shops within walking distance of all residents to meet everyday needs.

#### Policy

To maintain and enhance the vitality and viability of Merton's town centres, proposals for the development of town centre type uses 'edge-of-centre' and 'out-of-centre' will be permitted only where it can be demonstrated that:

- a) The proposal satisfies the policy approach set out in Policy CS7: Centres, including proposed changes to the type of goods sold or type of activity unless the proposal complies with Policy DM R2 (c) below. This policy may also apply to new development or extensions that are greater than 280 sqm gross floorspace.
- b) The scope of the sequential test and impact assessment submitted is proportionate to the scale of the development proposed and satisfies the council's requirements.
- c) Local convenience development outside town and local centres meets all of the following criteria:
  - i. The proposal will be a replacement for an existing convenience shop; or,
  - ii. The proposal will meet local needs in an area identified as deficient in local convenience shopping (including convenience retail activity in petrol stations);

#### And,

- iii. The overall floorspace of the local convenience shop (including petrol stations) would not exceed 280 sqm net retail floorspace.
- d) Viability and vitality of Merton's existing town centres are not harmed. Planning conditions may be imposed on applications, to ensure that proposals do not have an adverse impact on the vitality and viability of existing town and local centres. Such conditions may:
  - i. Prevent the amalgamation of small units to create large out-of-centre units;
  - ii. Limit internal development to specify the maximum amount of floorspace permitted; or,
  - iii. Control the type of goods sold or type of activity.

#### **SA/ SEA implications**

1.21. This policy scores particularly well against sustainability objectives concerned with economic development. The policy seeks to direct town centre type uses towards town and local centres centre to maintain their vitality and viability. This policy approach can have a positive impact for residents by creating employment opportunities and maintains access to local services and facilities for people, who live, work and visit the borough.

# Justification

- 1.22. Merton's Core Planning Strategy policies CS1 (Sub-areas) CS7 (Centres) adopts the town centres first approach by directing all town centre type uses towards town centres. Policy DM R2 will contribute towards delivering this by setting <del>out a detailed approach to the assessment of considerations concerning development of out how proposals for town centre type uses outside of Merton's town centres will be considered.</del>
- 1.23. National guidance and the London Plan support the town centres first approach; focusing growth of retail and leisure activities, businesses and other town centre type uses within town centres. This helps create an attractive destination, increasing footfall with advantages for both businesses and consumers and also creates a sense of place for Merton's residents. Focusing similar retail, business, leisure and other town centre type uses to the town centres. Also this reduces the need for residents, workers and tourists to travel to a variety of different places to access shops, services and activities.
- 1.24. As Merton is one of the smallest boroughs in London, proposals for new town centre type uses as defined in Merton's Core Planning Strategy, located at the edge-of-centre and out-of-centre, will need to demonstrate that the sequential approach has been appropriately applied. In line with national guidance for retail developments, edge-of-centre is defined as being within 300 metres from the Primary Shopping Area.
- 1.25. The Primary Shopping Area is where the council would expect to see a large concentration of convenience, comparison and service retail shops (A1 Use Class) to locate. The extent of the Primary Shopping Area is shown on Merton's Proposals Map 20123. For all other town centre type uses, edge-of-centre is defined as being within 300 metres from the town centre boundary. For office development this includes locations outside the town centre but within 500 metres of a public transport interchange.
- 1.26. In accordance with Merton's Core Planning Strategy, impact assessments may be required for any retail proposals located edge-of-centre and or out-of-centre where the net floor area exceeds 280 sqm. The impact assessment should be proportionate to the scale of the development proposed and the scope will be agreed between the applicant and the council. In line In accordance with the National Planning Policy Framework, impact assessments will be required for leisure and office development above 2,500 sqm located outside town centres and not in accordance with the development plan.
- 1.27. Applicants are encouraged to contact the council at the early stages of the application process to discuss the scope of the sequential test and impact assessment required. Appendix 6 provides guidance as to what the council would expect to be included in a sequential test and an impact assessment.
- 1.28. For Merton's Retail Study and following the council's own research, an analysis was undertaken to identify areas in the borough that are beyond five minutes walk (400 metres) and 10 minutes walk (800 metres) of local shopping facilities.
- 1.29. Based on this approach, areas in the borough have been identified (see **Figure 1.1**) where there is a lack of local convenience facilities located within five minutes walk (400 metres) of residential areas. In these areas, additional small scale convenience development will be supported. As detailed in Merton's Core Planning Strategy, small-scale local convenience facilities refer to developments less than 280 sqm net floorspace. These local convenience shops would

# **Delivery and monitoring**

- 1.32. Protecting the viability and vitality of town and local centres and neighbourhood parades will be achieved through the planning process by supporting planning applications for 'town centre type uses' in Merton's town and local centres in the first instance and resisting against inappropriate out-of-centre development.
- 1.33. **Figure 1.1** will be updated regularly in order to identify areas as deficient in local shopping needs.

ADVISORY NOTE: DM.R1 paragraph 1.3: town centres a general term for major, district and local centres, to reduce text

# DM R3: Protecting corner/ local shops

# (Amendments following consultation feedback, research and national policy changes)

### Policy aim

To protect local shops that provide a useful service to local residents and to ensure that local shops are within walking distance of all residents in Merton whilst reducing vacancy rates in shopping frontages that detract from the local area.

# Policy

In predominantly residential areas, outside town and local centres and neighbourhood parades, to ensure that there are convenience shopping facilities and other services located within walking distance of all residents in Merton, the council will seek to protect corner/local shops for which there is need, by:

- a) Permitting the change of use of a corner/ local convenience shops (A1 Use Class) to a wide range of uses including retail (A1), businesses (A2 and B1 [a] Use Class), cafes and restaurants (A3), public houses (A4), hot food takeaways (A5), health and community uses (D1), where:
  - i. there are alternative convenience shops located within 400 metres;
  - ii. the proposal will have no significant adverse effects on the amenities of nearby residents, road safety, traffic movements or car parking impacts; and,
  - iii. Independent access to upper floors is ensured.
- b) Subject to policy DM C1 and DM E3 E2, supporting proposals for the change of use from uses detailed in Policy DM R3(a) above to residential uses, where it can be demonstrated as a result of full and proper marketing of the site for at least 18 months (1½ years) at reasonable prices, that these uses are not viable.
- c) Only permitting the change of use of a corner/ local convenience shops to uses detailed in Policy DM R3(a)above where there are no alternative convenience shops located within 400 metres, where:
  - i. it can be demonstrated by full and proper marketing of the site for convenience use at reasonable prices for at least 12 months (1 years) and to our satisfaction that there is no realistic prospect of convenience use in the future; and,
  - ii. the proposal meets policy DM R3(a) (ii) and (iii) above.

# **SA/ SEA implications**

1.34. This policy scores particularly well against a range of sustainability objectives. The policy seeks to ensure that any appropriate development proposals are controlled in a manner where they would not result in a negative impact to the local community, by ensuing that local services and facilities remain accessible to local residents in their local area and reduces the need to travel by car. This approach also means the policy scored favourably against transport and climate change sustainability objectives.

# Justification

- 1.35. Merton's Core Planning Strategy policies CS1 (Sub-areas) CS7 (Centres) adopts the town centres first approach by directing all town centre type uses towards Merton's town centres. Policy DM R3 will contribute towards delivering this by setting out a detailed approach to the assessment of considerations concerning the how proposals for the change of use of town centre type uses outside of Merton's town centres will be considered.
- 1.36. To support sustainable development, small convenience shops are encouraged to locate within 5 minutes walking distance (400 metres radius) of residential areas in Merton, to reduce the need to travel for day-to-day convenience items.
- 1.37. It may not be possible to retain retail use, especially if there is a lack of customer demand and/ or alternative facilities are available nearby.
- 1.38. The General Permitted Development Order (GDPO) has been changed for a period of two years to allow temporarily for retail uses (A1 Use Class), financial & professional Uses (A2 Use Class), restaurant & cafes (A3 Use Class) and business (B1 uses) to open up in all premises under 150sqm of floorspace currently operating within the A use class, B1 use, non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert back to their original Use Class. To note, there are exemptions to this policy.
- 1.39. Therefore, in instances where planning permission is required and where there are alternative convenience shops located within 400 metres and where proposals satisfy Policy DM R3 A as above and Policy DM R5, to avoid vacancy, and in order to retain a mix of uses needed by the local community, change of use of existing shops will be supported for a range of local services and businesses. including: This includes a wider range of retail (A1 Use Class), financial and professional services (A2 Use Class), cafes and restaurants (A3 Use Class), public houses (A4 Use Class), hot food takeaways (A5), local small business premises (B1 Use Class) and community and health uses (D1 Use Class). Under the General Permitted Development Order, the principle of changing from a hot food take-aways, pubs, cafes and restaurants, financial and professional services to a shop can happen without the need for planning permission.
- 1.40. Should there be a demand and growth for retail floorspace in the future, the GDPO currently allows cafes and restaurants and public houses to change into retail (A1 Use Class) without requiring planning permission. Though, local business premises (B1 Use Class) and community and health uses (D1 Use Class) cannot revert to retail (A1 Use Class) permanently without planning permission, they may still attract more people to Merton's high streets in turn making these high streets more vibrant and viable.
- 1.41. In situations where the council permits the change of use from uses detailed in policy DM R3(a) above to residential uses, the proposal must satisfy policy DM R3(b) above, meet the policy requirements for residential conversions and meet the floorspace and amenity standards as set out in the London Plan, Merton's Core Planning Strategy and Design SPD.
- 1.42. In circumstances where there are no alternative convenience shops located within 5 minutes walking distance (400 metre radius), proposals for change of use from convenience shops (A1 Use Class) to those detailed in Policy DM R3 (a) will be permitted where it can be demonstrated as a result of full and proper marketing at reasonable prices for at least 12 months (1 years), that convenience retail uses are not viable.

- 1.43. To demonstrate that full and proper marketing has been undertaken, the council requires the applicant to demonstrate that:
  - The site has been marketed for the time period detailed in policy unless otherwise agreed with the council;
  - All opportunities to re-let the site has been fully explored (including more flexible use of the space);
  - The site has been marketed using new (on the internet) and traditional marketing tools available; and,
  - The site has been marketed at a price which is considered reasonable (based on recent and similar deals or transactions).

#### **Delivery and monitoring**

1.44. The council will aim to protect corner/ local shops through the planning process; by resisting the loss of local convenience shops for which there are no alternative local convenience shops located within 400 metres of the shop.

# DM R4: Protection of shopping facilities within designated shopping frontages (Significant amendments following consultation feedback, and national policy changes. Amendments support social interaction and community facilities in town centres, recognising the changing nature of high street shopping)

### **Policy aim**

ADVISORY NOTE: DM.R1 paragraph 1.3: town centres a general term for major, district and local centres, to reduce text

To maintain the vitality and viability of Merton's town and local centres and to identify uses suitable to these locations by ensuring that there are a wide range of retail offer, services and social activities, providing consumer choice and competition and opportunities for social interaction.

# Policy

Making choices about where retail and other town centre type uses locate contributes towards maintaining and enhancing the attractiveness of town and local centres by encouraging more people to shop in these locations. To maintain and improve the overall vitality and viability of Merton's town and local centres, the council will permit proposals provided that the following criteria have been met. In:

#### Town Centres

- a) **'Wimbledon's central shopping frontage'** the loss of retail units (Use Class A1) will be resisted.
- b) The 'core shopping frontages' within town and local centres, proposals for a wider range of uses such as restaurants and cafes and bars, cultural and community use and leisure and entertainment uses (A1, A3, A4, D1 & D2 Use Class) will be permitted to occupy an A1 retail unit subject to if it can be demonstrated by full and proper marketing of the site for A1 retail use for at least 12 months. The proposed change should not detract from the primary retail function of the area. Approximately 70% 50% of units in the Core Shopping Frontage should remain in retail use (A1 Use Class), taking into account unimplemented planning permission for change of use.
- c) The 'secondary shopping frontages', within town and local centres. As as well as uses permitted in part DM R4 (b) above, proposals for financial & professional services (A2 Use Class) and hot food takeaways (A5 Use Class) and offices (B1[a] Use Class) will be permitted. Approximately 50% of units should remain in commercial uses (A1, A2, A3, A4 and A5 uses), taking into account unimplemented planning permission for change of use.
- d) **Other shopping frontages within town and local centres**, a wide range of town centre type uses including shopping, leisure, entertainment, cultural, community and office uses will be supported which contribute towards the vitality and viability of town centres.

#### Neighbourhood parades

e) **'Neighbourhood parades'**, proposals for a wide range of town centre type uses appropriate to the scale of the parade will be permitted. A minimum of 50% 30% of units should remain in retail use (A1 Use Class), taking into account unimplemented planning permissions.

#### All frontages in Merton's town centres and neighbourhood parades

f) **'Vacant units in shopping frontages'**, temporary planning permission for re-occupation of vacant units may be granted for performance and creative uses.

- g) 'All shopping frontages in Merton's town and local centres and neighbourhood parades', subject to the relevant considerations DM R4 (a)-(f) above, the council will permit the change of use in shopping frontages where:
  - i. the proposed use is compatible with a shopping frontage and provides a direct service to the general public;
  - ii. the proposal will result in an 'active street frontage';
  - iii. the vitality and viability of the town and local centre and or neighbourhood parade is not likely to be significantly harmed;
  - iv. a window display is provided; and where,
  - v. No significant adverse effects on the amenities of nearby residents, road safety, car parking or traffic flows would result from the proposal.

#### **SA/ SEA implications**

1.45. This policy scores well against a number of sustainability objectives. The policy seeks to ensure the vitality and viability of Merton's town centres and neighbourhood parades, by enabling the provision of a wider range of retail services and facilities. This will lead to greater consumer choice, business and employment opportunities for the community.

#### Justification

- 1.46. Merton's Core Planning Strategy policies CS1 (Sub-areas) CS7 (Centres) encourages a mix of town centre type uses to Merton's town and local centres which contributes to their vitality and viability. Policy DM R4 will contribute towards delivering this by setting out a detailed approach to the assessment of considerations concerning the location of how proposals for town centre type uses in Merton's town centres will be considered.
- 1.47. The General Permitted Development Order (GDPO) has been changed for a period of two years to allow temporarily for retail uses (A1 Use Class), financial & professional Uses (A2 Use Class), restaurant & cafes (A3 Use Class) and business (B1 uses) to open up in all premises under 150sqm of floorspace currently operating within the A use class, B1 use class non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert back to their original Use Class. In instances where planning permission is required, proposals are required to meet this policy. To note, there are exemptions to this policy.
- 1.48. In instances, where the GDPO temporarily permits business (B1 Use) on the ground floor in town centres or neighbourhood parades, the council would expect the proposal to comply with Policy DM R4 (g) and paragraph 1.68, having particular regards to the need to provide 'active frontages' in designated town centres and neighbourhood parades.

#### Primary shopping area – all town and local centres

1.49. The location of similar businesses, such as shops, cafes, restaurants, theatres and cinemas together makes town and local centres more attractive and sociable, increasing the footfall which helps support businesses and helps to create an identity and a sense of place for the community. National guidance makes clear that local authorities should define the extent of the Primary Shopping Area and the town centre boundary. The Primary Shopping Area places retailing and social activity at the heart of the town centre and it consists of defined core and secondary

shopping frontages. Other town centre activities including professional & financial services, cinemas, hot-food takeaways lead away from the primary shopping area. Merton's draft Proposals Map (20123) details the extent of Merton's town centre boundaries and the designated core and secondary shopping frontages.

#### Wimbledon's central shopping frontage

1.50. In order for Wimbledon town centre to maintain its position as a major centre, it is necessary to continue to support and improve retail facilities in the centre. Supporting retail at the heart of the town centre, visible on arrival from the station helps to increase footfall and thus Wimbledon's attractiveness. Merton's draft Proposals Map 20132 proposes Wimbledon's central shopping frontage, where proposals for retail uses (A1 Use Class), in particular comparison retail will be encouraged.

#### *Core shopping frontage – all town and local centres*

- 1.51. In the core shopping frontage retailing and social uses are strongly supported to encourage greater footfall and improve the viability of the town centre. It is important to maintain a full range of shopping facilities and social uses in these centres and ensure that they are close together in relatively convenient and compact core frontages.
- 1.52. Due to the increase in the non-retail store shopping such as on-line shopping and home shopping, it is expected in the future that town and local centres will no longer be retail focused but instead will provide a social environment for residents, workers and visitors to meet and visit. Although our evidence shows that vacancies in Merton's town and local centres are lower than both the regional and national average this may not be case in the next ten years. Therefore in order to ensure that our town and local centres remain a focal point for social activity, providing services and facilities as well as employment to residents and attracts visitors, the council propose we d for Merton's shop front designations to be more flexible to deal with changes to the economy and shopping.
- 1.53. Therefore, if a retail unit in the core shopping frontage is vacant and it can be demonstrated by full and proper marketing of the site for A1 retail use for at least 12 months (1 year), the council will permit more social uses such as restaurants and cafes (A3 Use Class), public houses (A4 Use Class), cultural and community uses (D1 Use Class) and leisure and entertainment uses (D2 Use Class). These uses are considered more social uses as Merton's residents and workers can meet and enjoy activities with friends and family. These uses would also attract visitors to the area. The proposed use will need to have an active frontage. Proposals must be in line with Policy DM R5, DM R6 and DM C1.
- 1.54. Should there be a demand and growth for retail floorspace in the future, the General Permitted Development Order GDPO currently allows cafes and restaurants and public houses to change into retail use (A1 Use Class) without requiring planning permission. Though cultural and community uses (D1 Use Class) and leisure and entertainment (D2 Use Class) cannot revert to retail (A1 Use Class) without planning permission permanently, they allow more social uses in sustainable locations which inturn would attract more people to Merton's town and local centres. This increased in footfall would ensure that the vitality and viability of Merton's town and local centres are maintained.
- 1.55. Amusement centres (use identified as sui generis use sui generis Use Class), financial & professional services (A2 Use Class) and hot food take-aways (A5 Use Class) are not compatible

with the main retail or social function of the town and local centres and thus are not considered appropriate uses in Wimbledon's central shopping frontage and core shopping frontages.

- 1.56. Though, subject to meeting requirements detailed in paragraph 1.48, a wider range of social uses in the core shopping frontage is encouraged, the council propose to place a limit on the proportion of change of use in the designated shopping frontage away from uses within retail use (A1 Use Class). Local research supports approximately 50% of units in the designated shopping frontage to remain in retail uses (A1 uses), taking into account unimplemented planning permissions for changes of use.
- 1.57. When considering proposals, the proportion of retail units relates to a proportion of units situated within designated core shopping frontages of the whole town and local centre and not to the individual designated shopping parades. A 'unit' refers to individual shops. The breakdown of unit numbers per frontage is detailed in Table 7.1.

#### Secondary shopping frontage – all town and local centres

- 1.58. In secondary shopping frontages, a wider range of uses such as financial & professional services (A2 Use Class), hot food take-aways (A5 Use Class) and offices (B1[a] Use Class) will be supported.
- 1.59. To ensure that there is a range of commercial services and facilities within Merton's town and local-centres, we-the council- propose to place a limit on the proportion of change of use in the designated shopping frontage away from uses within retail commercial-use (within the A Use Class only). Local research supports approximately 50% of units in the designated shopping frontage to remain in commercial uses (within the A1, A2, A3, A4 and A5 only), taking into account unimplemented planning permissions for changes of use.
- 1.60. Approximately 50% of A-Use Class units-uses units in the designated secondary shopping frontage relates to a proportion of units situated within designated secondary shopping frontages of the whole town and local centre and not to the individual designated shopping parade.

Other frontages within town and local centres

ADVISORY NOTE: DM.R1 paragraph 1.3: town centres a general term for major, district and local centres, to reduce text

- 1.61. In these frontages a wide range of town centre uses will be supported including retail, leisure, entertainment, cultural, community and offices which contribute towards the vitality and viability of town centres. Activities should complement each other and the centre and should be of a use, design and scale proportionate to the area.
- 1.62. All town centre development proposals must have active street frontages to contribute towards the vibrancy and to promote a positive identity within Merton's town and local centres.

#### Neighbourhood parades

- 1.63. Neighbourhood parades are identified to ensure that local shopping facilities are retained within walking distance of residents to meet their day-to-day needs.
- 1.64. To ensure that convenience shops are retained, local research supports a minimum of 3 50% of units in a designated neighbourhood parade to remain in retail use (A1 Use Class), taking into account unimplemented planning permissions for changes of use.

- 1.65. When a change of use from convenience, comparison and service retail use (A1 Use Class) is proposed, the new use must provide a local service, such as businesses (A2 and B1[a] Use Class), restaurant and café (A3 Use Class), pub and wine bar (A4 Use Class), hot food takeaways (A5 Use Class), health and community uses (D1 Use Class) which:
  - supports the vitality of the parade;
  - provides a window display; and,
  - has no adverse effects on the amenities of residents, other businesses, road safety or traffic flows.
- 1.66. Proposals must be in line with Policy DM R5: Food and drink/ leisure and entertainment uses.

#### Vacancies in frontages in town and local centres

1.67. In town and local centres temporary planning permission may be granted for performance and creative uses in vacant shopping frontages until these units are re-occupied by uses that are appropriate to that retail frontage. Temporary Planning Permission will be considered based on the proposal(s) put forward. These proposals must complement surrounding uses in the area and must not harm nearby business and residential amenity. Conditions will be used to restrict the maximum period for the temporary use of the shop for performance and creative uses.

#### Active street frontages

1.68. Active street frontages contribute significantly to the vibrancy, sense of place and safety of town centres. Allowing people to access and view inside and outside of the buildings provides natural surveillance, activity and contributes towards the vibrancy of town and local centres. Conditions may be placed on planning applications to ensure that proposals do not result in dead frontages, for instance, restricting internal advertising.

#### Marketing

- 1.69. To demonstrate that full and proper marketing has been undertaken, the council requires the applicant to demonstrate that:
  - The unit has been marketed for the time period detailed in policy unless otherwise agreed with the council;
  - All opportunities to re-let the site has been fully explored (including more flexible use of the space);
  - The site has been marketed using new (on the internet) and traditional marketing tools available; and,
  - The site has been marketed at a price which is considered reasonable (based on recent and similar deals or transactions).

#### **Delivery and monitoring**

1.70. Protecting the viability and vitality of town and local centres and neighbourhood parades will be achieved through the planning process by supporting planning applications for 'town centre type uses' that are commensurate with the scale and function of town centres and neighbourhood parades.

# DM R5: Food and drink / leisure and entertainment uses (Amendments following consultation feedback, research and national policy changes)

### **Policy aim**

To ensure that food and drink and leisure and entertainment uses are located in a suitable location for customers, but do not cause unacceptable environmental or social impacts. These uses provide and complement retail choice for consumers and contribute towards the vitality and vibrancy of Merton's town and local centres.

#### Policy

#### Food and drink/leisure and entertainment uses

Proposals for restaurants and cafes (A3 Use Class), public houses (A4 Use Class), hot food take-aways (A5 Use Class), leisure and entertainments uses (D2 Use Class) will be supported provided all of the following criteria have been met:

- h) The proposals would not have an unacceptable impact on local amenity and the general environment, car parking, traffic congestion and road safety. Proposals would need to take into account the:
  - vi. size of unit;
  - vii. characteristics and type of use proposed;
  - viii. the nature of the area;
  - ix. the number and size of other food and drink (Use Class A3, A4 and A5) and leisure and entertainment uses (Use Class D2) in the area;
  - x. the likely cumulative effect of their-these uses, including combined and cumulative effects at different times of the day and night; and,
  - xi. whether the location is well served by public transport.
- i) Adequate noise containment measures are included and sound insulation is provided, where appropriate, to safeguard the amenity of adjoining residential and business uses;
- j) They would not have an unacceptable effect on local amenity through noise, disturbance or fumes;
- k) The proposed opening hours would be acceptable;
- I) Adequate ventilation, waste disposal, litter management and crime prevention arrangements appropriate to the use and location can be provided.

#### Hot food take-away

m) Proposals which results in an over-concentration of hot food take-aways (A5 uses) will not be permitted as this would detract from the ability to adopt healthy lifestyles.

#### Protection of public houses

n) Proposals that will result in the loss of a public house will only be permitted where all the following criteria are met:

- xii. the applicant can demonstrate to the council's satisfaction that the public house is no longer economically viable;
- xiii. there are alternative public houses located within the local area.

#### Protection of leisure and entertainment

o) Proposals for the loss of entertainment and leisure facilities (D2 uses) will be supported where the applicant can demonstrate to the council's satisfaction that the leisure and entertainment uses are no longer viable.

### **SA/ SEA implications**

1.71. This policy scores particularly well against sustainability objectives. The policy seeks to ensure any appropriate development proposals are controlled in a manner that would not result in a negative impact on the local area and amenities. This will be achieved by ensuring that public houses (A4 Use Class) and hot food take-aways (A5 Use Class) do not have an adverse affect on the local community and local environment with regards to noise, opening hours and litter control.

#### Justification

- 1.72. Merton's Core Planning Strategy policies CS1 (Sub-areas) CS7 (Centres) encourages a range and mix of town centre type uses to Merton's town and local centres which contributes to their vitality and viability. Policy DM R5 will contribute towards delivering this by setting out a detailed approach to the assessment of considerations concerning how proposals for new or the change of use from food and drink/ leisure and entertainment uses will be considered in Merton. and the protection of some of these uses.
- 1.73. The scale of new food and drink/ leisure and entertainment uses must meet the requirements of Policy DM R1: location and scale of development in Merton's town centres and neighbourhood parades.
- 1.74. As detailed in Policy DM R2: Development of town centre uses outside town centres, to strike a balance between Merton's aspirations for economic growth whilst protecting the vitality and viability of Merton's designated town centres, proposals for large food and drink/ leisure and entertainment uses will be required to submit a sequential test and may be required to submit an impact assessment.

#### Food and drink / leisure and entertainment uses

- 1.75. The food and drink sector and leisure and entertainment sector is very dynamic and increasingly diverse, including. This sector includes cafés, restaurants, pubs, cinemas and bowling alleys. These facilities reflect changing population structures, lifestyles and expectations, and are now a regular part of many people's lives rather than a special event.
- 1.76. Research in Merton's Retail Study demonstrates that Merton's town and local centres have above average representation of cafes and restaurants (A3 Use Class), in particular hot food take-aways (A5 Use Class), and that there is no area of deficiency. Although Merton's residents have relatively good access to a range of commercial leisure and entertainment facilities in neighbouring boroughs and central London, there may be potential for additional health club facilities in line with population growth.

Sites and Policies | Centres, retail and other town centre type uses

- 1.77. The study also highlighted that the range of restaurants and the evening economy (entertainment and leisure D2 Use Class) are poor in some centres, including Mitcham, Morden and Colliers Wood. Therefore the council encourages restaurants, cafes, leisure and entertainment uses (A3, A4 and D2 Use Class) in these centres which contribute towards supporting shops and other businesses. By improving existing and encouraging more evening economy uses in these areas will extend the centres' use beyond shop opening hours.
- 1.78. However, such uses can cause problems to nearby residents and businesses because of noise, fumes, traffic and other disturbance, especially at night. The council will, therefore, seek to control the size and location of such premises, particularly where there is residential accommodation adjacent, close to, or above premises. In addition these amenity problems are exaggerated when groups of these facilities are located close together and their cumulative and combined impact becomes significant.
- 1.79. There has been an increase in the number of larger scale restaurants, pubs, leisure and entertainment facilities which are likely to generate large numbers of customers, and there are emerging concentrations of food and drink facilities and entertainment uses, especially in Wimbledon Village and Wimbledon town centre. These trends have increased concerns about the impact of these uses on residential amenity. Public transport accessibility is an important consideration in the case of these larger developments. For these reasons, Merton Council's Licensing Policy imposed a cumulative impact area in Wimbledon Village and Wimbledon town centre which restricts the number of licences available for cafes, restaurants, public houses, hot food take-away, leisure and entertainment uses (A3, A4, A5, D2 and some uses identified as sui generis use) Sui Generis uses within the Use Class Order), if licences are required.
- 1.80. Where appropriate, conditions and legal agreements will be applied to ensure these developments meet the council's standards, and to protect residential amenity. Conditions may be applied to control the hours of opening, and type of use. Agreements may also include financial contributions for CCTV and other crime prevention and road safety measures.

#### Hot Food take-away

- 1.81. Although food and drink uses can make a positive contribution to the evening economy, there is concern with impacts of the over-concentration of hot food take-aways (A5 uses), particularly in Merton High Street, the London Road, Mitcham and Streatham Road. Government guidance (Healthy Weight, Healthy Lives: a Cross Government Strategy for England) sets out a number of actions to promote healthy communities, including encouraging councils to manage the proliferation of fast food outlets. Similarly the importance of planning for people's health and well being is further promoted by the draft National Planning Framework definition of sustainable development.
- 1.81. Local research in Merton shows that although hot food take-aways are not overly concentrated in any one town centre, there is a concern with impacts of the over concentration of hot food take-aways (A5 uses), particularly on Merton High Street, the London Road (Mitcham) and Streatham Road. For this reason, planning permission will not be permitted for hot food take-aways (A5 uses) where there is an 'over-concentration' in areas. Generally 'an over-concentration' of hot food take-aways (A5 uses) would be the development of more than three hot food take-aways in a shopping parade of 10 consecutive shops.

- **1.82.** This policy is proposed to prevent the over concentration of hot food take-aways in Merton's high streets. Also to ensure that residents have access and choice between a wide range of retail services and facilities including access to healthier food options.
- 1.83. Merton council and other organisations who operate in Merton, are already operating a number of projects/ initiatives to tackle obesity issues in the borough. Therefore, this proposed policy will contribute to the 'holistic approach' already being undertaken in the borough. This policy is accordance with national, regional and local policies and guidance including, 'Healthy Lives, Healthy People: Our Strategy for public health in England (2010 & 2011), PH42-Obesity: working with local communities (2012) and the National Planning Policy Framework (2012).
- 1.84. When considering proposals for change of use to hot food take-aways, the first unit in each parade of shops (where possible) should be used as the starting point to ascertain if the proposal meets policy. A 'unit' refers to individual shops.

#### Protection of public houses

- 1.85. The General Permitted Development Order (GDPO) currently allows public houses (A4 Use Class) to change to some other uses including retail, professional and financial services, and restaurants without the need for planning permission.
- 1.86. Furthermore, the GDPO has been changed for a period of two years to allow temporarily for retail uses (A1 Use Class), financial & professional Uses (A2 Use Class), restaurant & cafes (A3 Use Class) and business (B1 uses) to open up in all premises under 150sqm of floorspace currently operating within the A use class, B1 uses class, non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert back to their original Use Class. To note, there are exemptions to this policy.
- 1.87. Therefore, in instances where planning permission is required, the council will resist the loss of public houses as they serve a community role (for example, by providing space for clubs, meetings or performances) unless:
  - alternative provision is available nearby (within 800 metres); and,
  - it can be demonstrated to our satisfaction that the public house is no longer economically viable.
- 1.88. To demonstrate a public house is no longer economically viable, the applicants:
  - would need-to evidence to demonstrate that the public house as a business is no longer economically viable; and,
  - to demonstrate that full and proper marketing of the site at reasonable prices for a maximum period of 30 months (2 ½ years) confirms the non-viability for these purposes.

#### Protection of leisure and entertainment facilities

1.89. Wimbledon town centre is identified as a 'night time economy cluster of regional/ sub- regional importance' in the London Plan. A cultural quarter has emerged to the east end of The Broadway, with two theatres, leisure and community facilities and a selection of restaurants. Wimbledon town centre also has two cinemas, two health and fitness centres as well as wine bars and public houses. In addition to shopping and retail service offer and community facilities, these leisure and

entertainment facilities makes Wimbledon vibrant and active throughout the day and evening therefore attracting residents, workers and visitors to the benefit of all businesses.

- 1.90. In terms of shopping floorspace, Colliers Wood competes directly with Wimbledon town centre by attracting many high street and multiple retailers. However Colliers Wood does not have the same range and choice of evening activities nor has the Wimbledon 'brand' which is internationally recognised. To ensure that Wimbledon remains vibrant despite competition from other town centres, the council will seek to attract and retain leisure and entertainment facilities in Wimbledon town centre.
- 1.91. Merton's Retail Study also highlights that the quality of the evening economy is poor in Mitcham and Morden town centres and Colliers Wood. Therefore, the council aims to maintain existing leisure and entertainment facilities in these areas, where viable.
- 1.92. At stated in paragraph 1.86, the GDPO has been changed for a period of two years to allow for the temporary occupation of A1, A2, A3 and B1 uses in leisure and entertainment facilities below 150sqm of floorspace. Also the GDPO allows for leisure and entertainment uses (D2 Use Class) to change to state funded schools permanently, though there are proposed exemptions to this policy.
- 1.93. Therefore, in instances where planning permission is required, In circumstances where proposals for change of use from leisure and entertainment uses to alternative town centre type uses in Merton's town and local centres, the council would require full and proper marketing of the property for its permitted use at reasonable prices for a maximum period of 30 months (2½ years). However, for proposals outside of town and local centres, where proposals for change of use from leisure and entertainment to alternative uses except employment (within the B Use Class) and community and cultural uses (D1 uses), the council would require full and proper marketing of the property for its permitted use at reasonable prices for a maximum period of 30 months (2½ years). Please refer to Policy R6: Culture, Arts and Tourism Development and E3: Protection of Scattered Employment Sites.

#### Full and proper marketing

- 1.94. To demonstrate that full and proper marketing has been undertaken, the applicant will be required to demonstrate that:
  - The site has been marketed for its appropriate use for the time period detailed in policy unless otherwise agreed with the council;
  - All opportunities to re-let the site has been fully explored (including more flexible use of the space);
  - The site has been marketed using new (on the internet) and traditional marketing tools available; and,
  - The site has been marketed at a price which is considered reasonable for its appropriate use (based on recent and similar deals or transactions).

#### **Delivery and monitoring**

1.95. Protecting the viability and vitality of town and local centres and neighbourhood parades will be achieved through the planning process by supporting planning applications for 'town centre type uses' that are commensurate with the scale and function of the town and local centres.

# DM R6: Culture, arts and tourism development (Amendments following consultation feedback, research and national policy changes)

#### **Policy aim**

By recognising the value of arts, culture and tourism uses to Merton's economy and employment, the council aims to protect and provide additional arts and culture uses in the borough. These uses will also create economic and social benefits for the borough by attracting tourist and business visitors to Merton. Encouraging the development of arts, culture and tourism facilities throughout Merton ensures that these uses are accessible to all communities.

#### Policy

The council will maintain, improve and encourage cultural, arts and tourism in Merton by:

- a) Supporting:
  - i. All proposals for cultural and tourism development which are likely to generate a large number of visitors to locate in either
    - Merton's town centres or
    - other areas of the borough which have high levels of accessibility (PTAL level 4 or above) and are within close proximity to additional services for employees and visitors
  - ii. small (generally floorspace below 280 sqm) proposals for culture, arts and tourism development throughout the borough.
- b) in Merton's town centres or to other areas in the borough which have high levels of accessibility (PTAL level of 4 or above) by supporting proposals for small (floorspace generally below 280sqm) and large (floorspace between 280 sqm and 1,000sqm) arts, cultural and tourism developments and proposals likely to generate large number of visitors.

b) throughout the borough, by supporting proposals for small (below 280 sqm) culture, arts and tourism development.

- b) Encouraging improvements or expansion to existing cultural, arts and tourism in Merton, where this complements Merton's strategic objectives for the areas in which they are located.
- c) Ensuring proposals for culture, arts and tourism developments are well designed, by requiring that:
  - iii. The size and character of the site or building are suitable for the proposed use;
  - iv. The development will be compatible with the character and appearance of the area;
  - v. The amenities of local residents and businesses will not be harmed by way of noise, disturbance, loss of light or privacy;
  - vi. There will be good access and links to modes of transport other than the private vehicle; and,
  - vii. Vehicular access to and from the highway will be safe.
- d) Balancing the benefits of the submitted proposals opportunity to provide employment and other contributions to the local economy against the above criteria.

- e) Supporting proposals for the change of use from culture, arts and tourist accommodation to alternative uses only if it can be demonstrated that full and proper marketing of the site at reasonable prices for a maximum period of 30 months (2 ½ years) confirms the financial non-viability for these purposes, unless:
  - i. Suitable replacement site for the culture and arts use which is of better standard and quality is provided locally; or,
  - ii. Where it can be demonstrated that the existing tourist accommodation is no longer viable and does not provide facilities for the local community.
- f) Protecting, maintaining and encouraging the work-space needed to support creative and cultural industries across the borough.

### **SA/ SEA implications**

1.96. This policy meets a number of sustainability objectives including access to culture and social activities, by ensuring any appropriate development proposals are controlled in a manner that would not result in a negative impact on the local area or community. This will be achieved by supporting new cultural, arts and tourism development in the most sustainable locations within the borough. The policy also seeks to protect existing culture and social activities and encourages more cultural, arts and tourism development in the borough. This approach may lead to more employment opportunities for the local community and meets the sustainability objective to promote and seek access to employment for the community.

#### Justification

- 1.97. Merton's Core Planning Strategy policies CS1 (Sub-areas) CS7 (Centres) encourages a mix of town centre type uses to Merton's town and local centres. Policy DM R6 will contribute towards delivering this by setting out how proposals for new or the change of use from cultural, arts and tourist uses will be considered in Merton. by setting out a detailed approach concerning proposals for new culture, arts and tourist uses and the protection of some of these uses.
- 1.98. Culture, arts and tourism development creates economic and social benefits by attracting residents, business visitors and tourists. These uses provide employment and complement the retail and services, cafes, restaurants, public houses and leisure and entertainment facilities in Merton's town and local centres, contributing towards their overall vibrancy.
- 1.99. Merton's Core Planning Strategy includes arts, culture and tourism development in its definition of town centre type uses and also sets out policies for assessing proposals for these uses. Arts and Cultural uses include theatres, museums, galleries and concert halls. For this policy, tourist accommodation includes hotels, hostels [sui generis], B&Bs and guesthouses and other tourist accommodation.
- 1.100. The scale of new culture, arts and tourism development must meet the requirements of Policy DM R1: Location and Scale of Development in Merton's town centres and neighbourhood parades.
- 1.101. As detailed in Policy DM R2: Development of town centre type uses outside town centres, to strike a balance between Merton's aspirations for economic growth whilst protecting the vitality and viability of Merton's designated town centres, proposals for new large culture, arts and tourist developments located edge-of-centre and out-of-centre, will be required to submit a sequential test.

1.102. Public Transport Accessibility Levels (PTAL) informs geographical area levels access to public transport. As detailed in the Core Planning Strategy, the higher PTAL levels are concentrated around the town centres and transport interchanges of Wimbledon, Morden, Colliers Wood, Mitcham and Raynes Park. Whereas areas to the south east and south west of the borough have the lowest accessibility levels. Figure 26.1: Merton Public Transport Accessibility Levels in the Core Planning Strategy is based on information gathered at a point in time. Therefore, the council would encourage applicants to use the Transport for London (TFL) PTAL calculator to inform planning applications.

#### Arts and culture

- 1.103. In Merton there are a number of arts and cultural uses that the council wishes to protect and enhance including theatres in Wimbledon town centre, handcrafts, creative industries and a theatre at Merton Abbey Mills, festivals (Abbeyfest and Cannizaro Park), cultural activities that takes place in Cannizaro Park, festivals (Abbeyfest, Cannizaro Festival and Mitcham Carnival), museums, sports arenas (such as the All Tennis Club), Deen City Farm and the Wimbledon School of Art.
- 1.104. Merton's Economic Development Strategy recognises the creative sector as a potential area for economic growth. In Merton, the creative sector comprises a range of activities including publishing of books, newspapers and software, printing, TV, radio and film production, photography industries in Wimbledon town centre, Colliers Wood and the South Wimbledon Business Area.
- 1.105. Proposals will be supported that build upon the borough's strength in creative and cultural information, particularly proposals that improves Merton's existing offer.

#### Tourism

- 1.106. Merton's Retail Study demonstrates highlights that the borough needs a range of tourist accommodation and facilities to cater for leisure tourism and business visitors, to make Merton's tourism and culture sector more viable and sustainable all year-round. Research has emphasised that there is a need for high quality hotels with conference facilities in Merton, particularly in Wimbledon town centre to support businesses visitors as well as to provide space for more local functions if needed. Merton is conveniently situated to help provide additional tourist facilities with good public transport links to central London. The borough also has its own tourist attractions, although those outside the Wimbledon area generally have a lower profile and consequently lower visitor interest.
- 1.107. Where possible, facilities provided to guests at larger hotels should also be made available to the local community to help improve the quality of life for local residents.
- 1.108. In determining the location of hotel, hostel, guest house and B&B facilities, good public transport services to central London and to other Merton tourist attractions are an important factor. Tourist accommodation should generally be situated in areas of good public transport accessibility and adjacent to the secondary road network to minimise traffic congestion for residents. The capacity and proximity of similar existing facilities should also be considered.

#### Protection of arts, culture and tourism

- 1.109. Existing arts, culture and tourist attractions and accommodation will be protected in order to maintain the benefits of arts, culture and tourism to the local community. This will benefit the community by providing jobs, in terms of the provision of jobs, attracting visitors, contribution contributing to the overall economy and to local educational resources, and providing a variety of facilities for both residents, businesses, students and visitors.
- 1.110. The General Permitted Development Order has been changed for a period of two years to allow temporarily for retail uses (A1 Use Class), financial & professional Uses (A2 Use Class), restaurant & cafes (A3 Use Class) and business (B1 uses) to open up in all premises under 150sqm of floorspace currently operating within the A use class, B1 use class, non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert back to their original Use Class. To note, there are exemptions to this policy.
- 1.111. Therefore, in instances where planning permission is required redevelopment or change of use from arts, culture and tourism development will be permitted, only if the current use is proved to be unviable or unless it meets the policy exemptions detailed in policy DMR 6 E (i) and (ii) above.
- 1.112. To demonstrate that full and proper marketing has been undertaken, the council requires the applicant to demonstrate that:
  - The site has been marketed for the time period detailed in policy unless otherwise agreed with the council;
  - All opportunities to re-let the site has been fully explored (including more flexible use of the space);
  - The site has been marketed using new (on the internet) and traditional marketing tools available; and,
  - The site has been marketed at a price which is considered reasonable (based on recent and similar deals or transactions).

#### **Delivery and monitoring**

1.113. Protecting the viability and vitality of town and local centres and neighbourhood parades will be achieved through the planning process by supporting planning applications for 'town centre type uses' that are commensurate with the scale and function of the town and local centres and resisting against inappropriate out-of-centre development.

# DM R7: Markets

# (Amendments following consultation feedback, research and national policy changes)

#### Policy aim

1.114. Street markets, sheltered and non-sheltered markets and farmers markets provide more retail choice and competition for consumers and, if located in town centres, contribute significantly towards their vitality and viability. Recognising their social, economic and environmental contributions to Merton, the council aims to maintain and improve existing markets and to support new markets in appropriate locations.

#### Policy

Markets contribute towards the vitality and vibrancy of town centres and provides more choice for consumers. Proposals will be permitted which provide:

- a) Encourage Improvements to existing markets, including activities to increase market stall occupancy levels, in particular, where these improvements or other improvements that-will contribute towards their overall vibrancy and success; of the market;
- b) Support New or the expansion of expand existing markets, where this complements Merton's strategic objectives for the areas in which they are located.

#### **SA/ SEA implications**

1.115. This policy meets a number of sustainability objectives particularly the objectives related to employment the work and Merton's economy. The policy ensures that any appropriate development proposals will not have a negative impact on the local area and community, by supporting the rejuvenation of existing markets and supporting any appropriate development proposals for new markets. This policy approach may lead to creating employment and business opportunities for start-up businesses to which in turn will benefit the wider community.

- 1.116. Merton's Core Planning Strategy policies CS1 (Sub-areas) CS7 (Centres) encourages a mix of town centre type uses to Merton's town and local centres which contributes to their vitality and viability. Policy DM R7 will contribute towards delivering this by setting out a detailed approach to the assessment of considerations concerning improvements to and supporting new or the expansion of existing markets.
- 1.117. The London Assembly and the GLA published reports on London's Street Markets in 2008, 2009 and 2010, emphasising the importance of markets and their contribution to social, economic and environmental goals. The report supported the expansion of street and farmers markets.
- 1.118. Merton has a number of markets operating on weekends (for example, the Farmers Market that operates in the Piazza in Wimbledon town centre) or operating throughout the week serving the needs of local residents, workers and visitors (for example, Merton Abbey Mills and, Mitcham town centre markets). As part of Merton's Retail Study, four of Merton's markets were assessed including:

- the street markets at Mitcham and Morden town centre;
- the sheltered market at Merton Abbey Mills, Colliers Wood; and
- Wimbledon Market, Plough Lane.
- 1.119. Overall, Merton's Retail Study concluded that there are low levels of occupancy for in -markets located-in throughout the borough. The study suggested that these markets could be improved by and all of these markets could be improved including considering providing bins, planting, signage, marketing and supporting pedestrianisation of the street (where appropriate) on market day.

#### **Delivery and monitoring**

1.120. Protecting the viability and vitality of town and local centres and neighbourhood parades will be achieved through the planning process by supporting planning applications for 'town centre type uses' that are commensurate with the scale and function of the town and local centres and resisting against inappropriate out-of-centre development.

# Table 7.1: Shopping areas and important shopping frontages

# A: Wimbledon major centre

Wimbledon's central shopping frontage	Units
2-1-10 Wimbledon Hill Road & 2-22 Wimbledon Bridge	<del>9</del> 10
1-59 The Broadway & Victoria Crescent (area of land within P.3 development)	<del>19-</del> 20
Centre Court Shopping Centre	70
Core shopping frontage	
2-78 The Broadway	<del>37</del> -40
13-23 Wimbledon Hill Road	2
16- <del>20</del> 26 Wimbledon Hill Road & 8-12 Worple Road	<del>3</del> -4
2- <del>26-10</del> Hartfield Road & Site R/o 39 -59 The Broadway	<del>8</del> 4
3-25 Wimbledon Bridge & 1-11 Wimbledon Hill Road	<del>13</del> -12
Secondary shopping frontage	
75–91 The Broadway and 2-12 Gladstone Road & 1-13 Russell Road	14
80-134 The Broadway	<del>25</del> 19
25-57 Wimbledon Hill Road	<del>13-</del> 14
28-68 Wimbledon Hill Road	<del>26</del> 19
1-8 The Pavement, Worple Road & <del>11-17-8</del> -17 Worple Road	<del>2</del> -7
97-127 The Broadway	3
27-37 Hartfield Road	<del>6</del> 5
1-13 Queens Road	5
12-26 Hartfield Road & site r/o 39-59 the Broadway	4

## **B: Town centres**

Mitcham District centre	
Core Primary shopping frontage	Units
234–260 London Road	<del>11</del>
205-223 London Road	10
1-10 Upper Green West	<del>9</del>
1-11 Majestic Way	<del>9-</del> 11
1-27 Upper Green East	<del>14</del> 12
1-8(cons) Langdale Parade, Upper Green East	8
225-249 London road	12
2-16 Upper Green East	7
Secondary shopping frontages	
1-8 (cons) Langdale Parade	8
1-6 Fair Green Parade & 12-16 Upper Green West	<del>6</del> -5
9-17 Western Road	1
251-265 London Road	7
272-292 London Road	9

Sites and Policies | Centres, retail and other town centre type uses

225-249 London Road	<del>12</del>
2-16 Upper Green East	7
7-13 Fair Green Parade	7
29-51 Upper Green East	11
234-260 London Road	11
1-10 Upper Green West	9

Primary frontage	Units
11-63 London Road	26
2-86 London Road	39
29-35 Aberconway Road	5
Secondary shopping frontage	
2-16 Crown Lane	7
1-35 Abbotsbury Road	16
2-30 Abbotsbury Road	13
36-46 Aberconway Road	5
1-9 London Road	4

# **C: Local centres**

Arthur Road	
Core shopping frontage	Units
120-134 Arthur Road, SW19	6
141-187 Arthur Road, SW19	16
Secondary shopping frontages	
144- 164 Arthur Road, SW19	9

Raynes Park	
Core shopping frontage	Units
4-82 Coombe Lane & 1A Amity Grove	<del>31</del> -32
2-16 Lambton Road	8
308-318 Worple Road	6
Secondary shopping frontages	
1-17 Station Buildings	<del>8</del> -5
207-211 Worple Road	3

Wimbledon Village	
Core shopping frontage	Units
1-40 (cons) High Street	<del>46-</del> 44
49-54 (cons) High Street	5
56-98 (cons) High Street	41

Sites and Policies | Centres, retail and other town centre type uses

Secondary shopping frontages	
47-48 (cons) High Street	2
41-45 (cons) High Street	3
2-14 Church Road	7
1-43 Church Road	18
Motspur Park	
Core shopping frontage	Units
320-336 West Barnes Lane	9
341-357 West Barnes Lane	8
Secondary shopping frontages	
338-354 West Barnes Lane	8

338-354 West Barnes Lane 359-367 West Barnes Lane

#### North Mitcham

Core shopping frontage	Units
271-313 Mitcham Road	14
1-17 London Road	9
Secondary shopping frontages	
1-17 London Road	<del>9</del>
23-59 London Road	18
12-62 London Road	<del>17</del> 18

# D. Neighbourhood parades

Parade Name	Units
Cannon Hill Lane & Martin Way; 135-151 Cannon Hill Lane & 244- <del>260</del> 262 Martin Way	<del>16-</del> 17
Central Road: 44a – 60 Central Road, Morden	8
Chestnut Grove & South Lodge Avenue; 158-174 Chestnut Grove, Pollards Hill & 10-32 South Lodge Avenue, Pollards Hill	14
Church Road: 45- <mark>61</mark> 59 Church Road	3
Coombe Lane, West Wimbledon; 253 – 271 Coombe Lane, Raynes Park & 348-364	17
Coombe Lane, Raynes Park	
Durnsford Road: 373-421 Durnsford Road, SW19	<del>22-</del> 23
Epsom Road: 41b-59 Epsom Road, Morden	12
Grand Drive (north): 244A – 264A Grand Drive, Morden	9
Grand Drive: 300-372 Grand Drive, Lower Morden	14
Green Lane: 99-137a Green Lane, St. Helier	18
Grove Road: 366-378 Grove Road, Mitcham	7
Haydons Road: 284-296 Haydons Road & 319 – 335 Haydons Road	16
High Street: 29 -43 High Street & 46 – 72 High Street, Colliers Wood	<del>19-</del> 18
Kingston Road: 80-112 Kingston Road	14
Leopold Road; 1-27 Leopold Road & 2a – 32 Leopold Road, SW19	26
Manor Road & Northborough Road; 207-219 Manor Road & 291a – 207 Northborough	17
Road, Pollards Hill	
Martin Way: 43-55 Martin Way	7
The Rush: 1-12 (cons) Merton Park Parade (The Rush)	12
Ridgway: 65-89 Ridgway, SW19	11

5

St. Helier Avenue: 41-67 St.Helier Avenue	14
Streatham Road; 196 – 172B Streatham Road & 175 – 221 Streatham Road	<del>34-</del> 31
Tamworth Lane: 297- 301 Tamworth Lane	2
Tudor Drive: 11-27 Tudor Drive, Morden	7
Wimbledon Chase: 288 – 312 Kingston Road & 1A (Rothsey Avenue) – 353 Kingston Road	20

### 2. Housing

# Position statement - meeting government guidance on the accommodation needs of gypsies, travellers and travelling showpeople. (*Amendment following consultation feedback*)

- 2.1. Government guidance (Planning for Traveller sites, March 2012) states that councils must identify the accommodation needs and set targets for Gypsies, Travellers and Travelling Showpeople in their area over 5, 10 and 15 years in their Development Plan. This identification must include the five year supply of specific sites to meet this need and this supply must be updated annually.
- 2.2. In Merton there is one permanent authorised public caravan site, owned by the council and managed by Merton Priory Homes. The site at Brickfield Road/ Weir Road currently contains 15 pitches. There are also members of the Gypsy and Traveller community living in homes (bricks and mortar housing) throughout the borough.
- 2.3. Since 2011 as part of preparing the Sites and Policies Plan and in accordance with government guidance the council has undertaken substantial research to identify the accommodation needs of Gypsies and Travellers and Travelling Showpeople in Merton to inform and set a target for the Development Plan.
- 2.4. The Gypsy and Traveller community is identified as 'hard to reach' in Merton's Statement of Community Involvement and is widely recognised as difficult to engage with. Therefore the council has used a wide variety of creative methods.
- 2.5. This evidence includes and is informed by:
  - Working jointly with neighbouring south London boroughs (Croydon, Richmond, Sutton, Wandsworth, Kingston and Lambeth) to agree on approaches for preparing the research to assess needs and identify sites, and to identify cross-borough travelling communities.
  - An organised and hosted all- day event in October 2011 dedicated to the Gypsy and Traveller community run by Ability Group, to encourage Gypsy and Traveller communities to engage in assessing accommodation and other needs.
  - Co-ordinated assessment of existing provision for Travelling Showpeople across the same neighbouring south London boroughs.
  - Engagement with the occupiers of each of the 15 caravan pitches on the Brickfield Road site to ascertain current and future accommodation needs and how these could be met.
  - Work with other stakeholders including Merton Priory Homes, the Traveller Education Service
  - Sourced quantitative evidence, including from the Census 2011 and planning records.
- 2.6. Assessment work on the requirement for transit pitches is also being undertaken currently by liaising with neighbouring south London boroughs.
- 2.7. From the results of Merton's research this has identified the requirement of an additional four publicly provided caravan pitches over the next 10 years (until 2023). The engagement work with Brickfield Road site residents has shown that a number of households would wish to move into bricks and mortar housing. In terms of re-let rates for the Brickfield Road site, Merton Priory Home records show 2 pitches had become available for re-let over the last 5 years, and projecting that forward would show an estimate of four pitches becoming available for re-let over the next ten years. In addition further pitches would become available for re-let when the needs of some

of the existing Brickfield Road site residents have been met, by transferring them to bricks and mortar housing. As re-letting vacancies on the existing Gypsies and Travellers site at Brickfield Road currently presents itself ad the most deliverable approach when taking into account accommodation needs of Merton's other communities and in the timescales available to meet government guidance, the current recommended target for additional Gypsy and Traveller pitches for the first five years from 2013-2018 is zero.

- 2.8. Qualitative and quantitative evidence to assess the needs provision for Travelling Showpeople across neighbouring south London borough (Merton, Croydon, Richmond, Sutton, Wandsworth, Kingston and Lambeth) indicates that these boroughs meet the seasonal working needs of Travelling for the purposes of holding fairs, circuses or shows. It is considered that the current recommended target for Travelling Showpeople plots is zero.
- 2.9. The council also needs to consider the requirement for additional Gypsy and Traveller pitches and Travelling Showpeople plots within the wider context of meeting the housing needs of the whole community through making best use of available land. At present, there are more than 7,500 households on the council's Housing Register, of which over 3,000 have 'reasonable preference' under the Housing Act 1996 due to the high level of housing need. With limited supply of housing sites, the development of additional affordable housing is considered one of the key priorities in the council's Housing Strategy 2012-2015 to help meet the high level of housing needs for 'bricks and mortar' affordable homes amongst all residents, including members of the Gypsy and Traveller community.
- 2.10. The council will continue to review the needs of Gypsies and Traveller accommodation needs in collaboration with stakeholders including, local Gypsies and Travellers communities, neighbouring boroughs and Registered Providers. Should a need arise during the local plan period the council will work with its partners in addressing these needs. Any proposals for new Gypsy and Traveller sites will be assessed against the criteria set out in Policy CS10 (Accommodation for Gypsies and Travellers) of Merton's Core Planning Strategy.
- 2.11. Further details on the research can be found on the Council's website at http://www.merton.gov.uk/living/planning/planningpolicy/ldf/planningresearch.htm

# DM.H1 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system

#### Policy aim

To provide a variety of accommodation with different levels of support or care, that is both appropriate to the needs of the potential residents and that is sensitive to the surrounding residential environment.

#### Policy

- a) The suitability of proposals for supported care housing will be assessed having regard to the following criteria:
  - i. Demonstrable need;
  - ii. The proximity of the site to public transport facilities;
  - iii. The provision of a safe and secure environment;
  - iv. The provision of an adequate level of amenity space which is safe and suitable;
  - v. The provision of adequate parking facilities for residents, staff and visitors;
  - vi. The convenience of the site's location in relation to local shops, services and community facilities;
  - vii. The quality of accommodation complies with all relevant standards for that use.
- b) Generally, proposals for supported care housing will be expected to provide affordable housing in accordance with Core Planning Strategy Policy CS8, unless nominations for people in housing need can be made available through the council.
- c) The council will resist development which results in the net loss of supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system unless either:
  - i. adequate replacement accommodation satisfies criteria DM H1 a (i) to (vii) inclusive above; or,
  - ii. it can be demonstrated there is a surplus of the existing accommodation in the area; or,
  - iii. it can be demonstrated that the existing accommodation is incapable of meeting relevant standards for accommodation of this type.
- d) Where the council is satisfied that the requirements of criterion (c) of this policy have been met, we will require that an equivalent amount of residential floorspace (Use Class C3) to be provided to help meet Merton's need for permanent homes. These proposals will be considered in respect to Core Planning Strategy Policy CS8.

#### **SA/ SEA implications**

2.12. The policy meets a number of sustainability objectives including objectives for social inclusion and addressing housing needs. This policy approach seeks to encourage mixed communities and social cohesion.

- 2.13. Merton's Core Planning Strategy Policy CS8 (Housing Choice) seeks the provision of a mix of housing types, sizes and tenures at the local level to meet the needs of all sections of the community. Policy DM H1 therefore builds upon this.
- 2.14. Policy DM H1 relates to any form of housing if it has been designated for use by vulnerable people or people being housed as part of the criminal justice system (bail / probation hostel) and commonly accommodates residents who get support from designated members of staff. It includes the following forms:
  - i. Self-contained homes where vulnerable people, or people being housed as part of the criminal justice system live individually or as part of a family (usually in use class C3);
  - ii. Shared homes occupied by no more than 6 people (usually in Use Class C3 but where no care is provided on-site some fall within Use Class C4);
  - Clusters of self-contained homes or self-contained homes / bedsits within a scheme designated for vulnerable people, where low intensity support is available, sometimes on site (usually in Use Class C3, depending on the nature of the support);
  - iv. Hostels for a number of households or individuals. The occupiers are usually linked in terms of circumstances or age group. There is usually a common management regime and some shared facilities. Hostels are outside any use class;
  - v. Care homes and other supported accommodation where care is provided 24 hours a day (usually in Use Class C2);
  - vi. Secure residential institutions (usually under Use Class C2A).
- 2.15. Policy DM H1 does not relate to:
  - i. Self-contained homes that are suitable to meet general needs but have been let or sold in the market to meet the needs of vulnerable people, or people being housed as part of the criminal justice system (usually in Use Class C3);
  - ii. Hostel accommodation aimed at other non-vulnerable groups such as students and backpackers; or,
  - iii. Other types of accommodation in Use Class C2 but not specifically for vulnerable people, such as hospitals, boarding schools, residential colleges and training centres.
- 2.16. Vulnerable people include those with physical and sensory impairment, mental disability, drug and alcohol dependency or people who have experienced or are at risk of violence (e.g. domestic or hate crime).
- 2.17. Care for the elderly, the vulnerable or disadvantaged groups and for persons with health problems, learning difficulties, mental illness or physical disabilities are becoming increasingly community-based. People are increasingly choosing to live in their own homes with some supported care and assistance, or in supported communities.
- 2.18. Client groups living in supported accommodation include older people, homeless people with support needs; people with mental health problems; ex-offenders; people with physical disabilities and sensory impairment; people with learning disabilities; people with alcohol problems or HIV/AIDs, and people experiencing domestic violence or victims of hate crime.
- 2.19. A variety of supported care accommodation is required for persons who require different levels of assistance, support or care in order to live independently. The council encourages the provision of

non-institutionalised supported care housing with self-contained facilities for which there is demonstrable need. Supported care housing may include sheltered accommodation, extra care housing, and other types of care homes, on-site accommodation for care workers, rehabilitation facilities, crisis response, as well as respite for carers.

- 2.20. Generally, supported care housing will be located within easy access to shopping facilities and services in locations with good access to public transport, or with adequate on-site facilities, because of low car ownership and in some instances reduced mobility of the client group. This would be considered on a case-by-case basis having regard to a number of factors including the number of clients, staff and visitors and the likely mobility of the clients. Residential locations may be appropriate. Town or local centres may also provide suitable opportunities for provision, given the proximity of such locations to good public transport and local amenities, but this needs to be balanced against other relevant suitability factors e.g. noise.
- 2.21. Supported care housing will not be encouraged where the external environment is unsuitable. High quality design can help to provide design solutions (e.g ramps and levelled changes) that overcome topological issues and provide accommodation that is fit for purpose.
- 2.22. Supported care housing should incorporate designed security features that create a safe place to reside where opportunities for criminal behaviour are reduced. Design should take into account the principles contained in government guidance on 'Safer Places' and Secured by Design guidance.
- 2.23. Core Planning Strategy Policy CS8 (Housing Choice) requires all new homes to be built to Lifetime Homes Standards. This ensures that all new residential accommodation is sufficiently flexible so that with minor modifications a dwelling can be made appropriate for persons with mobility or physical disabilities.
- 2.24. Housing sites that have a lower market value than those available for general market housing are rare . To help meet Merton's housing needs as identified in the London Plan, the council will resist development that would involve the net loss of residential floorspace.
- 2.25. Generally proposals for supported care housing will be expected to provide affordable housing in accordance with Core Planning Strategy Policy CS8, unless nominations for people in housing need with a reasonable preference on the council's waiting list, or people in housing need referred by one of the council's nomination panels for vulnerable people can be made available through the council.
- 2.26. Where self contained housing (e.g. sheltered housing categories 1, 2 and 2.5, and extra care housing) is proposed for occupants to buy, rent or lease we will seek affordable housing in accordance with policy CS8. By contrast residential care institutions (usually in use class C2 / C2A) operate on a fee charging basis, with occupants not given a tenancy, and often moving in and out of these institutions depending on their care needs. Local authorities do refer people to care institutions, via adult social care services rather than from the Housing Register. As such it is unlikely that care institutions will be considered by the council in respect to Core Planning Strategy policy CS8 concerning affordable housing provision. However the council will assess all proposals on a case by case basis.
- 2.27. Proposals must demonstrate that they cater for needs identified in a Local Housing Market Assessment or in an appropriate needs assessment such as that of a recognised public body.

There is a recognition that the private sector also caters for those in housing need and that this role in partnership with the council is continuing to grow as this sector responds to the falling levels of public expenditure.

#### **Delivery and monitoring**

2.28. The council will work with Registered Providers, developers and the Homes and Communities Agency in the delivery of supported care accommodation to meet the needs and demands of the sector of Merton's community that require this accommodation. This delivery will be monitored via the Annual Monitoring Report.

### DM H2 Housing mix (Amendment following consultation)

#### Policy aim

To create socially mixed communities, catering for all sectors of the community by providing a choice of housing with respect to dwelling size and type in the borough.

#### Policy

Residential development proposals will be considered favourably where they contribute to meeting the needs of different households such as families with children, single person households and older people by providing a mix of dwelling sizes, taking account of the borough level indicative proportions concerning housing mix.

#### **SA/ SEA implications**

2.29. The policy meets a number of sustainability objectives including those objectives concerned with social inclusion. The policy seeks to create a mix of housing that are of good design that is suitable for the local environment and wider community, by ensuring that any appropriate development proposals are accessible to essential service and public transport. This The policy approach seeks to encourage mixed communities and social cohesion.

- 2.30. Research in London and in Merton shows that there is an overwhelming need in London and in Merton for all types and sizes of new homes, which must be balanced against the need for supporting infrastructure. Assessment of historical provision in the borough indicates a disproportionately greater delivery of smaller homes compared to larger homes: 84% of dwellings completed in the borough between April 2000 and March 2011 consisting of 1 or 2 bedroom units.
- 2.31. The council is keen to encourage socially mixed, sustainable communities with a greater choice and better mix in the size, type and location of housing. Schemes should seek to reflect the diversity of the local population, local needs and provide an appropriate mix of smaller and larger units including houses and flats to meet a mix of different households such as single households, families with children and older people.
- 2.32. As supported by the London Plan, Houses in Multiple Occupation (HMOs) contribute towards addressing needs. As with all homes, HMOs will be expected to meet good standards both for the occupiers and neighbours and the council will have regard to relevant guidance in the assessment of HMOs including national guidance, the London Housing Design Standards, the GLA Housing Supplementary Planning Guidance and the council's proposed Design SPD.
- 2.33. It is recognised that the council will not be able to meet all housing needs in the borough. In assessing development proposals the council will take account of Merton's Housing Strategy (2011-2015) borough level indicative proportions which are set out as follows:

Number of bedrooms	Percentage of units
One	33%
Тwo	32%
Three +	35%

- 2.34. This mix is informed by a number of factors, including Merton's Strategic Housing Market Assessment (SHMA 2010), deliverability, viability, affordability, land availability and data concerning waiting lists.
- 2.35. The borough level indicative proportions concerning housing mix will be applied having regard to relevant factors including, individual site circumstances, site location, identified local needs, economics of provision such as financial viability and other planning contributions. Where a developer considers a site unsuitable to apply the borough level indicative housing mix set out above the developer will be responsible for demonstrating why this is the case.
- 2.36. Gated development may address security concerns, however they restrict public access and therefore choice. This is considered divisive as it reduces social, visual and physical permeability and actively works against engendering community and social cohesion.

#### **Delivery and monitoring**

2.37. The council will work with Registered Providers, developers and the Homes and Communities Agency in the delivery of the borough level indicative proportions concerning housing mix. The delivery of the borough level indicative proportions will be monitored and kept under review as part of the LDF Annual Monitoring Report and may result in subsequent adjustments being made to it. If Merton's Housing Strategy is updated during the lifetime of this Plan, the borough level indicative proportions will be reviewed and updated to take account of this.

### DM.H3 Support for affordable housing (Minor amendment following consultation)

#### **Policy aim**

To clarify the application of Merton's Core Planning Strategy Policy CS8 Housing Choice particularly in the light of central government's new "affordable rent" product and the proposed Revised Early Minor Alterations to the London Plan (June 2012), particularly Policy 3.10: definition of affordable housing and Policy 3.11 affordable housing targets.

#### Policy

Where affordable housing is to be provided in accordance with the London Plan and Merton's Core Planning Strategy Policy CS.8 Housing choice, 60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale.

#### **SA / SEA implications**

2.38. This policy meets a number of sustainability objectives including affordable housing, poverty and social inclusion.

- Social rented, affordable rented, intermediate and market housing are defined in the National Planning Policy Framework (March 2012) and London Plan Revised Early Minor Alterations policy 3.10 (June 2012).
- 2.40. As set out in the London Plan Revised Early Minor Alterations policy 3.10 (June 2012), affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges where applicable). The Mayor's Housing Supplementary Planning Guidance (Nov 2012) states that for investment purposes, the Mayor has agreed a strategic, London-wide average rent at 65% of market rent, taking into account the need to provide family-sized housing at lower proportion of market rents.
- 2.41. There is a wide variation in market rents in Merton. Homes with a rent of up to 80% of market rent could prove unaffordable to applicants in housing need, particularly those needing family-sized homes. In dealing with individual planning applications the council will have regard to Merton's Housing Strategy, and Merton's Interim Policy Statement on Affordable Rent (07 November 2011) and the Council's draft Tenancy Strategy (November 2012). In accordance with Merton's Housing Strategy, the council will only support new housing schemes in Merton where average rent levels across all bed sizes do not exceed 65% of market rent, unless registered providers can demonstrate exceptional circumstances. Affordable rent levels for any bed size must not exceed 80% market rent or 65% for larger homes with three or more bedrooms. Affordable rent for all re-let conversions should not exceed 65% of market rent.
- 2.42. All affordable housing provided within the borough will be subject to nomination agreements with Merton's Partner Register Providers to ensure that they are occupied by persons nominated by the council.

2.43. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable provision.

#### **Delivery and monitoring**

2.44. The council will work with Registered Providers, developers and the Homes and Communities Agency in the delivery of affordable housing. This delivery will be monitored and kept under review as part of the LDF Annual Monitoring Report and may result in subsequent adjustments being made to it.

#### DM. H4 Demolition and redevelopment of a single dwelling house

#### Policy aim

To promote sustainable development and make effective use of resources.

#### Policy

Any proposal seeking to demolish an existing, structurally-sound dwelling house to create a new dwelling house in its place will be required to demonstrate that they have exceeded the minimum sustainability requirements outlined in Merton's Core Planning Strategy 2011 Policy CS15 through:

- (a) Limiting CO<sub>2</sub> emissions arising from the operation of the dwelling and its services in line with Code for Sustainable Homes Level 5;
- (b) Improving the fabric energy efficiency performance in line with Code for Sustainable Homes Level 5; and,
- (c) Making effective use of resources and materials in accordance with Merton's Core Planning Strategy Policy CS15 (part [a]).

#### **SA/SEA** implications

2.45. This policy meets a number of sustainability objectives including natural resources and climate change by helping to compensate for resources lost through demolition and rebuilding of single dwelling houses.

#### Justification

- 2.46. All proposals to demolish and redevelop a single dwelling house on issues outside of structurally instability are deemed to be an inefficient use of resources and materials and contrary to the principles outlined in Merton's Core Planning Strategy Policy CS15.
- 2.47. Careful and considered use of natural resources, promoting sustainable construction and energy use are key considerations in securing a sustainable future for the London Borough of Merton. On this basis, demolition and redevelopment proposals of a single dwelling house are required to enhance the environmental performance of the new development beyond the minimum requirements in Merton's Core Planning Strategy Policy CS15. Actions to improve the energy performance of the design should be prioritised, in accordance with the energy hierarchy outlined in Core Strategy Policy CS15 part b.

#### **Delivery and Monitoring**

2.48. We will work together with developers and residents to achieve a minimisation in CO<sub>2</sub> emissions and promote sustainable design and construction in Merton. We will prepare a Sustainable Design and Construction SPD and accompanying guidance notes. The SPD will contain detailed analysis and guidance on implementation of higher standards of sustainable design and construction within Merton. 2.49. Performance against sustainable design and infrastructure aims will be monitored through planning applications and where applicable, Code for Sustainable Homes and BREEAM certificates and reports.

# DM. H5 Student housing, other housing with shared facilities and bedsits (*Amendments following consultation feedback*)

#### Policy aim

To create socially mixed communities, catering for all sectors of the community by providing a choice of housing with respect to dwelling size and type in the borough.

#### Policy

- a) The development of student housing , other housing with shared facilities and bedsits is supported provided that the development:
  - i. will not involve the loss of permanent housing;
  - ii. will not compromise capacity to meet the supply of land for additional self contained homes;
  - iii. meets an identified local need;
  - iv. will not result in an overconcentration of similar uses detrimental to residential character and amenity;
  - v. complies with all relevant standards for that use; and,
  - vi. is fully integrated into the residential surroundings.

Additionally with regards to student housing;

- vii. caters for recognised educational establishments within Merton or <del>adjoining</del> neighbouring south London boroughs of Croydon, Lambeth, Kingston-upon Thames, Richmond, Sutton and Wandsworth ;
- viii. provides purpose build dedicated floorspace that is managed for cultural or arts studios or activities;
- ix. during term-time, it is available exclusively to students;
- x. includes a range of layouts including those with shared facilities;
- xi. is located in an area well served by public transport concerning the recognised higher educational establishment it serves;
- xii. has an ownership or management arrangement secured by legal agreement in place with the recognised higher educational establishment it serves; and,
- xiii. where requirements DM H5 (vii) to (xi) inclusive cannot be demonstrated the proposal will be considered under Core Strategy Policy CS8 in respect of affordable housing provision.
- b) The council will resist development which results in the net loss of student housing and other housing with shared facilities and bedsits unless either it can be demonstrated that:
  - i. there is a surplus of the existing accommodation in the area; or,
  - ii. the existing accommodation is incapable of meeting relevant standards for accommodation of this type.
- c) Where the council is satisfied that the development results in the net loss of student housing, other housing with shared facilities or bedsits, is justified, we will require that an equivalent amount of residential floorspace or permanent self contained housing in Use Class C3 to be provided and these proposals will be considered in respect to Core Planning Strategy Policy CS8.

#### **SA/ SEA implications**

2.50. This policy meets a number of sustainability objectives and helps ensure housing choice to meet the needs of Merton's diverse community.

- 2.51. This policy relates to student housing and housing with shared facilities and bedsits other than that to which Policy DM DH 1 applies (supported care housing for vulnerable people or people housed in secure residential institutions as part of the criminal justice system).
- 2.52. Statistics produced by the Higher Education Statistics Agency indicate that there were around 2.5million students in higher education in the UK in the academic year 2010/11, 402,500 of which were in London. A recognised higher educational establishment generally refers to those funded by the Higher Education Funding Council for England (HEFC). Wimbledon College of Art, Wimbledon is located within Merton. Additionally there are several higher education establishments located wholly or partly within adjoining neighbouring south London boroughs which are Kingston University, Roehampton University, St George's Medical School and St Mary's University College Twickenham.
- 2.53. Student accommodation is both a local and strategic issue. The provision of student housing, other housing with shared facilities and bedsits can make a contribution to creating mixed and inclusive communities. However addressing these demands should not compromise the borough's capacity to meet the relatively more pressing need for conventional permanent self contained homes, affordable homes and family homes.
- 2.54. Merton is currently meeting its share of London's general housing needs and can demonstrate a 5-year supply of deliverable housing sites. However Merton is characterised by small sites for delivering new homes, which limits the opportunities to actively promote housing delivery. Between 2000 and 2009 over 85% of planning applications for new homes were for less than 10 units. Over the next 5 years (2013-2019) there are only 30 new housing sites in Merton which will deliver more than 10 new homes each (out of a total of 360 housing sites in Merton's 5 year supply for that period). The need for more housing in the borough and the paucity of sites, particularly large sites means that student housing further exacerbates the challenge in meeting housing targets for general needs housing.
- 2.55. Merton's Strategic Housing Market Assessment (2010) and Housing Strategy (2012-2015) demonstrate an overwhelming need to provide additional conventional housing. The Housing Strategy identifies that there are over 7,500 households on Merton's Housing Register, up from 6,350 in April 2011. It is considered that set within this challenging context, the requirement for student accommodation to caters for recognised educational establishments within Merton or neighbouring south London boroughs of Croydon, Lambeth, Kingston-upon Thames, Richmond, Sutton and Wandsworth strikes a suitable balance towards meeting the Mayor's strategic and local requirements for student housing, whilst minimising the compromise on Merton's capacity for conventional homes. It is also important that the provision of new student accommodation is located close to their places of study, as inadequate provision would result in students having to travel long distances to attend their place of study contrary to sustainable development principles.
- 2.56. The precise definition of housing with shared facilities and bedsits is complex but includes the following groups:

- A bedsit where the bathroom is shared with tenants of other bedsits.
- A flat in a house whether bathroom facilities may or may not be shared with other tenants.
- A room in a shared house where the bathroom and kitchen facilities are shared with the tenants of the other rooms but the tenants do not live with the other tenants as part of a 'household', for example don't cook for one another and eat together like a family would.
- Rented rooms provided by a resident landlord.
- Bed and breakfast hostels.
- 2.57. Merton's Strategic Housing Market Assessment (SHMA) identified that other housing with shared facilities form a significant part of the private rented stock. The Housing Strategy Statistical Appendix (HSSA) 2007 for Merton estimated that there were 5,062 houses with shared facilities in the borough. 0.55% of Merton's population live in communal residences; the London average was 1.8%.
- 2.58. In line with the London Plan, the council will resist the loss of permanent self contained homes including its loss from conversion to short-stay accommodation intended for occupation for periods of less than 90 days.
- 2.59. Student housing, other housing with shared facilities and bedsits are often associated with a concentration of relatively short-term residents. The council will assess these having regard to any existing concentrations in the area, the impact of new occupiers on local services and facilities and the wider housing mix. Possible concerns such as noise disturbance and increased demand on local facilities and public transport, need to be carefully considered and addressed in relation to these proposals to ensure that adverse impacts on existing longer term residents are minimised. Schemes will be considered on a scheme by scheme basis having regard to census information, Merton's Annual Monitoring Report and permissions for student housing schemes in the area.
- 2.60. Student housing can positively contribute to mitigating pressure on the stock of private rented homes in Merton provided that it is genuinely aimed at higher education establishments. The council will use design mechanisms, planning conditions and / or legal agreements as appropriate to prevent lease, sale, use or occupation of the student accommodation as general market housing and to limit their term time occupation to students registered at higher education establishments that are based in Merton or the adjoining boroughs and supported by the Higher Education Funding Council for England.
- 2.61. Student housing developments will also be expected to provide adequate floorspace, usually on the ground floor of the development, that has favourable management terms for cultural or arts studios or other activities. Wimbledon School of Art is Merton's only third-level education provider, affiliated to the University of the Arts, London. The council will encourage developers to work with specialist organisations that rent and manage floorspace dedicated arts and cultural activities.

#### **Delivery and monitoring**

2.62. The council will work with developers, Registered Providers and the Mayor Homes and Communities Agency to facilitate the provision of a choice of housing, including student housing, other housing with shared facilities and bedsits. Delivery will be monitored annually via the Annual Monitoring Report. The council will also work with and encourage developers to work with specialist organisations that rent and manage floorspace dedicated arts and cultural activities.

#### 3. Support for infrastructure – community facilities and education

### DM C1 Community facilities (Amendments following consultation feedback.)

#### **Policy aim**

To ensure the provision of sufficient, accessible, well-designed community facilities.

#### Policy

- d) Proposals for new development and improvements (including expansion) to existing community facilities, health and places of worship will be supported where all the following criteria are met:
  - i. services are co-located where possible;
  - ii. facilities are provided in accessible locations with good links to public transport;
  - iii. the size of the development proposed is in relation to its context;
  - iv. appropriate access and parking facilities are provided, relative to the nature and scale of the development;
  - v. the proposed facilities are designed to be adaptable and suitable to accommodate a range of services; and
  - vi. the use(s) do not have an undue adverse impact on the amenities of nearby residents and businesses.
- e) Any redevelopment proposals resulting in a net loss of existing community facilities will need to demonstrate that:
  - i. the loss would not create, or add to, a shortfall in provision for the specific community uses; and
  - ii. that there is no viable demand for any other community uses on the site.

#### **Alternative option**

3.1. Each type of community facility could have its own policy.

#### **SA/ SEA implications**

3.2. The policy meets a number of sustainability objectives including the objectives concerned with reduction of social exclusion and improvements to the community health and well being. The policy helps resist the loss to existing community facilities. This policy approach facilitates the development of mixed and balanced communities.

#### Justification

- 3.3. This policy concerns all community facilities apart from schools, children's day care and other educational services relating to children and young people (aged 0-18), which needs to be assessed against Policy DM C2 Education for children and young people.
- 3.4. As stated in Merton's Core Planning Strategy policy CS 11, community and social infrastructure covers a wide range of facilities from healthcare, children's play, services for the elderly and disabled, libraries and museums, public toilets and places of worship as defined in the London Plan. The council will require new development to ensure facilities are easily accessible, well connected and will resist the net loss of these facilities.
- 3.5. The design and siting of all community facilities will be expected to be in accordance with the design policies within this documents and particular regard should be had to the transport related policies. In relation to historic school buildings, the council will support the upgrading of these buildings to meet

Comment: Added in response to English Heritage comments at Stage 2 and 3. EH specific guidance on this issue is added to glossary

modern standards for learning environments in line with Merton's Core Planning Strategy CS.7 Design, policy DM.D3 Managing Heritage Assets and specific English Heritage guidance.

3.6. The co-location of community services will improve the viability of facilities and ensure the provision of more integrated facilities that meet the needs of all sectors of the community.

#### Loss of community facilities

- 3.7. There may be circumstances where the redevelopment of an existing viable community facility will bring about other benefits in the area. In such instances the council will seek to ensure that suitable replacement community facilities for which there is demand are included as part of the proposals, either on the site or near by.
- 3.8. Applications proposing a loss of a community facility will have to show that full and proper marketing has been undertaken to demonstrate that community uses (D1 Use Class) are no longer viable on the site. Applicants will have to demonstrate that:
  - the site has been marketed for 30 months unless otherwise agreed with the council;
  - all opportunities to re-let the site have been fully explored;
  - the site has been marketed using new (on the internet) and traditional marketing tools available; and
  - the site has been marketed at a price which is considered reasonable (based on recent and similar deals or transactions).

#### Health

3.9. Redevelopment or change of use of sites used for health facilities should not result in inadequate provision or poor accessibility to healthcare for residents. Locations for new health developments should be in accessible locations that are well served by public transport, commensurate with the numbers of trips the facility is expected to generate and the need to locate facilities throughout the borough .

Places of worship

3.10. Within the borough there is a culturally diverse population and there is a need for those different cultures to have meeting places to practice their cultural and religious traditions. There may be a lack of suitable sites for particular needs and the council will view any applications in relation to this. However, the scale of any proposals should be appropriate to the area in which they will be located, to limit the effect on the amenities of nearby occupiers, particularly in terms of noise and transport. The council will also consider the need to protect the existing use of the site and any buildings on it. In particular, changes of use from residential or of developments within designated industrial areas will not normally be permitted.

#### **Delivery and monitoring**

3.11. English Heritage provides specific guidance to assist the upgrade of historic school buildings to meet modern standards, such as "Refurbishing Historic school buildings" (2010) and "Practical

Comment: Ref English Heritage comments to stage 3 and proposed change to para 3.5 of this policy

considerations for the design and implementation of refurbishment projects of historic school buildings" (2011). As part of work for the Annual Monitoring Report, the council will monitor planning decisions resulting in the net loss of community facilities and explore the reasons for the decisions.

#### DM C2 Education for children and young people

# (Significant amendments following consultation feedback, research and national policy changes)

#### **Policy aim**

To ensure there are sufficient school places of a suitable modern standard to meet statutory requirements while also ensuring sufficient choice of school places and a sufficient number of children's day care facilities.

#### Policy

#### Schools (≥5)

- a) Development proposals for new schools and/or improved education facilities for children (≥5) and young people will be supported, particularly where new facilities are required to provide additional school places in an area to meet an identified shortfall in supply.
- b) Proposals that result in a net of loss of state funded school places will not be supported except where appropriately located alternative capacity is available.
- c) Large development sites which will result in a substantial increased need for school places will need to incorporate provision for a new school on the proposal site.
- d) Developments that provide additional school places will also be considered against all the criteria in Policy DM C1 a).

#### Children's Day Care Centres (0-4)

- e) Development proposals that provide additional children's day care and Early Years places (aged 0-4) will be supported where both criteria iv and vi in Policy DM C1 a) are met.
- f) Proposals for children's day care facilities that have been established by means of the conversion of one or more houses, to be converted back into residential accommodation, will be supported upon successful demonstration that the loss would not create, or add to, a shortfall in children's day care provision within that area.
- g) Development proposals resulting in a loss of existing children's day care facilities, other than those described in part f) above, will also be considered against all the criteria in Policy DM C1 b).

#### **Alternative option**

Could be part of community facilities policy. Rejected due to the high level of need for educational facilities within the borough.

#### **SA/ SEA implications**

3.12. The policy generally meets a number of sustainability objectives particular objectives that support access to education and basic needs and social inclusion.

- 3.13. This policy should be applied to education and day care facilities catering for children and young people aged between 0 and 18.
- 3.14. The projected growth in demand for school places is set out in paragraphs 19.11 19.15 of Merton's Core Planning Strategy and part a. of Policy CS 11 Infrastructure states that new development will be required *"to provide for any necessary infrastructure"*. The projected growth in demand for school places is closely monitored and updated annually.
- 3.15. The policy statement on 'Planning for Schools Development' issued by the Secretaries of State for Communities & Local Government and Education on 15 August 2011 advises local authorities that:
  - There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.
  - Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions.
  - Local authorities should make full use of their planning powers to support state-funded schools applications.
- 3.16. It should be noted that the Government's policy statement applies to both change-of-use and school extension applications, and that 'state-funded schools' include Academies, free schools and local authority maintained schools (community, foundation and voluntary aided and controlled schools).
- 3.17. Other education facilities such as those for adult training, need to be assessed by means of Policy DM C1 'Community facilities' and all other relevant plan policies.
- 3.18. Merton Council recognises the increasing pressure on state school places and plans for future population growth. However residential developments with a large number of units can generate a substantial increased need for state school places in one location within the borough, putting excessive and immediate pressure on state schools in that area to accommodate the increase in children and young people.
- 3.19. Where large development proposals are likely to generate a substantial increase in the need for school places, the proposals will be expected to incorporate an appropriately sited and sized area for the provision of a new school, or demonstrate why the site cannot accommodate a new school. A new small school would typically provide for 210 children and therefore proposals that are likely to result in an increased need for 63 school places (30%) or more, will be considered as having a 'substantial' increased need for school places.
- 3.20. Where it has been successfully demonstrated that the large development site cannot accommodate a new school, the developer should contribute to the purchase of an alternative

site or by other means agreed with the council to mitigate the impact that the proposals will have on the demand for local school places.

- 3.21. The provision of a school on a proposal site will need to be in accordance with the statutory tests in Section 122 of the CIL Regulations 2010 (as amended).
- 3.22. Where it is deemed necessary and acceptable for a school to have shared use of a nearby open space, with the school having sole access to an area during school hours, an appropriately worded legal agreement should be put in place to ensure continued access in the event of the ownership or management of the school or open space changes from that of the council.

#### Children's day care facilities

- 3.23. Children's day care facilities are required in every area. For example, early years state funded places for children aged 2-4 are frequently provided by the private, voluntary and independent sector in a range of facilities, from purpose built to the part-conversion of houses.
- 3.24. The accommodation standards of such facilities, including the external play area, are determined by other authorities. The planning system ensures that residential amenities are not adversely affected by the conversion of unsuitable houses or the over-concentration of children's day care facilities in one area.
- 3.25. There is currently a relatively even distribution of children's day care facilities throughout the borough. Planning records show that there has been a recent increase in applications for the part-

conversion of houses to provide children's day care facilities at ground level. It is expected that this growth is in response to the recent increase in the birth rate. Due to the lack of alternative uses that may be appropriate for such properties, and the council's need to provide additional housing, it is reasonable to allow such properties to convert back to a family dwelling house on cessation of the children's day care function in part of the property, provided that the loss of the children's day care facility does not create or add to a shortfall in

Comment: Reference to Childcare Sufficiency Assessment removed due to the proposed repeal of the statutory requirement to carry out such assessments in the Children and Families Bill. The Council is however still committed to carrying out an annual audit which divides the borough into three areas.

children's day care provision within that area. Merton Council publishes an annual audit regarding the supply of children's day care facilities provision per area.

#### **Delivery and monitoring**

3.26. As part of work for the Annual Monitoring Report, the council will monitor planning decisions resulting in the loss of school capacity (places) and explore the reasons for the decisions.

### 4. Employment

# DM E1: Employment areas in Merton (Amendments following consultation feedback, research and national policy changes)

#### **Policy aim**

To ensure that there is an adequate supply of suitable sites and premises in locations that; maximise opportunities and co-locational advantages for businesses, minimise negative effects on other users and minimise the need to travel by car.

This policy is in accordance with national, regional and local guidance which highlight the benefits of planning for sustainable economic growth; allowing for growth in business and jobs to enable economic recovery whilst being flexible to support an economy fit for the 21st Century.

#### Policy

Proposals relating to employment sites will only be supported that:

- a) Subject to Policy DM E2 and Policy DM E3, retain existing employment land and floorspace. The council will support proposals for the redevelopment of vacant and underused existing employment land and floorspace for employment use (B uses).
- b) Provide:
  - i. Small, large and major offices and businesses (B1 [a] Use Class) in town and local centres or in areas with good access to public transport (PTAL 4 and above) and within close proximity to additional services for employees and workers. (The definition of small, large and major floorspace are in accordance with Policy DM R1 (ai)). (small, large and major floorspace defined in accordance with Policy DM.R.1 (a) (i)).
  - ii. small (generally floorspace below 280 sqm) offices and businesses (B1 [a] Use Class) throughout the borough.
- c) Have good access to public transport. , and Proposals for offices and business (B1 [a] Use Class) should be easily accessible by walking and cycling. to be easily accessible by walking and cycling where proposals are for offices and business (B1 [a] Use Class). Measures to reduce reliance on car travel such as parking restrictions, travel plans and other appropriate measures will also be required.
- In the Strategic Industrial Locations and Locally Significant Industrial Sites, provide research and development (B1[b] Use Class), light industrial (B1[c] Use Class), general industrial (B2 Use Class) and storage and distribution (B8 Use Class). in the designated industrial areas. ; Strategic Industrial Locations and Locally Significant Industrial Sites.
- e) Are well designed. All proposals for developments should:
  - i. have layout, access, parking, landscaping and facilities that are secure and appropriate to the site and its surroundings;
  - ii. not unacceptably affect the operation of neighbouring businesses; and,

iii. should not adversely affect traffic movement or road safety.

#### **SA/ SEA implications**

4.1. This policy meets a number of sustainability objectives including objectives concerned with work employment and with Merton's economy. The policy seeks to support growth in business and jobs and to enable a diverse and robust economic base, by; ensuring that sites and premises maximise opportunities for business.

#### Justification

- 4.2. Merton's Core Planning Strategy Policies CS7 (centres) and Policy CS12 (economic development) seeks to support new and maintain and protect existing employment land to maximize employment opportunities for Merton's residents. These policies also direct new employment opportunities to the most appropriate and sustainable locations. Policy DM E1 will contribute towards delivering these policies by setting out how proposals for employment will be considered. a detailed approach to the assessment of employment consideration concerning development proposals.
- 4.3. As designated on Merton's draft proposals map 2013<sup>2</sup>, Merton's main employment areas are the designated town and local centres and designated industrial sites (both the Strategic Industrial Locations [SILs] and Locally Significant Industrial sites [LSIS]).
- 4.4. Merton's town and local centres are highly suitable for office and business uses (B1[a] Use Class) and the designated industrial sites are appropriate for research and development (B1 [b] Use Class), light industrial (B1 [c] Use Class), Manufacturing (B2 Use Class) and Storage and Distribution (B8 Use Class) uses. These locations are considered the most appropriate and sustainable for those these uses as they are:
  - are highly accessible by different forms of transport;
  - allow for the expansion of business; and,
  - allow for similar businesses to locate together and for neighbouring uses to be compatible with each other.

#### Businesses and offices

- 4.5. The London Plan 2011 and Merton's Economic Development Strategy encourage the development of speculative office development in Wimbledon town centre. Merton's Economic and Employment Land Study (2010) forecasts demand for offices, in particular for large and modern floorplate offices in Wimbledon town centre.
- 4.6. As Wimbledon town centre is tightly bound by residential areas, including some designated as conservation areas, the possibilities for growth in Wimbledon are for:
  - development on allocated sites;
  - re-occupation of vacant units;
  - increasing density on existing sites; and,
  - expansion of Wimbledon town centre around Wimbledon station, including over the tracks.

- 4.7. The council will work with landowners to meet market demand for high quality, well designed large floorplate offices commensurate with Wimbledon's status as a major centre and to take advantage of the internationally recognised Wimbledon 'brand'.
- 4.8. Large offices will be supported in town and local centres or in areas of with good access to public transport (PTAL 4 and above). As detailed in Policy DM R2: Out-of-centre commercial development and neighbourhood parades, to strike a balance between Merton's aspirations for economic growth whilst protecting the vitality and viability of Merton's designated town centres, proposals for new large office developments located edge-of-centre and out-of-centre, will be required to submit a sequential test and may be required to submit an impact assessment.
- 4.9. The threshold for defining small and large offices is based on findings from Merton's Economic and Employment Land Study (2010). Based on a commercially recognised person/gross floorspace ratio for office floorspace and the maximum number of employees in small business in Merton, a small office for Merton would be circa 200 sqm floorspace. This is in line with the definition of small offices used in Merton's UDP. However to be flexible and to allow for consistency in the development management policies between retailing other commercial uses and offices, for the purposes of this policy small offices are defined as being below 280 sqm floorspace.
- 4.10. Public Transport Accessibility Levels (PTAL) informs geographical area levels access to public transport. As detailed in the Core Planning Strategy, the higher PTAL levels are concentrated around the town centres and transport interchanges of Wimbledon, Morden, Colliers Wood, Mitcham and Raynes Park. Whereas areas to the south east and south west of the borough have the lowest accessibility levels. Figure 26.1: Merton Public Transport Accessibility Levels in the Core Planning Strategy is based on information gathered at a point in time. Therefore, the council would encourage applicants to use the Transport for London (TFL) PTAL calculator to inform planning applications.

#### Designated industrial sites

- 4.11. Merton and the other boroughs in south London are categorised as 'restricted transfer of industrial land' in the London Plan. This is due to the fairly high levels of demand, high occupancy and high rental values of properties and sites located within designated employment sites across South London. designated industrial areas across South London. Merton's Economic and Employment Land Study (2010) supports the protection of designated employment sites to operate in their for continued use(s) and forecasted need for small modern industrial units up to 2026.
- 4.12. The council will support proposals for research and development (B1[b] Use Class), light industrial (B1[c] Use Class), manufacturing (B2 Use Class) and storage and distribution (B8 Use Class) within the designated industrial areas.
- 4.13. In accordance with the regional plan, the council will not adopt as a general position that sui generis uses are suitable on designated employment sites. Sui generis uses is a term given to the uses of land or buildings not falling into any of the use classes identified by the Use Classes Order which includes theatres, nightclubs, retail warehouse clubs, amusement arcades, launderettes, petrol filling stations and motor car showrooms. Therefore due to the wide range of uses that are identified as sui generis use and by their nature, proposals for sui generis uses will be treated on their own individual merits and on a site-by-site basis.

- 4.14. Warehousing and storage or other employment activities that generate frequent vehicle movements to and from the site/premises (excluding retail warehousing or any type of retail activity), will be encouraged to locate within the main industrial areas that are adjacent to the Strategic Road Network and have good vehicular access to the site.
- 4.15. In designated industrial areas in Merton, higher density trip-generating developments such as offices (B1 [a] Use Class) can interfere with the operations of surrounding businesses through increased traffic congestion, parking and pedestrian movements. Planning permission will not be granted for the development of offices in the designated industrial areas unless these are ancillary to the principle use of the premises or site.
- 4.16. Proposals for new development or change of use should be compatible with the amenity of neighbouring occupiers of buildings. If proposals are likely to conflict with the successful operation of existing businesses nearby or detrimentally harm the amenities of occupants of neighbouring buildings, planning permission will not be granted. Mitigation measures through design conditions or planning obligations may be sought to improve site access or minimise disruption to neighbouring businesses where necessary.

#### **Delivery and monitoring**

4.17. The council will undertake research regularly to monitor the provision of offices and other types of employment made provided -against the needs of the local economy.

#### DM E2: Offices in town and local centres

# (Amendments following consultation feedback, research and national policy changes)

#### **Policy aim**

To ensure that there is an adequate supply of suitable sites and premises in locations that; maximise opportunities and co-locational advantages for offices and business, minimise negative effects on other users and minimise the need to travel by car.

#### Policy

In Merton's town and local centres, the council will protect offices for which there is need by:

- a) Encouraging the refurbishment/ redevelopment of existing vacant offices for office use.
- b) Only supporting proposals for the change of use on upper floors, from office floorspace to alternative uses, if it can be demonstrated that there is no demand for the office use. This can be demonstrated by full and proper marketing of the site at reasonable prices for a maximum period of 30 months (2 ½ years).
- c) Ensuring that all proposals would have no significant adverse effects on the amenities of nearby residents, road safety nor create significant car parking problems.

#### **SA/ SEA implications**

4.18. This policy meets a number of sustainability objectives including objectives concerned with employment.-It This policy helps to ensure that office employment in town and local-centres is protected,-which inturn will; improve employment opportunities in Merton and increase the ability of town centres to attract and accommodate a range of office-based businesses employment to the borough.

- 4.19. Merton's Core Planning Strategy policy CS7 (Centres) and policy CS12 (Economic development) seeks to maximise employment opportunities in Merton by supporting the development of offices and by directing new office space towards the most appropriate and sustainable locations. Policy DM E2 will contribute towards delivering these policies by setting out a detailed approach to the protection of protecting offices for which there is demand.
- 4.20. Merton's Core Planning Strategy and Economic Development Strategy aims to increase the borough's capacity for attracting and accommodating a range of jobs in Merton, including offices, to increase employment opportunities and to provide good quality employment in Merton.
- 4.21. Merton's Economic and Employment Land Study (2010) identifies the need, supply and demand for business development up to 2026 and identifies the need for offices over the plan period, particularly for medium to large floorplate modern offices.
- 4.22. Although this study highlighted that there are existing office vacancies in Merton, the vacant office stock mostly consists ed of larger and older office blocks within Wimbledon and Mitcham

town centres and Colliers Wood. Therefore this policy proposes to protect offices are protected for which there is need and the council will encourage the redevelopment/refurbishment of existing vacant offices to modernise the space for reoccupation.

- 4.23. The General Permitted Development Order (GDPO) has been changed for a period of two years to allow temporarily for retail uses (A1 Use Class), financial & professional Uses (A2 Use Class), restaurant & cafes (A3 Use Class) and business (B1 uses) to open up in all premises under 150sqm of floorspace currently operating within the A use class, B1 use class, non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert back to their original Use Class. To note, there are exemptions to this policy.
- 4.24. Also the GDPO has been changed for a period of three years to allow office uses to change to residential uses and to allow offices to change to state funded schools permanently, though again there are proposed exemptions to this policy.
- 4.25. In instances where planning permission is required, proposals for change of use from offices to other uses will be considered, where it can be demonstrated that there is no need for office uses. The applicant will need to demonstrate that:
  - The site has been marketed for the time period detailed in policy unless otherwise agreed with the council;
  - All opportunities to re-let the site has been fully explored (including more flexible use of the space);
  - The site has been marketed using a variety of methods and marketing tools available that are likely to attract office occupiers; and,
  - The site has been marketed at a price which is considered reasonable (based on recent and similar deals or transactions).
- 4.26. Proposals for change of use from offices to alternative uses on the lower ground located in town and local centres should be dealt with under Policy DM R4: Protection of shopping facilities within designated shopping frontages. Also outside of town and local centres, change of use from offices to alternative uses should be in accordance with policy DM R3: Protection of Scattered Employment Sites.

#### **Delivery and monitoring**

4.27. The council will undertake research regularly to monitor the provision of offices and other types of employment made-lost against the needs of the local economy. If monitoring and research shows that the council are losing employment opportunities for which there is identified need in Merton, the council will identify-set out measures required to improve employment opportunities in Merton.

#### DM E3: Protection of scattered employment sites

# (Amendments following consultation feedback, research and national policy changes)

#### **Policy aim**

To ensure that there is a diverse mix of size, type, tenure and location of employment facilities which can support a range of employment opportunities towards creating balanced mixed – use neighbourhoods in Merton.

#### Policy

- a) Proposals that result in the loss of scattered employment sites will be resisted except where:
  - i. the site is located in a predominantly residential area and it can be demonstrated that its operation has had a significant adverse effect on local residential amenity;
  - ii. the size, configuration, access arrangements and other characteristics of the site makes it unsuitable and financially unviable for whole-site employment use; and,
  - iii. it has been demonstrated to the council's satisfaction that there is no realistic prospect of employment or community use on this site in the future. This may be demonstrated by full and proper marketing of the site at reasonable prices for a maximum period of 30 months (2½ years).
- b) If proposals do not meet policy requirements DM E3 (a) (iii) above, the council will seek measures to compensate mitigate against the loss of employment land. Such measures may include:
  - i. providing employment, as part as a mixed use scheme on-site; or,
  - ii. providing alternative sites for employment use (for instance, 'land swaps').

#### **SA/ SEA implications**

4.28. The policy meets a number of sustainability objectives including objectives concerned with employment. The policy seeks to ensure that scattered employment sites within the borough are protected where there is a need; by supporting a range of businesses-uses/ employment opportunities on these sites. this policy seeks to ensure the reduction of distances travelled by the local community across the borough to access employment opportunities, by ensuring that any appropriate development proposals considersed access to public transport. This policy approach will assist creating sustainable local communities.

- 4.29. Merton's Core Planning Strategy policy CS12 (Economic Development) seeks to support new and maintain and protect existing employment land in Merton to maximize employment opportunities for Merton's residents by supporting the development of employment uses to the most appropriate locations. Policy DM E3 will contribute towards delivering aims to deliver these polices by setting out a detailed approach to the protection of employment land for which there is need.
- 4.30. In accordance with Merton's Core Planning Strategy Policy CS12 Economic Development, businesses or community uses will be supported on scattered employment sites throughout

Merton. Employment on scattered employment sites contributes towards Merton's existing and growing diverse economy.

- 4.31. Employment sites outside the designated town centres and designated employment areas detailed in the draft-Proposals Map 20132 are referred to as 'scattered employment sites'. For the purposes of this policy, 'employment' and business refers to premises/-or -land that operates within the -in B1 (a), B1 (b), B1(c), B2 and B8 use class under the Town and Country Planning Use Classes Order (as amended). .es and. 'Community' uses refers to premises or land that operates within the D1 use class.. under the Town and Country Planning Use Classes Order (as amended). In keeping with the spirit of the Core Planning Strategy objectives and Policy CS12: Economic Development, it is intended for Policy DM E3 to protect other uses located on scattered employment sites such as leisure and entertainment (D2 Use Class) and uses identified as sui generis uses where appropriate. uses within the sui generis Use Class where appropriate.
- 4.32. The General Permitted Development Order (GDPO) has been changed for a period of two years to allow temporarily for retail uses (A1 Use Class), financial & professional Uses (A2 Use Class), restaurant & cafes (A3 Use Class) and business (B1 uses) to open up in all premises under 150sqm of floorspace currently operating within the A use class, B1 use class, non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert back to their original Use Class. To note, there are exemptions to this policy
- 4.33. Also, the GDPO has been changed for a period of three years to allow office uses to change to residential uses and to allow offices (B1[a] Use Class) and leisure and entertainment uses (D2 Use Class) to change to state funded schools permanently, though again there are proposed exemptions to this policy.
- 4.34. In instances where planning permission is required for the change of use from offices to residential outside of town centres or designated employment sites, proposals are required to meet this policy.
- 4.35. There is constant pressure on scattered employment sites to be redeveloped for uses that will bring high value to the developer, especially housing. Throughout the years, Merton has completed a number of viability studies to support policies. These studies demonstrates Merton's Viability Studies undertaken to support policies throughout the years demonstrates that in Merton, residential uses have a significant higher land value, followed by retail and other town centre type uses and then followed by other employment generating uses including industrial, warehousing and waste management. Therefore the 'hope value' that speculative developers can pay for such sites in the expectation of planning permission for housing displaces existing jobs as well as outbidding potential investors in premises for business and community uses.
- 4.36. Although a delicate balance needs to be struck between delivering new homes and business/ job growth, Merton's extensive housing evidence base suggests that Merton has identified enough capacity to meet and exceed the housing target of achieving 4,800 residential units throughout the plan period (equating to 320 residential units annually) as set by the London Plan 2011.
- 4.37. Based on Merton's characteristic, a sustainable future for the borough relies on maximising opportunities for employment and local businesses, in some cases by prioritising business and jobs over high value alternative uses. Without this approach, Merton would not be able to support a diverse local economy and promote a commercially viable, thriving mix of employment, which

increase jobs and services to local people. Scattered employment sites are valuable to local communities in providing services and local jobs whilst reducing the need to travel, helping create and maintain a robust local economy and achieving sustainable, mixed use communities.

- 4.38. However, where the employment use is not compatible with a residential environment because of noise, smell or other pollutants then the council will encourage redevelopment to community or other employment uses that do not harm the amenity of residential neighbours. The appropriateness and lack of financial viability of the site for employment purposes have to be demonstrated before the loss of employment land will be permitted.
- 4.39. In these instances, full and proper marketing at reasonable prices for employment or community uses would be required for a maximum period of at least 30 months (2 ½ years), for employment and community uses as well as evidence to show that the site is no longer appropriate to accommodate employment or community uses.
- 4.40. To demonstrate that full and proper marketing has been undertaken to demonstrate justify that the employment and community uses are no longer viable, the council requires the applicant to demonstrate that:
  - The site has been marketed for employment and community uses for the time period detailed in policy unless otherwise agreed with the council;
  - All opportunities to re-let the site has been fully explored (including more flexible use of the space);
  - The site has been marketed using a variety of methods and marketing tools available that are likely to attract business or community occupiers; and,
  - The site has been marketed at a price which is considered reasonable for employment or community uses (based on recent and similar deals or transactions).
- 4.41. If proposals do not meet the terms of this policy, the council may also seek measures to mitigate against the loss of employment or community use.
- 4.42. In circumstances where proposals for mixed use development are considered, proposals must be designed to ensure the future occupation and function of employment uses, upon completion. The premises/ sites retained for employment uses must:
  - be of an attractive size and character for occupation by employment and community uses and flexible to accommodate alternative uses;
  - be compatible with the character and appearance of the area;
  - be designed to accommodate the proposed use (and other uses);
  - not be harmed by way of noise, disturbance, loss of light or privacy; and
  - allow adequate safe vehicle access to and from the highway, provide adequate car parking facilities (both cycling and car parking) and there should be links to modes of transport other than private vehicle-; and,
  - the site must be built out in full before proposals for change of use from employment to alternative uses will be considered by the council.
- 4.43. The council may require other measures to support the local economy. Such measures may include the applicant providing alternative sites for employment use and community uses for which there is need (for instance 'land swaps).

# **Delivery and monitoring**

- 4.44. The council will undertake research regularly to monitor the provision of offices and other types of employment made against the needs of the local economy.
- 4.45. If monitoring and research shows that the council are loosing employment opportunities for which there is identified need in Merton, the council will-identify set out measures required to improve employment opportunities in Merton.

## **DM E4: Local employment opportunities**

# (Amendments following consultation feedback, research and national policy changes)

## **Policy aim**

To improve the number and range of employment opportunities for Merton's residents.

## Policy

The council will work with developers to increase skills and employment opportunities in Merton; by requiring all major development to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end–use.

## **SA/ SEA implications**

4.46. The policy meets a number of sustainability objectives including objectives concerned with employment and work. The policy seeks to ensure that any appropriate development proposal within the borough providing greater employment and training opportunities for the local community.

## Justification:

- 4.47. Merton's Core Planning Strategy policy CS 12 (Economic Development) seeks to maximize employment, business and other economic development opportunities for Merton's residents. Policy DM E4 will contribute towards delivering these polices by requiring all new encouraging major developments to contribute towards increasing employment opportunities in Merton.
- 4.48. Merton is a relatively affluent borough, and is 28th in the Index of Multi-Deprivation (2011). As detailed in Merton's Economic Development Strategy and the Local Economic Assessment (2010 and 2012 refresh) and Merton's Employment and Training Action Plan (2013- 2014) although taken as a whole, Merton's economy is doing well compared to neighbouring boroughs there is significant divide between the west and east of the borough in terms of economy activity, employment, qualifications, skills & income levels, business and investment opportunities.
- 4.49. The west of the borough, particularly Wimbledon (the borough's main employment centre), is more affluent, with a higher proportion of the area's residents having higher level skills which enable them to get jobs locally, in neighbouring boroughs and in central London.
- 4.50. In contrast, the centre and east of the borough, especially Mitcham and surrounding areas, contain pockets of deprivation characterised by:
  - long-term unemployment;
  - low education and skills levels particularly among the under-24s;
  - lack of jobs and major employers; and,
  - physical decline which does not encourage private sector investment.
- 4.51. The current recession has been felt particularly in the east of the borough, Although employment has dropped across most of Merton's town centres, the current recession has been felt

particularly in the east of the borough. As highlighted by Analysis of recent statistics, analysis suggests that whilst unemployment has risen in all wards across the borough, the unemployment rate has risen at a faster rate in the wards in the Mitcham area.

- 4.52. Reducing deprivation, sourcing local labour and reducing the need to travel is a fundamental part of creating sustainable communities.
- 4.53. To increase employment opportunities for Merton's residents, in 2012 the council signed up to the London Council's 'Employment Pledge'. This means that Merton has made a procurement pledge to create jobs and training opportunities through the council's own supply chain.
- 4.54. In addition to this, Merton and its partners who attend the Economic Wellbeing Group published its 'Employment and Training Programme for 2013 2014'; which sets out a plan and coordinated interventions to reduce unemployment and to increase economic wellbeing such as increasing employment and demand take-up of apprenticeships throughout Merton.
- 4.55. It is required in the The London Plan for requires strategic development to support local employment, skills and training. Strategic developments are those defined as the development of over 150 units for residential use and development over 15,000 sqm for commercial uses. However Merton is a small borough and it is highlighted in the Annual Monitoring Report's throughout the years that Merton rarely sees development of this quantum and size.
- 4.56. Therefore to increase employment opportunities for Merton's residents and for new developments to benefit the whole community, this policy proposes to require major schemes to for major schemes to contribute towards increasing residents' employment opportunities and skills where this enable the scheme to remain viable.
- 4.57. For this policy major developments include proposals for:
  - iii. residential development comprising of 10 units or more. / on sites of 0.5 hectares above.
  - iv. commercial developments where the floor space is 1,000 square metres or more. <del>/ on 1</del> hectare site or more.
- 4.58. 'Other opportunities' includes applicants procuring local companies in the supply-chain and may include offering local residents apprenticeships or work experience to improve skills.
   Apprenticeships/ work experience opportunities would be particular relevant for the large major developments.
- 4.59. For applicants to demonstrate to the council that they have met this policy, applicants should advertise employment and business procurement opportunities (including jobs, work experience and apprenticeships for residents):

v. in local newspapers which are regularly delivered to homes in Merton;
 vi. in Merton's job centre plus centres; and,
 vii. on local job recruitment sites.

4.59. As stated in paragraph 4.47, Merton council currently works in partnership with a number of agencies to secure places for apprenticeships and other employment opportunities throughout Merton. Appendix H provides guidance as to how each new major development could contribute to increasing employment opportunities in Merton. The purpose of this guidance is to ensure that the application of this policy is transparent, seamless and is not too onerous for the applicant.

- 4.60. For larger major schemes planning conditions may be used to require the submission of a local employment strategy. This local employment strategy-would detail should outline measures to demonstrate that training and employment opportunities could be accessed by local people during the construction phase and resultant end-use of the scheme.
- 4.61. The council does realise that it may not be feasible for all major schemes to meet this policy requirement particularly developments that are within close proximity to the thresholds detailed in paragraph 4.50. In circumstances where applicants, due to feasibility issues, find it difficult to meet this policy, this would need to be demonstrated to the council.
- 4.62. Further detail on Merton's employment needs will be contained in the forthcoming employment skills and training strategy, which is expected to be completed in the winter of 2012.

## **Delivery and monitoring**

- 4.63. The council are currently working on developing an Employment Skills and Training Strategy to increase employment opportunities and the range of jobs for Merton's residents.
- 4.62. This will be delivered through the Employment Skills and Training Strategy; which aims to increase employment opportunities and the range of jobs for Merton's residents.

# 5. Natural Environment

# DM 01: Open space

# (Amendments following consultation feedback, further research and the movement of nature conservation matters to DM O2)

## **Policy aim**

To protect and enhance open space and to improve access to open space.

## Policy

- c) The council will continue to protect Metropolitan Open Land (MOL) and designated open spaces from inappropriate development in accordance with the London Plan and government guidance.
- d) In accordance with the National Planning Policy Framework 2012, existing designated open space should not be built on unless:
  - viii. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or,
  - ix. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or,
  - x. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- e) Development proposals within designated open spaces, which have met the conditions set in part
   b) above, will be required to meet all the following criteria:
  - xi. the proposals are of a high quality design and do not harm the character, appearance or function of the open space;
  - xii. the proposals retain and/or improve public access between existing public areas and open spaces through the creation of new and more direct footpath and cycle path links; and,
  - xiii. the character and function of leisure walks and green chains are preserved or enhanced.
- f) The council supports the creation of new open spaces as part of major development proposals where suitable and viable.
- g) Development in proximity to and likely to be conspicuous from MOL or designated open space will only be acceptable if the visual amenities of the MOL or designated open space will not be harmed by reason of siting, materials or design.

## **SA/ SEA implications**

5.1. The policy meets a number of sustainability objectives relating to green issues particularly well, including health and wellbeing and climate change. The protection of the open spaces will help ensure that development proposal does not have a negative impact on the local environment and the policy helps ensure that any appropriate development is concentrated on the most appropriate brownfield land. This policy approach will help enhance the quality of life through the provision of open spaces for both active and passive leisure activities. Open spaces and their vegetation can also assist surface water runoff and help to mitigate flood risk to properties and people.

## Justification

5.2. The protection and enhancement of open spaces will provide areas for active and passive leisure activities, have a positive impact on health and wellbeing, provide opportunities for social cohesion between members of Merton's diverse communities, provide safe pedestrian and cycle routes, provide areas for nature within an urban area and can provide areas for flood mitigation measures.

#### Metropolitan Open Land

- 5.3. As set out in Merton's Core Planning Strategy, Policy CS13 'Open Space, Nature Conservation, Leisure and Culture', the council will continue to protect Metropolitan Open Land (MOL) from inappropriate development in accordance with the London Plan and government guidance.
- 5.4. Guidance regarding the limited instances when development within MOL might be acceptable is set out government guidance and the London Plan.
- 5.5. Development of land outside the boundaries of MOL, but in proximity to it, may damage the open character of the MOL. MOL therefore needs to be protected from development proposals which would be visually intrusive, particularly high buildings or other high structures. In paragraph 21.4 of Merton's Core Planning Strategy, Policy 13, it is also stated that "Development adjacent to open spaces must not adversely affect the amenity, quality or utility of the open space".

#### Open spaces

- 5.6. The open spaces relevant to this policy are designated on Merton's Policies Map 2013 (formerly known as the Proposals Map) and typically consist of parks, playing fields, MOL and allotments.
- 5.7. Core Planning Strategy policy CS 13 ensures the protection and enhancement of open space. However many designated open spaces have existing buildings within them, such as leisure facilities and changing rooms.
- 5.8. Proposals to redevelop these buildings should be of high quality design, and of a scale and massing that are appropriate to their setting. Where redevelopment can provide for more than one use, the occupancy of the building will increase, which creates a more secure environment and helps to minimise vandalism and crime. Proposals should reprovide the existing uses where these uses are needed and linked to the function of the open space, and all new uses should complement and enhance the function of the open space (e.g. pavilions and changing rooms for playing pitches). It is also important to note that the assessment that is referred to in paragraph b) i above, is a borough wide or sub-regional strategic assessment such as the Merton Open Space Study 2010 and the assessments described in paragraph 73 of the NPPF 2012, not assessments done on a site-by-site basis.
- 5.9. Due to transport and access considerations, it is considered that buildings nearer to the edges of opens space that have independent access may be appropriate for a greater range of uses than buildings that are accessible only by crossing the open space.

- 5.10. The visual amenity provided by designated open spaces has much public value and therefore development in proximity to and likely to be conspicuous from designated open spaces must not harm these amenities. In paragraph 21.4 of Merton's Core Planning Strategy, Policy 13, it is also stated that "Development adjacent to open spaces must not adversely affect the amenity, quality or utility of the open space".
- 5.11. Where new publically accessible open space is proposed as part of major developments, for which it is proposed that the council will take responsibility, the council will require developers to make contributions towards maintenance for the first 5 years.
- 5.12. There are numerous small pockets of landscaped undesignated open space which often form part of the road reserve. These open spaces make a positive contribution to the public realm and in some neighbourhoods such as the St. Helier Estate, are characteristic features recognised in the Borough Character Study, but these open space areas are not relevant to this policy.
- 5.13. Matters regarding nature conservation are addressed in part g of Core Planning Strategy policy CS 13 and policy DM O2. Matters regarding sport and leisure facilities are addressed in part h of Core Planning Strategy policy CS 13.

#### Improving links between open spaces and other public areas

- 5.14. In line with Merton's Core Planning Strategy policy CS.14 (*Design*) and DM.D1: *Design considerations in all developments* iv, viii and ix, proposals for development in Merton should take the opportunity to integrate landscaping into developments, provide outdoor amenity space and conserve and enhance the natural environment.
- 5.15. It is important to protect the existing green chains and improve links between and across open spaces. Such links provide important informal recreational opportunities for walking and cycling, create a safe and pleasant environment, and allow appreciation of attractive landscapes and features of historical significance.
- 5.16. A large number of open space areas in Merton are linked by rivers, brooks and small or linear open spaces, or are separated from one another by short sections of built development. This provides opportunities to exploit the informal recreation potential of the open spaces and waterways by making them more accessible to the public, in line with the principles set out in the Mayor's All London Green Grid supplementary planning guidance (March 2012).
- 5.17. Where appropriate, proposals should utilise opportunities to improve public access to the existing open spaces. Improving accessibility to open space will be delivered in tandem with Core Planning Strategy policy CS 18.

## **Delivery and monitoring**

- 5.18. This policy will be delivered through the development management process and monitored through the local performance framework. Community Infrastructure Levy and, where appropriate, planning obligations may be used to protect and enhance open space and support leisure and culture in the borough.
- 5.19. The council will work with the GLA and recognised agents such as the Environment Agency, Natural England and National Trust to maintain protection and encourage enhancement of our

designated open spaces. This may also involve working with agencies such as CABE, Mitcham Common Conservators, and Wimbledon and Putney Commons Conservators.

# DM O2 Nature Conservation, Trees, hedges and landscape features (Significant amendments following consultation feedback and further research and the incorporation of nature conservation matters moved from DM O1)

## **Policy aim**

To protect and enhance biodiversity, particularly on sites of recognised nature conservation interest. To protect trees, hedges and other landscape features of amenity value and to secure suitable replacements in instances where their loss is justified.

**Comment:** Nature conservation matters have been moved to DM O2 to separate it from the 'open space' matters in DM O1, which is mainly concerned with human needs for open spaces.

# Policy

 h) The council will protect all sites of recognised nature conservation interest and the green corridors linking them, against inappropriate development in accordance with the measures set out in Merton's Core Planning

**Comment:** There is sufficient detail in CS 13 to assess and prevent or control development on or near nature conservation sites. To avoid duplication, only the criteria in saved UDP policy NE.8 Green Corridors, which over the years has proven to be effective and useful, is deemed necessary to be retained here.

Strategy Policy CS 13 part g. Development which may destroy or impair the integrity of green corridors will not be permitted and proposals in and adjacent to these corridors will be expected to enhance their nature conservation value.

- i) A development proposal will be expected to retain, and where possible enhance, hedges, trees and other landscape features of amenity value.
- j) Development will only be permitted if it will not damage or destroy any tree of amenity value which is:
  - xiv. protected by a tree preservation order;
  - xv. within a conservation area; or,
  - xvi. has significant amenity value as perceived from the public realm.
- k) However, development may be permitted when:

xvii. the removal of the tree is necessary in the interest of good arboricultural practice; or, xviii. the benefits of the development outweighs the tree's amenity value.

- In granting permission for a proposal that leads to the loss of a tree, hedge or landscape feature of amenity value, replacement planting or landscape enhancement of a similar or greater value to that which has been lost, will be secured through the use of conditions or planning obligations.
- m) Proposals for new and replacement trees, hedges and landscape features should consist of appropriate native species to the UK.

## **SA/ SEA implications**

5.20. The policy meets a number of sustainability objectives and objectives concerned with green issues, health wellbeing and climate change. The policy seeks to ensure the sustainability objectives relating to green issues by improving biodiversity within the borough as well as seeking to ensure development that does not have a negative impact on the local landscape features within the borough. Trees, hedges and landscape features can also help to mitigate the heat island effect and manage surface water runoff.

## Justification

- 5.21. As set out in Merton's Core Planning Strategy, biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life.
- 5.22. The location and extent of the sites of recognised nature conservation interest within Merton, such as Sites of Special Scientific Interest, Metropolitan, Borough or Local Sites of Importance to Nature Conservation, Local Nature Reserves, and the Green Corridors that link them, are designated on Merton's Policies Map 2013 (formerly known as the Proposals Map).
- 5.23. Proposals should, wherever possible, have a positive impact on biodiversity by assisting in achieving targets in biodiversity action plans or by addressing matters in the relevant SINC management plan. Proposals that may affect a site of nature conservation interest will be assessed in the order as set out in London Plan (2011) Policy 7.19: (1) avoidance, (2) minimization and mitigation and (3) compensation.

Sites of Special Scientific Interest / Special Areas of Conservation – Wimbledon Common

5.24. Wimbledon Common is protected by European legislation as a Special Area of Conservation (SAC) and national legislation as a Site of Special Scientific Interest. The Habitats Regulations require

Comment: Paragraph 5.3 of DM O1 moved here

an 'Appropriate Assessment' to be carried out if a plan or project is likely to have a significant effect on Wimbledon Common (either alone or in combination with other plans or projects). This may apply to development projects and this is not the same as an Environmental Impact Assessment. The Natural England website has more information to help decide whether or not a development project requires an 'Appropriate Assessment'.

## Green corridors

5.25. The council recognises the importance of maintaining and enhancing a network of green corridors which are relatively continuous areas of green space leading through the built environment, and which link large green spaces or to each other. They can assist the movement of some plant and animal species through the borough, allow some animals to undertake movements between different habitats that they require for survival, maintain the presence of some animals and plants in places where they would not otherwise be found, and help to ensure the maintenance of the current range and diversity of flora and fauna, and the survival of important species.

#### Geodiversity

5.26. There are no regional or locally important geological sites in Merton however there is a site on Putney Heath, approximately 160 metres from the borough boundary, which has potential to be

of local importance. Development proposals that could have an impact on the geological features of this site should have regard to London Plan (2011) Policy 7.20.

#### Trees, hedges and landscape features

- 5.27. Trees make an important contribution to the borough's townscape and the quality of life for residents. The council will use the existing planning mechanisms i.e. Tree Preservation Orders and Conservation Area designations to protect existing trees on private land.
- 5.28. The council considers it important that development proposals are accompanied by appropriate reports and surveys to deal with the impact of the proposals on the existing vegetation. When applicable, developers will need to demonstrate that they have paid regard to current British Standards such as, BS 5837:2012 'Trees in relation to construction Recommendations', BS 3998:2010 ' Tree Work Recommendations' and other relevant documentation such as the Arboricultural Advisory and Information Service's 'Arboricultural Practice Note 12'.
- 5.29. The council may require semi-mature replacement trees when, for example, the original trees had an important landscape or screening function.
- 5.30. Although exotic species can have interesting aesthetic qualities, they can also have a damaging impact on biodiversity and the local ecology. The council has a strong preference for native species to be planted but, where appropriate, will consider suitable exotic species.

## **Delivery and monitoring**

- 5.31. This policy will be delivered through the development management process and monitored through the local performance framework and in consultation with the council's arboricultural officers. Community Infrastructure Levy and, where appropriate, planning obligations may be used to protect and enhance biodiversity.
- 5.32. The council will work with the GLA and recognised agents such as the Environment Agency, Natural England and National Trust to maintain protection and encourage enhancement of biodiversity. This may also involve working with agencies such as the Mitcham Common and the Wimbledon and Putney Commons Conservators.

## 6. Design

## DM D1 Urban design and the public realm

(Formerly DM D4. Re-positioned and renumbered accordingly and amendments made following consultation feedback and research. Sub-headings added to justification)

## **Policy aim**

To ensure high quality design of buildings and places in the borough.

## Policy

Development proposals must impact positively on the character and quality of the public realm. Proposals for all development and works to the public realm must be of the highest standard and adhere to the most appropriate policy guidance and best practice. In order to ensure this, all proposals must accord, where relevant, with the following principles of good urban design:

- a) The creation of urban layouts based on a permeable and easily navigable network of recognisable streets and spaces that link in seamlessly with surrounding development and facilitate walking, cycling and use of public transport. (Permeability)
- b) The creation of urban environments which are easy to understand and navigate through, by provision of legible routes, spaces and landmarks and clearly defined buildings and spaces. (Legibility)
- c) The creation of buildings and spaces which are economically and socially sustainable, by offering variety and choice, and by being able to adapt to changing social, technological and economic conditions without the need for future remedial intervention. (Robustness)
- d) The maintenance and enhancement of identified important local views, panoramas and prospects and their settings and where appropriate, create new views.
- e) New development should provide and reinforce a clearly identifiable network of public streets and spaces that constitute the public realm, based on the creation of 'defensible space', and a clear distinction and appropriate gradation between public and private space.
- Proposals for changes to and enhancement of the highway shall be designed according to best practice and, depending on their scale and impact, may be subject to a design review process.
   Proposals should include tree planting where possible and appropriate.
- g) Development in town centres and other retail and mixed use areas must provide a mix of compatible uses appropriate to their location that together create high quality neighbourhoods, respect local character (see Borough Character Study) and promote vitality and vibrancy across the borough whilst supporting regeneration initiatives. Proposals must also interact positively with the public realm by the creation of active and attractive frontages that promote natural surveillance and not create dead frontage through lack of windows or provision of advertising.
- h) Opportunities for enhancing biodiversity in all amenity space should be taken for all development proposals where appropriate, to strengthen the green infrastructure of the borough
- Proposals for the conversion of front gardens for vehicle parking should not be detrimental to the character of the street or highway safety or undermine biodiversity, prevent sustainable drainage or reduce highway safety. (Further-guidelines- references on this are included in Merton's Design SPD borough character study. Also Policy DMT3 refers to parking bay dimensions).
- j) As part of larger developments and enhancements, the council will seek to achieve innovative and interesting provision of public art in the public realm.

## **SA/ SEA implications**

6.1. The policy meets the majority of the sustainability objectives; it will help to promote high quality design that respects the borough character and ensures sustainable environments for people who live, work and visit the borough.

## Justification

6.2. Merton's Core Planning Strategy policy CS 14 (Design) sets out how development needs to be designed to respect, reinforce and enhance the local character to contribute to Merton's sense of place and identity and policy DM D4 sets out further detailed direction regarding the achievement of good urban design and the public realm.

#### Good urban design

6.3. Building places based on sound and established principles of good urban design is a fundamental element of successful place-making. It is a holistic approach to the physical arrangement of our environment. It encompasses issues of layout, land use, security, economic development, regeneration, community and social life and the general appearance and attractiveness of places. It is also key to achieving the sustainability of our environments by building places that have inherent longevity and an ability to adapt to changing circumstances inexpensively.

#### High quality public realm

- 6.4. The council will be seeking high quality public realm irrespective of the existing state. The existence of poor public realm should be no justification for average or mediocre proposals for the public realm. The National Planning Policy Framework states that it is important to plan positively for the achievement of high quality and inclusive design for all development including individual buildings, public and private spaces and wider area development schemes. Developments are expected to ensure the establishment of a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- 6.5. All developments irrespective of size should be able to deliver public realm improvements. Public realm improvements cannot be used to justify inappropriately large or dense proposals that do not accord with other development plan policies. Successful public realm is not solely dependent on having a mix of uses. Rather, having appropriate uses in appropriate locations will be the basis of a successful public realm. This may not necessarily require mixed use.

#### Defensible space

6.6. Defensible space is important in providing a clear buffer between public and private realm. This helps create a sense of security for residents and can deter opportunistic crime. Defensible space allows for a graduation from public and private by means of landscaped amenity or garden space. This can be effectively utilised for facilities such as bin and cycle storage. Clear boundary treatments such as hedges, walls and railings are important in providing effective defensible spaces.

#### Safety and security

6.7. Well designed places feel safe because they have built-in natural surveillance through the design of buildings and spaces, as well as having complementary mixes of uses and activities. Places that work well and look good also help engender a sense of belonging and local pride, which in itself encourages community participation and helps keep a place safe. Excessive and overt manifestations of security features often have the opposite effect.

#### Gated development

6.8. An example of this is gated development which may address security concerns, however they restrict public access and therefore choice. This is considered divisive as it reduces social, visual and physical permeability and actively works against engendering community and social cohesion. It is therefore likely that most types of gated developments will be contrary to this policy, particularly parts (a) (b) and (e) and are therefore discouraged by the council. The Council's proposed Design SPD will contain further guidance on this matter.

#### Public realm

- 6.9. A vital part of how we perceive our environment comes from the design, layout and appearance of our streets and spaces the public realm. New, larger developments create new streets and spaces. Smaller, individual developments affect the appearance and perception of the existing public realm. Careful urban design consideration needs to be given to the impacts on the public realm by all development, from small scale safety and parking schemes to major town centre enhancement projects.
- 6.10. The council will seek to improve the quality of street furniture, lighting, landscape treatments, surfacing materials and signage in the borough either as part of the development of sites or through environmental improvement schemes.

#### Further design guidance

6.11. A number of key documents have been published that provide guidance on good urban design, for buildings, places and the public realm. These go into more detail than the council's policies can and should therefore be referred to aid the design of proposed new development. The council will have regard to such documents when considering planning applications. These documents include The GLA London Housing Design Guide August 2010; The Mayor's Housing Supplementary Planning Guidance November 2012; By Design: Urban Design in the Planning System – Towards Better Practice; DETR & CABE; May 2000; Urban Design Compendium I; English Partnerships, The Housing Corporation (HCA) & Llewellyn Davies; August 2000; Urban Design Compendium II – Delivering Quality Places; English Partnerships, The Housing Corporation (HCA) & Roger Evans & Associates; September 2007; Car Parking: What Works Where; English Partnerships; March 2006; Manual for Streets; DCLG & DfT; March 2007; Manual for Streets 2, Wider Application of the Principles and CIHT, September 2010, Safer Places – The Planning System and Crime Prevention.

#### **Design and Access Statements**

6.12. All Planning applications shall be accompanied by a design and access statement (DAS) to demonstrate how the design has been arrived at. The format and content of DAS should follow the guidance set out in the CABE publication 'Design and Access Statements (2006)'.

# **Delivery and monitoring**

6.13. The council will require design and access statements to support applications. The council will produce supporting documents to assist with the implementation of policy DM D4 including Merton's design SPD which will provide additional detailed guidance concerning urban design and the public realm.

# DM D2 Design considerations in all developments

(Formerly DM D1. Re-positioned and renumbered accordingly and addition of reference to basements and subterranean developments following consultation feedback and research. Sub-headings added to justification)

# **Policy aim**

To achieve high quality design and protection of amenity ies within the borough.

## Policy

- a) Proposals for all development will be expected to meet all the following criteria:
  - i. Relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area;
  - ii. Use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting;
  - iii. Provide layouts that are safe, secure and take account of crime prevention and are developed in accordance with Secured by Design principles;
  - Ensure appropriate provision of outdoor amenity space, whether public, private or communal which accords with appropriate minimum standards and is compatible with the character of surrounding areas;
  - v. Ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens;
  - vi. Protect new and existing development from visual intrusion, noise, vibrations or pollution so that the living conditions of existing and future occupiers are not unduly diminished;
  - vii. Ensure provision of appropriate energy efficient external lighting that provides safe and secure environments while not causing light pollution that adversely affects neighbouring occupiers or biodiversity;
  - viii. Conserve and enhance the natural environment, particularly in relation to biodiversity and wildlife habitats and gardens;
  - ix. Ensure trees and other landscape features are protected;
  - x. Ensure that landscaping forms an integral part of any new development where appropriate;
  - xi. Ensure the highest practical standards of access and inclusion and be accessible to people with disabilities;
  - xii. Ensure that construction waste is minimised and promote sustainable management of construction waste on-site by managing each type of waste as high up the waste hierarchy as practically possible.
  - xiii. Ensure that the traffic and construction activity do not adversely impact or cause inconvenience in the day to day lives of those living and working nearby, and do not harm road safety or significantly increase traffic congestion.

## **Basements and subterranean developments**

b) In addition, proposals for basement and subterranean developments will be expected to meet all the following criteria:

- i. Be wholly confined within the curtilage of the application property and be designed to maintain and safeguard the structural stability of the application building and nearby buildings;
- ii. Not harm heritage assets;
- iii. Not involve excavation under a listed building or any garden of a listed building or any nearby excavation that could affect the integrity of the listed building, except on sites where the basement would be substantially separate from the listed building and would not involve modification to the foundation of the listed building such as may result in any destabilisation of the listed structure;
- iv. Not exceed 50% of either the front, rear or side garden of the property and result in the unaffected garden being a usable single area.
- v. Include a sustainable urban drainage scheme, including 1.0 metre of permeable soil depth above any part of the basement beneath a garden;
- vi. Not cause loss, damage or long term threat to trees of townscape or amenity value;
- vii. Accord with the recommendations of BS 5837:2012 'Trees in relation to design, demolition and construction recommendations';
- viii. Ensure that any externally visible elements such as light wells, roof lights and fire escapes are sensitively designed and sited to avoid any harmful visual impact on neighbour or visual amenity.
- ix. Make the fullest contribution to mitigating the impact of climate change by meeting the carbon reduction requirements of the London Plan.
- (c) The Council will require an assessment of basement and subterranean scheme impacts on drainage, flooding from all sources, groundwater conditions and structural stability where appropriate. The Council will only permit developments that do not cause harm to the built and natural environment and local amenity and do not result in flooding or ground instability. The council will require that the Design and Access statement accompanying planning applications involving basement developments demonstrate that the development proposal meets the carbon reduction requirements of the London Plan.

# **SA/ SEA implications**

6.14. The policy meets the majority of the sustainability objectives as it covers a variety of design considerations that would need to be accounted for in development proposal. The policy seeks to ensure that any appropriate development proposals meeting this these design criteriaon will promote high quality design that respect the local character of areas within the borough and ensure sustainable environments for people who live, work and visit the borough.

## Justification

6.15. Merton's Core Planning Strategy promotes a high quality and sustainable environment in Merton, where development is well designed and contributes positively to Merton's character. Core Planning Strategy policy CS14 (Design) sets out how development needs to be designed to respect, reinforce and enhance the local character to contribute to Merton's sense of place and identity. Merton's Design SPD will contain more detail on how this is to be achieved.

## High quality design

6.16. As with policy DM D1, the council will promote or reinforce local distinctiveness and encourage high quality innovative, contemporary and sustainable design. New Development proposals will

be welcomed that respect the character of the wider area and reinforce a "sense of place" by recognising the local distinctiveness of areas as identified in the Borough Character Study or Conservation Area Character Appraisals.

#### Gardens

6.17. The council will seek a minimum garden area of 50 square metres as a single usable regular shaped amenity space for all new houses and ... For flatted dwellings, a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant. usable 10 square metres amenity space in the case of flats per habitable room. Further guidance on application of these standards will be contained in Merton's Design SPD.

#### Safety

6.18. Personal safety and security are important concerns for people in the borough. It is therefore important that the design of <del>any</del> development must take account of these requirements, by providing well designed public areas and routes and facilitating the natural surveillance of the public realm from adjacent buildings. Detailed guidance will be contained in Merton's Design SPD.

#### Lighting

6.19. Lighting can contribute towards improving the safety and security of areas. Careful consideration is needed to ensure that places and spaces are appropriately lit and there is an appropriate balance between issues of safety and security and reducing light pollution. Lighting can extend the hours of use of outdoor sporting facilities, especially in the winter months, and can be used to advertise or exhibit particular buildings, landscapes or features. However, inappropriate and unnecessary lighting or lighting which is insensitively used can adversely affect amenity in terms of light pollution to neighbouring occupiers and to the night sky. When considering light proposals the council will seek to ensure that unacceptable levels of illumination are controlled by conditions or, where this is not possible, that unacceptable proposals are refused planning permission.

#### Species, habitats and landscape

- 6.20. New Developments should not cause significant adverse impacts on species, habitats and landscape. Back gardens are an important element in the borough's wildlife habitat provision and biodiversity. New developments should provide for sufficient space for new planting or existing planting to grow. They should incorporate opportunities including green roofs, roof gardens, terraces, permeable surfaces, window boxes and climbing plants.
- 6.21. In considering applications for development, good use of all intrinsic site features will be sought. Existing site characteristics prior to the commencement of development will be evaluated. The council will normally impose planning conditions requiring any landscape scheme to be implemented within a specified period following completion of the main building works.

#### Climate change

6.22. In accordance with Core Planning Strategy policy CS15, applicants will need to demonstrate how new their development proposal makes effective use of resources and materials, minimises water use and CO2 emissions is required.

6.23. Core Planning Strategy Policy CS15 (Climate Change) requires all development to meet certain national sustainable design and construction standards (eg. Code for Sustainable Homes or BREEAM). The management of waste on construction sites can save costs and result in waste being treated in the most sustainable manner, thereby contributing to the development's attainment of the applicable sustainable design and construction standard.

#### Design and access statements

- 6.24. All applications shall be accompanied by a design and access statement (DAS) to demonstrate how the design has been arrived at. The format and content of DAS should follow the guidance set out in the CABE publication 'Design and Access Statements (2006).
- 6.25. In accordance with policy CS14, All new build accommodation must ensure that it complies with the most appropriate minimum space standards, the London Plan and its supporting guidance. These include the London Plan housing space standards set out under policy 3.5 (table 3.3); policy 4.5 hotel development requirement of 10% wheelchair accessible bedrooms and policy 7.7 student accommodation requirement of 10% wheelchair accessible units or easily adaptable for wheelchair users. Further detailed guidance will also be contained in Merton's design SPD with area specific guidance set out in the accompanying borough character study.

#### Basements and subterranean developments

- 6.26. The borough has experienced a steady increase in basement development schemes. This policy refers to all basement proposals that require planning permission; it refers to all land uses, not just residential. Basements are one or more floor levels substantially below the prevailing level of the site.
- 6.27. Basement developments affect the existing built fabric. Building Regulations and the Party Wall Act, control the structural integrity of the development itself but these regulations do not concern themselves with the impact on neighbourhood amenity of the construction process or the finished development.
- 6.28. To ensure that structural stability is safeguarded and neighbourhood amenity is not harmed at any stage by the development proposal, planning applications for basement developments must demonstrate how all construction work will be carried out. A Construction Method Statement must be included as part of validating the planning application; this should set out how the development will be excavated, sequenced, phased and managed in order to satisfy the decision-maker that local neighbour amenity will not be harmed. Where appropriate, a Hydrology Report should also be included, setting out the impacts of the development on groundwater and surface water movements and how these will be addressed. Where the site is steeply sloped or there are land stability issues, a Land Stability Investigation should be undertaken by a chartered structural or civil engineer. A Demolition and Construction Management Plan (DCMP) will also be required by condition.
- 6.29. The impact of basement development proposals on heritage assets must be assessed on their merits to avoid any harm to their significance or historic integrity.

- 6.30. Listed buildings are recognised for their exceptional heritage value and once a listed building is severely damaged or demolished, that historical connection is lost for ever. Basements beneath the garden of a listed building are not permitted except on larger sites where the harm to the building's structure or setting and the basement is substantially separate from the listed building, and the acceptability of such schemes will be assessed on a case by case basis. The link between the listed building and the basement should be discreet and of an appropriate design and location that does not adversely impact on the significance of the listed building. In the exceptional circumstances where these are allowed , there should be no extensive modification to the foundations of the listed building or any destabilisation of the listed structure and account will be taken to the individual features of the building and its special interest. Similarly, development proposals involving excavation nearby or adjacent to a listed building will be required to demonstrate that the integrity of the listed building will be unaffected.
- 6.31. In conservation areas, basements should conserve or enhance the character and appearance of the conservation area. This is particularly relevant in relation to external visible features e.g. light wells and railings which may impact on the character of conservation areas.
- 6.32. Gardens include paved and unpaved front, rear and side gardens and private areas such as yards. Basements can result in a permanent change to the character of the gardens, by restricting the range of planting and can impact on the ability of surface water to soak away. Basements that extend under gardens should not extend under more than 50% of each garden. It is important that a portion of the garden should remain free from development to enable appropriate water drainage to occur and allow the growth of root systems and mature development of the characteristic tree species and vegetation of the area and maintenance of a natural landscape.
- 6.33. The unexcavated area of the garden should be a single area and, if located to the rear, should normally be at the end of the garden where it will be adjacent to similar areas in other plots, allowing for better drainage and larger planting. Please also refer to policy DM F1 (support for flood risk management).
- 6.34. Basement developments must include a sustainable urban drainage scheme, including 1 metre of permeable soil depth above any part of the basement beneath a garden to allow for rainwater to be absorbed and / or compensate for the loss of biodiversity caused by the development. The use of SuDS is sought in all basement development that extends beyond the footprint of the original building.
- 6.35. The carbon used in the construction, heating and lighting of basement developments is greater than the equivalent above ground development. In line with Merton's Core Planning Strategy CS15 (a), this policy contains a provision to mitigate this impact. The council will expect the proposal to demonstrate that the development will achieve the London Plan emissions reduction targets expressed as a minimum improvement over the Target Emissions Rate outlined in national Building Regulations. If the proposal is for a basement extension, the proposal will be expected to demonstrate the additional carbon saving by submitting the calculations undertaken for Building Regulations Part L conservation of energy (part B extensions).
- 6.36. More detailed guidance on basement developments will be contained in the proposed Design SPD. Please also refer to policy DM F2 (Sustainable drainage systems (SuDS) and; wastewater and water infrastructure).

#### Further design guidance

6.37. A number of key documents have been published that provide guidance on design considerations in all developments. These go into more detail than the council's policies can and should therefore be referred to aid the design of proposed new development. The council will have regard to such documents when considering planning applications. These documents include The GLA London Housing Design Guide August 2010; The Mayor's Housing Supplementary Planning Guidance November 2012; By Design: Urban Design in the Planning System – Towards Better Practice; DETR & CABE; May 2000; Urban Design Compendium I; English Partnerships, The Housing Corporation (HCA) & Llewellyn Davies; August 2000; Urban Design Compendium II – Delivering Quality Places; English Partnerships, The Housing Corporation (HCA) & Car Parking: What Works Where; English Partnerships; March 2006; Manual for Streets; DCLG & DfT; March 2007; Manual for Streets 2, Wider Application of the Principles, CIHT, September 2010, Safer Places – The Planning System and Crime Prevention and OPDM (DCLG) & Home Office; February 2004; Secured by Design Guidance.

## **Delivery and monitoring**

6.38. The council will produce supporting documents to assist with the implementation of policy DM D1 including a design SPD which will provide additional guidance on design matters and considerations and the borough character study which will include more locally specific guidance. The council will also have regard to best practice on urban design as detailed in paragraph 6.13 above, including Secured by Design Guidance, "By Design – Urban Design in the Planning System: towards best practice (DETR, 2000), By Design, Manual for Streets, Urban Design Compendium and English Heritage and CABE guidance. Policy DM1 will be monitored via the Annual Monitoring Report.

# DM D3 Alterations and extensions to existing buildings

(*Renumbered, formerly DM D2. Sub-headings added to justification. Minor amendments* )

# Policy aim

To achieve high quality design and protection of amenity within the borough.

# Policy

- a) Alterations or extensions to buildings will be expected to meet the following criteria:
  - i. Respect and complement the design and detailing of the original building;
  - ii. Respect the form, scale, bulk, proportions and materials of the original building;
  - iii. Use external materials that will be appropriate to the original building and to its surroundings;
  - iv. Respect space between buildings where it contributes to the character of the area;
  - v. Complement the character and appearance of the wider setting;
  - vi. Ensure that noise, vibrations or visual disturbance resulting from the development do not diminish the living conditions of existing and future residents;
  - vii. Where the proposal incorporates a new or altered roof profile, ensure that materials are sympathetic to the existing original building and the surrounding area;
  - viii. Ensure proposals for dormer windows are of a size and design that respect the character and proportions of the original building and surrounding context, do not dominate the existing roof profile and are sited away from prominent roof pitches, unless they are a specific feature of the area;
  - ix. Ensure that roof forms and materials are of an appropriate size, type, form and materials for the existing building, such that they are not unduly dominant, and respect the prevailing positive characteristics of the area.

# **SA/ SEA implications**

6.39. The policy meets a number of sustainably objectives including those promoting good design and historic environments. The policy ensures encourages that any appropriate development proposals achieve high quality design. The policy also helps to ensure that any alteration and extension to existing buildings contribute positively to the character and quality of an area within the borough.

## Justification

6.40. Merton's Core Planning Strategy policy CS 14 (Design) sets out how development needs to be designed to respect, reinforce and enhance the local character to contribute to Merton's sense of place and identity and policy DM D2 provides further detailed direction regarding this.

## Well designed buildings

6.41. Well designed buildings make an important contribution to the character and quality of an area. Whilst the council would not wish to remove or reduce the freedom of architectural expression, some basic guidelines are considered necessary for the public and developer alike in order to protect the established character and distinctiveness of the borough or enhance this wherever possible. The council's Borough Character Study, Conservation Area Character Appraisals and proposed Design SPD will provide further detailed guidance on this subject.

#### **Design and Access Statements**

6.42. New Development proposals should be based on an assessment of character and recognise the local distinctiveness of areas and emphasise a positive local sense of place. All Planning applications shall be accompanied by a Design and Access Statement (DAS) to demonstrate how the design has been arrived at. The format and content of DAS should follow the guidance set out in the CABE publication 'Design and Access Statements (2006).

## **Delivery and monitoring**

6.43. The council will produce supporting documents to assist with the implementation of Policy DM D2 including a Design SPD and Borough Character Study which will provide additional guidance on design matters and considerations.

## DM D4 Managing heritage assets

(*Renumbered, formerly DM D3. Sub-headings added to justification. Amendments made following consultation feedback, research and national policy changes*)

## Policy aim

To protect conserve and where appropriate enhance Merton's heritage assets and distinctive character.

## Policy

- a) Development proposals affecting a heritage asset or its setting will be required to be in accordance with the following criteria:
  - Principles set out in PPS5 (or the National Planning Framework) and the detailed guidance set out in the accompanying Historic Environment Planning Practice Guide, the London Plan, and further English Heritage Guidance;
  - ii. Merton's published conservation area character appraisals and management plans and the guidance statements set out in the Borough Character Study.
- b) All development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and it's setting.
- c) Proposals that will lead to substantial harm to the significance of or the total loss of heritage assets, will only be granted in exceptional circumstances where substantial public benefits outweigh the harm or loss in accordance with the National Planning Policy Framework or that all of the following apply:
  - i. the nature of the heritage asset prevents all reasonable uses of the site; and,
  - ii. no viable use of the heritage asset itself can be found that will enable it's conservation; and,
  - iii. conservation by grant funding or some form of charitable or public ownership is not possible; and,
  - iv. the harm or loss is substantially outweighed by the benefit of bringing the site back into use.
- d) The loss of a building that makes a positive contribution to a conservation area or heritage site, should also be treated as substantial harm to a heritage asset.
- e) Outline applications will not be acceptable for developments that include heritage assets.
- f) Proposals affecting a heritage asset or its setting should conserve and enhance the significance of the asset as well as its surroundings and have regard to the following;
  - i. The conservation, or reinstatement if lost, of features that contribute to the asset or its setting. This may include original chimneys, windows and doors, boundary treatments and garden layouts, roof coverings or shop fronts. In listed buildings, internal features such as fireplaces, panelling, ceilings, doors and architraves as well as the proportion of individual rooms may also be of significance.

- ii. The removal of harmful alterations such as inappropriate additions, non original-style windows and doors and the removal of paint or pebbledash from brickwork.
- iii. Where there is evidence of deliberate neglect or damage to a heritage asset, the current condition of the heritage asset will not be taken into account in any decision.

## **SA/ SEA implications**

6.44. The policy meets a number of sustainability objectives, including those relating to social inclusion. The policy encourages the preservation and enhancement of Merton's heritage assets. This policy approach will help to create a sense of place, encourage belonging and pride in the borough for the wider community.

## Justification

6.45. Merton's Core Planning Strategy policy CS14 (Design) aims to conserve and enhance Merton's heritage assets and wider historic environment. Policy DM D3 contributes towards the delivery of policy CS14 by setting out detailed requirements that development proposals affecting a heritage asset will need to accord with.

#### Heritage assets

- 6.46. Merton has a rich and varied heritage ranging from designated heritage assets of national importance such as the remains of Merton Priory founded in 1117 (a scheduled ancient monument) to the suburban heritage of the 1930's. The council has a duty to consider the significance of all these areas that are positively identified as having heritage significance when carrying out its statutory functions and through the planning system. Conservation and enhancement of heritage assets, and where appropriate, associated new-development, can contribute towards reinforcing local distinctiveness and character in the borough.
- 6.47. Heritage assets are the valued components of the historic environment. They are defined as any building, site, place, area or landscape, positively identified as having a degree of significance meriting consideration in planning decisions. The term embraces all manner of features, whether standing, buried or submerged, whether designated or not and whether or not capable of designation.

#### Identification of heritage assets

6.48. The identification of a heritage asset could be through a range of means including; formal designation such as conservation area or listed building status and undesignated heritage assets identified within the borough character study or during the development control process itself.

#### Types of heritage assets

- 6.49. Heritage assets covered by this policy include:
  - Listed buildings (designated HA)
  - Locally listed buildings (undesignated HA)
  - Buildings in conservation areas (designated HA)
  - Historic parks and gardens (designated HA)
  - Local Historic Parks and Gardens (undesignated HA)

- Scheduled ancient monuments (designated HA)
- Archaeological Priority Zones (designated HA)
- Any other building, monument, site, area, streetscape or landscape
- that is positively identified as having a degree of significance

#### Heritage statements

- 6.50. Heritage statements will be required to set out how proposals conserve, enhance or restore heritage assets and where appropriate, conservation management plans should be prepared for the future maintenance and management of the asset. Special attention should be paid to the conservation or reinstatement of individual details of the asset that contribute towards it's particular character, for example; chimneys, windows, doors, roof covering, boundary treatments and the individual elements of shop fronts. The loss or alteration of individual features can cause substantial harm to the significance of heritage assets.
- 6.51. The level of detail provided in the heritage statement should be proportionate to the asset's importance in terms of the significance of the asset affected and the impact of the proposal. Where the proposal has a substantial impact on the significance of a heritage asset, It should be carried out by a specialist historic environment consultant.
- 6.52. Where the Heritage Statement identifies the potential of archaeological remains within an Archaeological Priority Zone, an Archaeological Evaluation Report (and where necessary a field evaluation) will also be required in accordance with the requirements set out in the Archaeology SPG.
- 6.53. All development proposals affecting heritage assets or their setting will need to be in accordance with the detailed guidance set out in the Historic Environment Planning Practice Guide that accompanies former PPS:5 Planning for the Historic Environment. The guidance covers issues such as recording of information relating to heritage assets, guidance on repairs and restoration, change of use and improving energy performance etc.
- 6.54. Once harmed or lost, heritage assets cannot be replaced. The council maintains, with English Heritage, a list of Heritage at Risk and will work with owners and organisations able to offer grant funding, to ensure the sustainable conservation of these important heritage assets.

#### Information on heritage assets

6.55. The council makes available on its website details of the borough's heritage assets including conservation areas (design guidance, appraisals and management plans) as well as details of listed and locally listed buildings, Registered Parks and Gardens and Scheduled Ancient Monuments.

## **Delivery and monitoring**

6.56. The council will work with strategic partners such as English Heritage, The National Trust, The Heritage and Design Working Group and local amenity societies and organisations to conserve and enhance Merton's historic environment. This may include identifying additional areas or buildings of heritage significance within the borough. The council's Design Review Panel and the Design Champion will advise on the design merits of development proposals. Chaired by the Design Champion, the Design Review Panel consists of experts in the field of the built environment. Comments of the Panel are reported to the Planning Applications Committee and the weighting given to the Panel's comments is a matter for Committee to decide. The council will also

undertake further Conservation Area Appraisal and Management Plans, and identify additional buildings for local and statutory listing as appropriate.

6.57. The Borough Character Study identifies areas where the conservation and enhancement of heritage assets can contribute towards enhancing local distinctiveness and character.

# **DM D5 Advertisements**

(Minor amendments following consultation feedback)

## **Policy aim**

The aim of this policy is to ensure:

- High quality design and protection of amenities within the borough.
- That the quality, character and amenity of the borough is not diluted or undermined by inappropriate or excessive advertising on buildings, in the street or on shop-fronts.
- That expenditure of scarce public resources on public realm enhancement schemes and regeneration initiatives achieves the desired results and is not diluted or undermined by inappropriate proliferation of advertisements.

## Policy

Express consent will only be granted for advertisements where they do not harm the character of an area, amenity or public safety. -in accordance with government guidance and Merton's proposed Design SPD . When assessing proposals for new advertisements, cumulative impacts will be taken into account.

## **SA/ SEA implications**

6.58. The policy meets the sustainability objectives concerned with social inclusion by seeking to ensure ing that development proposals would do not result in a negative impact to the local environment or public safety.

## **Justification**

6.59. Merton's Core Planning Strategy policy CS 14 (Design) sets out how development needs to be designed to respect, reinforce and enhance the local character to contribute to Merton's sense of place and identity.

#### Impact of advertisements on the urban environment

6.60. Advertisements are a regular feature of our urban environment and, when well designed and located sensitively, can play a positive role in creating a vibrant and interesting place. However it is important that advertising material (including advertisements that may be considered individually acceptable) does not proliferate to an extent to spoil the appearance of individual buildings, the street or the wider public realm. The council will be vigilant in using its powers to prevent such an excess. When assessing the impact of an advertisement proposal, the cumulative impacts of advertisements on the streetscape and public realm will be taken into account.

#### Safety and security

6.61. Advertisements should not represent a safety or security hazard to pedestrians or motorists by impeding views, unduly distracting attention, creating opportunities for concealment or otherwise undermining perceptions of safety.

6.62. The erection of advertisements can block views and vistas along streets – important for orientation and understanding the public realm - or deflect attention inappropriately from the general townscape or important local landmarks, local established views and historic buildings and areas. Potential losses of views will be taken into consideration when determining applications. Inappropriately designed, sized or sited, advertisements can detract from the visual appearance of individual buildings and the wider townscape. This can be the case in any part of the borough, but particularly sensitive are Conservation Areas, Metropolitan Open Land or the vicinity of Listed Buildings. The council will use its Discontinuance Notice Powers to remove advertisements that adversely affect substantially injure local amenity and the environment.

## **Delivery and monitoring**

6.63. The council will produce supporting design guidance on advertisements in Merton's proposed Design SPD to assist in the implementation of Policy DM D5.

# **DM D6 Telecommunications**

## **Policy aim**

To encourage high quality design and protection of amenities within the borough.

## Policy

Proposals for telecommunications apparatus will be considered in accordance with International Commission guidelines, relevant Government guidance, Merton's Design SPD and the Borough Character Study.

## **SA/ SEA implications**

6.64. The policy meets the sustainability objectives concerned with social inclusion by ensuring that development proposals would not result in a negative impact to the local environment or public safety.

## Justification

- 6.65. Merton's Core Planning Strategy policy CS 14 (Design) sets out how development needs to be designed to respect, reinforce and enhance the local character to contribute to Merton's sense of place and identity and policy DM D6 seeks to contribute to achieving this aim by ensuring proposals for telecommunications apparatus do not result in negative impacts.
- 6.66. The council recognises the benefits of an up-to-date telecommunications industry and the needs of telecommunications companies in maintaining this. This needs to be balanced with minimising the environmental impact and ensuring a high quality urban environment.
- 6.67. The council is therefore keen to minimise the adverse impacts on visual and environmental amenity and public safety of proposals for telecommunications, particularly in residential areas, on sensitive skylines and in other sensitive locations. Telecommunications apparatus should be sited unobtrusively and the council will have regard to policy DM D1 in assessment of development proposals for this apparatus.

## **Delivery and monitoring**

6.68. Policy DM D6 will be monitored via the Annual Monitor Report, including the number of appeal decisions citing this policy.

# DM D7 Shop front design, alterations and advertising and signage

(Minor amendments following consultation feedback)

# Policy aim

To achieve high quality design and protection of amenities within the borough.

# Policy

a) Proposals for new shop fronts or alteration to existing shop fronts should relate to the scale and character of the building and enhance the street scene. Proposals for alteration or removal of existing shop fronts shall:

- i. retention Retain and or restore ation of quality shop fronts where this will contribute to the established character of their shopping centre or parade;
- ii. Require original features and details to be preserved where they are of historic value or contribute to the character or appearance of the street scene;
- iii. Resist the introduction of solid external security shutters;
- iv. Resist the removal of existing Retain separate access to accommodation above;
- v. Where practical, secure the restoration of Restore separate accesses to upper floors where these have been removed, where this is practical;
- vi. Provide for satisfactory access for people with disability, special sensory and mobility needs.

b) Proposals for shop fascias, will be expected to enhance the street scene. The design and means of illumination of advertisements and signage on shop premises should:

- i. Relate to the appearance, scale and character of the shop front and its associated features;
- ii. Relate to the shopping parade within which it is located;
- iii. not harm local amenity by means of light pollution or visual intrusion or place public safety at risk

## **SA/ SEA implications**

6.69. The policy meets the majority of the sustainability objectives and covers a variety of design considerations concerning development proposals. The policy seeks to encourages high quality design that protects local amenities.

## Justification

- 6.70. Shop front alterations have an impact on individual building or local character. The council wishes to make particular effort to improve standards of shop fronts and the character of the street that they form a part of. In order to assess the relationship of the shop front of the building the council will require the submission of the elevation of the whole building frontage. Further detailed guidance on shop fronts will be contained in Merton's Design SPD and where appropriate the Borough Character Study will include more locally specific guidance. Please also refer to Policy DM D5 (Advertisements).
- 6.71. A new shop front should complement the style existing on the street. It should reflect the dimensions of the original unit.

6.72. Security is particularly important when shops are closed, either at weekends or in the evenings after normal opening hours, particularly in the hours of darkness. The use of solid steel security shutters to deter crimes is usually unsightly and detracts from the appearance of individual shops and the surrounding area. They can also attract graffiti, look forbidding and discourage people from walking through a shopping area after normal trading hours. Window-shopping, as a result, is no longer possible and loss of light from illuminated shop window displays can reduce natural surveillance. They can also prevent Police and passers-by from seeing thefts taking place within shops and delay the detection of fires. The council will not grant planning permission to applications proposing solid and opaque external shutters unless their need can be demonstrated.

# **Delivery and monitoring**

6.73. The council will produce supporting documents to assist in the implementation of Policy DM D7 including a Design SPD which will provide additional guidance on shop front design matters and considerations and where appropriate the Borough Characterisation Study will include more locally specific guidance.

# 7. Environmental protection

## DM EP1: Opportunities for decentralised energy networks

## Policy aim

The identification of areas of opportunity for establishing new decentralised energy networks within the borough. To prioritise connection to plan decentralised energy networks.

## Policy

The council has identified areas of the greatest opportunity for decentralised energy networks (see **Figure 7.1**). Within these areas the provision of decentralised energy network infrastructure should be pursued as a higher priority than renewable energy solutions to reduce carbon emissions or a feasibility study should be provided to demonstrate why this is not possible.

During the 10-year lifetime of this plan, the council will identify further areas of opportunity for the development of decentralised energy networks to which this policy will apply.

## **SA/ SEA implications**

7.1. The policy meets a number of sustainable objectives with many positive impacts in relation to energy consumption and reduction of green house gas emissions. There are also potential associated benefits in terms of fuel security and fuel poverty; by ensuring that the requirement for renewable energy and decentralised energy will contribute to meeting the UK's reduction in carbon emission targets and renewable energy targets.

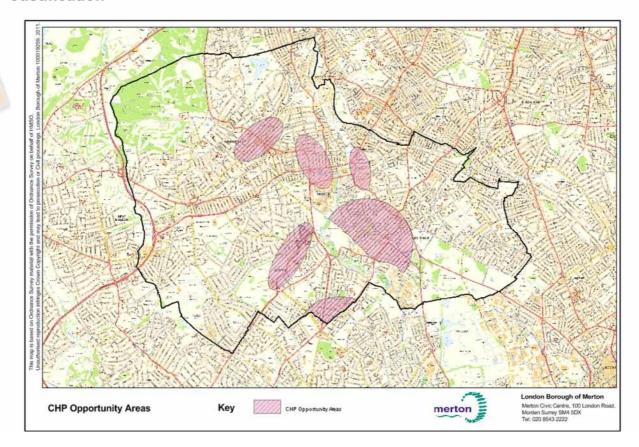


Figure 7.1 - Merton Heat Map (Areas identified for decentralised energy networks are shown hatched) Justification

- 7.2. To achieve national CO2 reduction targets, the London Plan outlines a number of policies intended to help deliver emissions reductions through the planning system. The London Plan energy hierarchy (Policy 5.2) states that "developments should seek to make the fullest contribution to minimising CO2 emissions in accordance with the following energy hierarchy:
  - Be lean use less energy.
  - Be clean supply energy efficiently.
  - Be green use renewable energy.
- 7.3. The London Plan also contains targets for the level of energy that is expected to be delivered by decentralised energy networks, setting a strategic target for 25% of heat and power within the capital to be generated through the use of localised decentralised energy systems by 2025.
- 7.4. London Plan Policy 5.5 on decentralised energy networks also highlights the need for local authorities to consider decentralised energy through the development of their LDF policies to:
  - Identify opportunities of establishing new networks.
  - Develop energy master plans for specific decentralised energy opportunities which:
  - Identify major heat loads;
  - Major heat supply plants;
  - Implementation options for delivering feasible projects, considering issues of procurement, funding and risk and the role of the public sector.

- Require developers to priorities connection to planned decentralised energy networks where feasible.
- 7.5. The Core Planning Strategy encourages all major developments to be 'Multi Utility Service Company' (MUSCo) in Policy CS 15(d).
- 7.6. Any development occurring within the identified decentralised energy opportunity areas that do not make any contribution towards provision for or the consideration of the reduction of emissions through the efficient supply of energy would be deemed to be failing to make effective use of resources and materials and CO2 emissions in line with the requirements of Merton's Core Planning Strategy Policy CS 15(a) and would not comply with the London Plan energy hierarchy.
- 7.7. Developments in these decentralised energy network opportunity areas will be expected to:
  - Include decentralised energy when examining the feasibility of different energy strategies for developments;
  - Include the carbon savings that will arise from the use of decentralised energy networks in their sustainability appraisal, if they make adequate provision for connection to a planned network, even if the network is not yet operational.
- 7.8. Developments in decentralised energy network opportunity areas will be expected to connect to, or be ready to a decentralised energy network.
- 7.9. During the course of the 10-year plan period, the council will continue to work with partners (including the Mayor of London) to identify more areas of opportunity for establishing new decentralised energy networks. Further opportunities could arise from areas with major developments, new anchor loads and other factors not foreseen in 2013. This policy will be applied to these new opportunity areas.

## **Delivery and monitoring**

7.10. The council will work with developers and energy consumers to foster the development of decentralised energy networks, and establish energy master plans or decentralised energy feasibilities studies for areas of regeneration.

#### DM EP2: Reducing and mitigating against noise

# (Amendments following consultation feedback, research and national policy changes)

#### **Policy aim**

To ensure that development is sustainable and managed to minimise its impact on the local environment and residential amenity.

#### Policy

Development which would have a significant effect on existing or future occupiers or the local amenity due to noise or vibration will not be permitted unless the potential noise problems can be overcome by suitable mitigation measures.

Development proposals will be expected to meet the following criteria:

- iv. Noise generating developments should be appropriately located so as to minimise its impacts on noise sensitive land uses; and,
- v. Noise sensitive developments should be located away from noise priority locations and noise generating land uses; and,
- vi. Where relevant, the council will require the submission of a Noise Impact Assessment (NIA); and,
- vii. That where applicable suitable mitigation measures will be sought by planning obligation or condition.

#### **SA/SEA Implications**

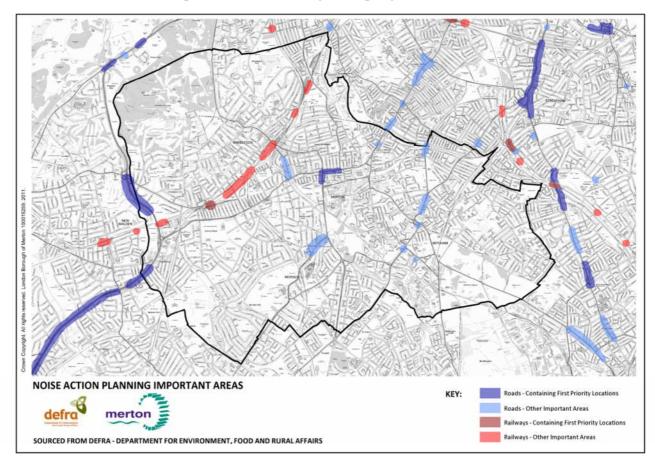
7.11. The policy generally has a positive outcome in meeting the broad principles of all of the sustainability objectives and in particular climate change and has a positive impact on the health and well being. This policy helps to ensure that noise and vibration is controlled and managed by minimising impacts to the environment and people.

- 7.12. Noise can have a considerable impact on people's health, enjoyment of public places and the environment. It is therefore important that new development reduces this exposure. In locations where noise is most likely to have a significant impact, developers will need to demonstrate that the development has been designed to reduce its impacts, including surrounding transport noise. Examples of treatments include ensuring that sensitive rooms are on the quietest façade, installing noise barriers and designing streets to encourage slower/smoother driving. This will be achieved by obligation or condition.
- 7.13. The Department for Environment Food and Rural Affairs (Defra) has produced a strategic noise map (see Figure 7.2) for major airports, roads and railways in London and the council will have regard to this information in the assessment of development proposals, in addition to regional and national policy guidance, such as the Noise Action Plan for London and the Mayor of London's

Ambient Noise Strategy. This mapping helps to identify areas where noise needs to be managed most (based on average noise level, outdoors, on an average day in an average year). Priority areas identified include alongside the A3 Kingston Bypass, Plough Lane/Haydons Road junction, Cricket Green and South Wimbledon Junction.

- 7.14. It is also necessary to separate sources of noise from noise-sensitive developments and control noise at source where possible. Examples of noise-sensitive land uses are hospitals, housing and schools. Developments that are close to noise sensitive areas will be expected to minimise the effects of noise during construction and operation of the development.
- 7.15. Further guidance on mitigating against noise pollution is detailed in Merton's emerging Noise Supplementary Planning Document (SPD).

Comment: Due to emerging SPD



#### Figure 7.2 Noise action planning important areas

#### **Delivery and monitoring**

7.16. The reduction of noise pollution from new developments can be delivered and monitored through the use of sustainable design and construction standard credits relating to the reduction of noise pollution.

- 7.17. The on-site mitigation of noise pollution through design and building fabric improvements can also be delivered and monitored through the use of sustainable design and construction standards. For more information please see the councils Supplementary Planning Document: Sustainable design and construction.
- 7.18. The effects of traffic can have a significant impact on the quality of the public realm in terms of noise. Where it is not possible to satisfy or mitigate against noise pollution on-site the delivery of remedial measures to the highway, obligations and contributions will be co-ordinated with Merton's Sustainable Transport Strategy and Local Implementation Plan (LIP 2) and other council funding streams and through the council's monitoring, road maintenance and delivery management structures.
- 7.19. The council will work with transport stakeholders, providers and developers to identify physical, operational and capacity constraints within the public transport network to deliver proposals identified through the Transport Assessments.

#### **DM.EP3** Allowable solutions

(Amendments following consultation feedback, research and national policy changes- Please note that policy EP4: Allowable Solutions in the Stage 2A consultation (June-July 2012) is now titled as EP3 in this document).

#### **Policy aim**

To promote sustainable development and ensure carbon savings have an associated community benefit by establishing a transparent professional body to guide Merton's Allowable Solutions projects within the borough.

#### Policy

- (a) Planning applications that propose using Allowable Solutions within the borough may be reviewed by the Allowable Solutions Working Group to ensure that the proposals are the most effective method of saving carbon and benefiting the local community. The views of the Allowable Solution Working Group would then become a material planning consideration.
- (b) Merton Council will establish the Merton Community Energy Fund to administer local projects funded via Allowable Solutions.

#### **SA / SEA implications**

7.20. The policy meets a number of sustainability objectives including environmental and social objectives. The policy encourages sustainable development and ensures any carbon savings can benefit local communities. This policy approach could help address social and economic inequalities, for example fuel poverty.

- 7.21. Government is in the process of establishing the Allowable Solutions Framework to help minimise the impact of emissions from new development. Starting in 2016, the Framework is a flexible route to allow development proposals to meet Part L of the Building Regulations (conservation of fuel and power) by investing in carbon-saving measures on-site or off site.
- 7.22. From 2016, new developments will be required to reduce 100% of regulated emissions (for example, electricity/gas used in heating, cooking and lighting, an essential part of every home). There will be three ways in which developments can reduce emissions:
  - i. By installing additional measures to address unregulated emissions within the proposed development.
  - ii. By investing in carbon saving projects elsewhere within the local authority area in which the development is proposed (for example, loft insulation in a school).
  - iii. By investing in carbon saving projects nationally (for example, an off-shore wind farm.
- 7.23. Local authorities have been encouraged to have policies in place to administer and deliver allowable solutions locally. Those without adequate policies in place risk loosing losing out on the ability to direct allowable solutions investment towards achieving local strategic objectives.

- 7.24. Merton's Core Planning Strategy objectives include the desire to develop a low carbon economy and to promote community cohesion by tackling deprivation and reducing inequalities. To this end, the council proposes that Allowable Solutions investment projects provide community benefits, such as addressing fuel poverty, as well as the necessary carbon savings.
- 7.25. Guidance is given on local allowable solutions<sup>1</sup> stating that they should include "a mechanism for approving particular Allowable Solutions within the overall local plan". Merton proposes establishing an Allowable Solutions working group with the relevant technical skills and knowledge to assess the carbon saving and community benefits of each project and giving material consideration to there comments approval for projects will be supported by an appropriate level of professional technical and local input.
- 7.26. Merton will also establish a Community Energy Fund at arms length from the council with charitable status to administer and account for carbon credits and other funds generated through Allowable Solutions.
- 7.27. Having sufficient Allowable Solutions projects in place would also be required if Merton was to desire to increase the level of emissions reductions required in advance of the national timetable of Part L improvements.

<sup>&</sup>lt;sup>1</sup> Allowable solutions for tomorrow's new homes: towards a workable framework 2011

#### **Policy DM. EP4: Pollutants**

# (New policy following consultation feedback, research and national policy changes)

#### **Policy Aim:**

Seek to minimise pollutants and to reduce concentrations to levels that have minimal adverse effects on human or environment health in Merton.

#### **Policy:**

To minimise pollutants, development:

- a) Should be designed to mitigate against its impact on air, land, light, noise and water both during the construction process and lifetime of the completed development.
- b) Individually or cumulatively, should not result in an adverse impact against human or natural environment.

#### **SA/SEA** implications:

The policy meets a broad number of sustainability objectives and seeks to avoid actions that will generate environmental, social and economical harm.

#### Justification:

- 7.28. The National Planning Policy Framework (NPPF) states that development plans should aim to minimise pollution and other adverse effects on the local and natural environment. Merton's Core Planning Strategy Policy 15: Climate Change seeks to make Merton a municipal Leader in improving the environment, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.
- 7.29. In addition to EU regulations, national and regional policy and guidance, Policy DM EP4 will contribute towards these policies by setting out a detailed approach to the assessment of pollution (potentially) caused by development in Merton.

#### Air Pollution:

- 7.30. In accordance with the aims of the National Air Quality Strategy, the Mayor's Air Quality Strategy seeks to minimise the emissions of key pollutants and to reduce concentration to levels at which no, or minimal, effects on human health are likely to occur.
- 7.31. To meet the aims of the National Air Quality Objectives, the council has designated the entire borough of Merton as an Air Quality Management Area (AQMA). Therefore, development that may result in an adverse impact to local air quality may require an Air Quality Impact Assessment in order for the council to consider any possible pollution impact linked to development proposals.
- 7.32. Necessary mitigation measures will be secured through negotiation on a scheme, or through the use of planning obligations or conditions where appropriate. Permission may be refused for proposals that cannot provide adequate pollution mitigation.
- 7.33. Further guidance on the requirements for an Air Quality Impact Assessment and air quality mitigation measures are detailed in Merton's emerging Air Quality: Supplementary Planning Document (SPD).

Comment: Due to emerging SPD

#### Land Pollution:

- 7.34. Industrial activity, waste disposal, accidental spillages and transportation can cause contamination of land. Often, this contamination is associated with industrial processes or activities which are now not active. Past dispersed sources of pollution, such as fall out from vehicle emissions and past industrial use can also be a contributing factor in land pollution and contamination.
- 7.35. In accordance with the requirements of the Environmental Protection Act (EPA) 1990, the council keeps a Contaminated Land Register of sites in the borough.
- 7.36. The redevelopment of previously developed land (or 'brownfield') sites for beneficial uses, many of which are potentially affected by contamination, provides an opportunity to deal with the potential risks posed by contamination to human health and the natural environment.
- 7.37. Where development is proposed:
  - On or near a site known or reasonably believed to be contaminated; or,
  - A nearby use maybe sensitive to contamination.

- 7.38. A site assessment in accordance with guidance set out in the forthcoming SPD dealing with pollution will be required to establish the nature and extent of the contamination prior to determining the application. Contamination sensitive development would typically include developments that potentially put people in direct contact with contamination; such as a residential use, open space or school uses.
- 7.39. Development should not be permitted unless effective measures are taken to treat or control any contamination in order to:
  - Expose occupiers of the development and surrounding area to unacceptable risk;
  - Threaten the structural integrity of any building on or in the surrounding area;
  - Contaminate any watercourse, water body or aquifer; and,
  - Cause the contamination of adjoining land or allow the contamination to continue.
  - A nearby use maybe sensitive to contamination.
- 7.40. Hazardous Gas Installations also affects parts of Merton. Planning Authorities must consult the Health and Safety Executive (HSE) on planning applications using methodology and software known as PADHI+, which is available online. The HSE provide advice on safety grounds as to whether or not planning permission should be granted. Information on whether a site is affected by this requirement is available from the council.
- 7.41. Further guidance on land contamination mitigation measures is detailed Merton's emerging Land Contamination SPD.

Comment: Due to emerging SPD

#### Other Pollution:

- 7.42. Other types of pollution such as light, noise and water are dealt with in within other policies in the Sites & Policies DPD. These are as follows:
  - Light pollution includes artificial light that is allowed to illuminate or intrude upon areas that are not intended to be list for example, inconsiderately direct security light shining into a bedroom window or sky-glow which can severely affect out view of the night sky. Proposals which may cause light pollution should be in accordance with Policy DMD1: Design consideration in all developments.
  - The planning system should also ensure that, wherever practicable, noise-sensitive developments are separated from major sources of noise (such as road, rail and air transport and certain types of industrial development) which generate noise pollution. This is further dealt with in Policy DM EP2: Reducing and Mitigating Against Noise.
  - Proposals which may have water implications need to be in accordance with DM F2: Sustainable Drainage Systems (SUDS).
- 7.43. Operations that are likely to give rise to noise, dust, vibration, odour or other pollutants are also controlled by the licensing regulations implemented by the Council's Environmental Health Department. Therefore, we would advise applicants to discuss proposals with potential adverse impacts on air, land, light pollution, noise and water at the early stages of the planning application process.

### **Delivery and monitoring:**

7.44. Minimising pollutants and reducing concentrations to levels that have minimal adverse effect on human health or environment in Merton will be achieved through the planning process and Merton's Environment Health Department. Team.

### 8. Flooding and Drainage

### DM F1: Support for flood risk management (Amendments following consultation feedback, research and national policy changes)

#### Policy aim

To mitigate against the impact of flooding in Merton in line with the National Policy Planning Framework (NPPF), the Flood and Water Management Act 2010, Flood Risk Regulations 2009, The Water Framework Directive, the council duty as Local Flood Risk Authority and Merton's Local Flood Risk Management Strategy.

#### Policy

- a) To minimise the impact of flooding in the borough the council will:
  - i. Encourage development to locate in areas of lower risk by applying the Sequential Test; any unacceptable development and land uses will not be permitted.
  - ii. Ensure that flood resilient and resistant measures are incorporated into design of development proposals in any area susceptible to flooding to minimise and manage the risk of flooding.
  - iii. Ensure that developments consider all sources of flooding from fluvial, groundwater, surface water run off, ordinary watercourse, and sewer; and including the risks of flooding arising from and to the development.
  - All development proposals must have regard to the Strategic Flood Risk Assessment (SFRA) and the Local Flood Risk Management Strategy.

Comment: Added after EA stage 3 comments

v. Permit appropriate development in Flood Zones 1, 2, 3a and 3b subject to meeting the criteria in the following table:

Flood Zones	Sequential Test	Exception Test	Flood risk assessment
Flood Zone 1 Low Risk: This zone has 1 in 1000 or less annual probability of fluvial flooding or less (<0.1%) in any year. No land development restrictions. (Except for areas that have been identified as having critical drainage problems by the Environment Agency).	Not applicable. (Except for areas that are within a Critical Drainage Area).	Not applicable.	Required for sites greater than 1 ha or other developments proposals where there is evidence of risk from other sources of flooding including surface water, groundwater, ordinary watercourses and sewer flooding.
<ul> <li>Flood Zone 2 Medium Risk:</li> <li>This zone has between 1 in 100 and 1 in 1000 annual probability of fluvial flooding (between 1% and 0.1%).</li> <li>In this zone self-contained residential units at basement level and bedrooms at basement level will not be permitted by the council without appropriate mitigation measures in line with Environment Agency guidance.</li> <li>All basement, basement conversions and basement extensions must: <ul> <li>have access and escape routes to a higher floor, including other emergency planning measures; and,</li> <li>Adopt flood resilient and resistant design techniques.</li> </ul> </li> <li>Flooding from all sources (including surface and groundwater flooding) should be considered, where basements are proposed they should must have mitigation measures as part of the development proposal and design layout to reduce the risk of flooding to and from the development and surrounding area.</li> </ul>	Required for all developments (including minor development and change of use).	Required for developments classed as 'highly vulnerable'.	Required for all development proposals unless the development is for change of use from 'water compatible' to 'less vulnerable' classification development.
Flood Zone 3a High Risk: This zone has 1 in 100 annual probability or greater (>1%) of fluvial flooding. Development proposals are constrained to <i>'water compatible', 'less vulnerable'</i> and 'more vulnerable' classification. Development classed as 'Highly vulnerable' will	Required for all developments.	Required for developments classed as 'more vulnerable' and 'essential infrastructure.'	Required for all development proposals.

not be permitted by Environment Agency	the council in line with guidance.			
Self contained reside	antial bacement and			
bedrooms at baseme				
permitted by the cou				
permitted by the cot	unen.			
All bacomont bacon	nont conversion and			
All, basement, basement conversion and basement extensions must:				
	and escape routes to a			
-	including other emergency			
	asures; if an appropriate			
	e can not be provided then			
	nt proposal will not be			
permitted; a				
	priate resilient design			
•	and appropriate flood			
	neasures be flood resistant.			
Flood Zone 3b		Required for	Required for	Required for all
		developments	developments	development.
	plain will be protected by	classed as	classed as	
not allowing any form of development on		'essential	'essential	
undeveloped sites u	nless it:	infrastructure'.	infrastructure'.	
	and as (water compatible)			
	sed as 'water compatible'			
<ul> <li>For development of 'essential infrastructure' which has to be</li> </ul>				
<i>infrastructure</i> ' which has to be located in a flood risk area and				
	ere no alternative locations			
	available, should be			
	eloped safely, without			
	reasing flood risk elsewhere			
	where possible reduce the			
	od risk overall.			
noc				
The council will only	support redevelopment of			
	ites if there is no greater			
•	•			
flood risk than currently exists to the re- development or wider community.				
	er communey.			
Developments	Comment: following EA			
classed as 'more	comments and NPPF.			
vulnerable' which				
	the delivery of the boroughs			
wider aims may be acceptable provided that it				
can be demonstrate that the wider economic,				
environment and outweighs the designation of				
Flood Zone 3b and robust flood risk mitigation				
measure are installed that will result in an overall				
flood risk reduction for the area and it surrounds,				
as advised by the E.A				
· · · · · · · · · · · · · · · · · · ·		1		

Developments classed as <i>'highly vulnerable'</i> will not be permitted without Environment Agency approved mitigation measures.		
Basements, basement extensions and conversion of basements to a 'higher vulnerability' classification or self contained units will not be permitted by the council.		

\* Appendix G: Sets out the flood risk vulnerability classification and flood zone compatibility

#### **SA/ SEA implications**

8.1. The policy meets a number of sustainability objectives including the objectives concerned with flooding and land use.

#### Justification

- 8.2. Merton's Core Planning Strategy policy CS16 *Flood Risk Management* identifies the council's approach to managing flood risk in the borough. Merton's Strategic Flood Risk Assessment 2009 (SFRA), approved by the Environment Agency (EA) identifies the detailed criteria against which a planning application will be assessed for flood risk. Policies DM F1 and DM F2 support the Core Planning Strategy and provide further detail for consideration alongside the information contained within the SFRA. In addition DM F1 and DM F2 are in conformity to the London Plan.
- 8.3. The Strategic Flood Risk Assessment (SFRA), produced in partnership with the Environment agency and neighbouring boroughs of Croydon, Sutton and Wandsworth also contains guidance on building design, site or area-specific Flood Risk Assessments and vulnerability, developments behind flood defences, developments located within the River Wandle and Beverley Brook floodplains, surface water

Comment: Added to highlight working with neighbouring boroughs following Thames Water comments

flooding and the use of Sustainable Drainage Systems (SuDS), water resources, residual risk and emergency planning. The council will use the SFRA alongside the advice of the Environment Agency when considering any development and infrastructure.

- 8.4. Merton is affected by a number of different sources of flood risk, including fluvial (or river), surface water, ordinary watercourse, sewer and groundwater and critical drainage flooding.
- 8.5. The NPPF requires inappropriate development in areas at risk of flooding be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 8.6. A sequential risk based approach to the location of development should be undertaken to ensure new development be steered to areas with the lowest probability of flooding. If, following this approach, it is not possible, consistent with wider sustainability objectives, for a development to be located in flood zones with a lower probability of flooding exceptional circumstances may be applied if appropriate.
- 8.7. Further guidance outlining the Sequential Test and the Exception Test is contained within the NPPF and it' associated technical guidance.
- 8.8. Around a quarter of brownfield land in Merton is at risk of some form of flooding. Like most London boroughs, Merton is a borough with no developable greenfield land and all new development should take place on brownfield land.
- 8.9. In order to deliver the new jobs, homes and infrastructure necessary for the borough's future (as outlined in the Mayor's London Plan and Merton's Core Planning Strategy) and to secure improvements to Colliers Wood/South Wimbledon area for intensification and; other sites within the Wandle Valley, it will be necessary to develop on sites within medium to high flood risk zones, subject to meeting the requirements of the NPPF's Sequential and Exceptions test

- 8.10. The Environment Agency's Flood Map for Surface Water and Thames Catchment Flood Management Plan, alongside Merton's SFRA and historical flooding records of the borough, indicate that several areas along the Wandle, including around Colliers Wood town centre, West Barnes and Rayne Park (around the Pyl Brook which feeds into Beverly Brook), and Plough Lane (Wimbledon) towards the Wandsworth border are affected by multiple flood risk.
- 8.11. The council will consult the Environment Agency on all applications for new developments within a flood risk zone including basement developments. Inappropriate development in areas of highest flood risk should be avoided and if possible steered towards areas of lower flood risk.
- 8.12. Where there are no reasonably available sites in Flood Zone 1, the council will take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 will the council consider sites in Flood Zone 3, taking into account flood risk vulnerability, applying the Exception Test where necessary and ensuring that there is no risk of increasing flooding elsewhere.
- 8.13. A site specific Flood Risk Assessment will be required to justify the Exception Test to assess the flood risk posed to proposed developments and to ensure where necessary and appropriate, suitable mitigation measures are included in the development. Where a development type is not entirely compatible with the classification of flood risk as set by the Environment Agency and National Planning Policy Framework (NPPF), the applicant must demonstrate through a Flood Risk Assessment that all three elements of the Exception Test have been passed.
- 8.14. Information regarding how the Sequential Test and Exception Test should be carried out and guidance on what should be included within a Flood risk Assessment is contained within Merton's Strategic Flood Risk Assessment. Further guidance can be found in the Environment Agency's current advice on Flood Risk Assessment requirements and the Technical Guidance to the National Planning Policy Framework (2012).
- 8.15. In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. Applications will be required to demonstrate that the proposal would not cause harm to the built and natural environment and local amenity and would not result in flooding or ground instability.
- 8.16. Basement schemes which include habitable rooms and other uses where flooding could threaten the safety of people, especially when sleeping, will not be accepted in areas prone to flooding (including fluvial, surface water and ground water) and in certain circumstances the use of basements may be restricted to non-habitable uses. Positively pumped devices should be installed to protect basements from the risk of sewer flooding and other measures outlined in policy DM F2.
- 8.17. Information regarding how the Sequential Test and Exception Test should be carried out and guidance on what should be included within a Flood risk Assessment is contained within Merton's Strategic Flood Risk Assessment. Further guidance can be found in the Environment Agency's current advice on Flood Risk Assessment requirements, the Technical Guidance to the National Planning Policy Framework (2012) and DM D2 policy; Design considerations in all developments

8.18. In order to ensure efficient drainage of fluvial rivers it is important to maintain, and where necessary improve the river banks. Environment Agency consent will be required for any development within 8m of fluvial watercourses including the River Wandle, Beverley Brook and Pyl Brook. This is to enable the river channel to be inspected, cleared, repaired, modified or raise defences as necessary.

#### Delivery and monitoring

8.19. The council will continue to work in partnership with the Environment Agency, Mayor of London, neighbouring boroughs and utilities companies to investigate how the objectives of the Water Framework Directive, the Flood and Water Management Act 2010 and the Flood Risk Regulations 2009 can be achieved.

Comment: Following Thames Water comments- highlighting partnership working

- 8.20. As required under The Flood and Water Management Act 2010 the council will be consulting and producing a Local Flood Risk Management Strategy during 2013; which will be in conformity with the Environment Agency's National Strategy on flooding. It should be noted that the Local Strategy will not be secondary to the National Strategy; rather it will have distinct objectives to manage local flood risks important to local communities.
- 8.21. The council will maintain, review, update as well as implement the actions in the Local Flood Risk Management Strategy.

# DM F2: Sustainable drainage systems (SuDS) and; Wastewater and Water Infrastructure

#### Policy aim

To help reduce, the overall amount of rainfall being discharged into the drainage system to reduce the borough's susceptibility to surface water flooding and to reduce water use.

### Policy

The council will require all developments to reduce water consumption, the pressures on the sewer network and the risk of flooding by:

- i. Ensuring all new developments have to consider Sustainable Drainage Systems (SuDS) and demonstrate sustainable approaches to the management of surface water in line with the emerging National SuDS standards.
- ii. Seeking mitigating measures against the impact of flooding from all sources; and surface water run-off through the inclusion of SuDS including green roofs rainwater harvesting and other innovative technologies where appropriate.
- iii. Ensuring developers demonstrate the maintenance and long-term management of SuDS through a SuDS Management Plan.
- iv. Requiring developers, where feasible, to ensure designs incorporate soft landscaping, appropriate planting and permeable surfaces into all new developments including non-residential developments to. Wherever possible, the council encourages:
  - The retention of soft landscaping and permeable surfaces in front gardens and the reduction of, or at least not an increase in, the amount of hard standing associated with existing homes
  - New driveways or parking areas associated with nonresidential developments and those located in front gardens should be made of permeable material wherever possible.
- v. Requiring any development or re-development that impacts on a heritage asset or its setting (including conservation areas) has to consider Sustainable Drainage Systems (SuDS) and demonstrate within a Heritage Statement, the approach taken to ensure that there is no adverse impact on the character and appearance of the asset and that there is no long term deterioration to the building's fabric or fittings.

Comment: Added following comments from Merton Tree Wardens – they wanted trees to be included although, logical there is no real strong credible evidence to supporting tree planting to mitigate against flooding. Reports and evidence states 'can support flood mitigation'

Comment: Additional text added following consultation response from EH/Stage 3. Consulted with EH and Merton Conservation officers both happy with wording.

vi. Requiring developers, when discharging water including wastewater into the public sewer, development proposals are required to demonstrate that the local public sewerage network has adequate capacity to serve the development and existing developments. If the public

sewer does not have adequate capacity, the developer should demonstrate alternative sustainable approaches to the management of water.

- vii. Requiring any development proposals with adverse impact including potential water pollution will be refused by the council.
- viii. The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impact.

Comment: Add following comments from Thames Water. viii – need to check with DC. – IF this is a suitable word change to part v. IX. Checked - no a problem adding about financial contribution. Richmond has the same policy in their adopted DPD.

 Requiring any new water supply, sewerage or waste
 water treatment infrastructure must be in place prior to occupation of the development.
 Financial contributions may be required for new developments towards the provision of, or improvements to such infrastructure

#### **SA/ SEA implications**

8.22. The policies meet the sustainability objectives that relate to the safeguarding and promotion of the natural environment, by seeking to ensure individual development proposals will have no adverse impact, that essential infrastructure will not be at risk and reduce the risk of existing surface water flooding and to help reduce future problems.

- 8.23. Surface water flooding occurs when high intensity rainfall generates runoff which flows over the surface of the ground and ponds in low lying areas, before the runoff enters any watercourse of sewer. It is usually associated with high intensity rainfall events and can be exacerbated when the soil is saturated and natural drainage channels or artificial drainage systems have insufficient capacity to cope with the additional flow.
- 8.24. Studies indicate that we are likely see an increased risk of flooding associated with climate change. This could mean that surface water flooding is likely to be an increasing problem in Merton.
- 8.25. In order to reduce the risk of surface water flooding in the borough it is important to ensure that all sites must consider and implement the principles of SuDS over and above what would be covered by national policy.
- 8.26. It is important to ensure that new developments sites located within the Strategic Flood Risk Assessment identified area of 'increased risk of surface water ponding' implement surface water attenuation.
- 8.27. The Flood and Water Management Act 2010 introduces new requirements for SuDS on future construction work. When the Act takes full effect, applicable construction works will not start

until drainage systems have been approved by the SuDS Approving Body (SAB) which is in line with the National Standards for SuDS. The existing right to connect surface water drainage systems to public sewers (under Section 106 of the 1991 Water Industry Act) will be restricted to those approved under the Flood and Water Management Act 2010.

- 8.28. As the SAB, the council will be required to approve rainwater drainage systems before any construction work with drainage implications can start within Merton.
- 8.29. The Flood and Water Management Act 2010 applies to any construction work that is done by way of, in connection with or in preparation for the creation of a building or other structure, including anything that covers land (such as a patio or other surface), that will affect the ability of land to absorb rainwater. All new buildings, roads and other paving, whatever the size, type or scale of the project, will be affected, as well as alterations that have drainage implications.
- 8.30. Therefore, where planning permission is required the developer will need to submit a SuDS application to the SAB alongside the planning application demonstrating SuDS requirement of a sustainable approach to drainage by:
  - Appropriate design layout including consideration to the location of the development;
  - Construction of the development; and,
  - Maintenance of SUDS.
- 8.31. Approval from the SAB is required before construction can commence on all new developments and all re-developments.
- 8.32. The satisfactory performance of SuDS depends on good design and adequate maintenance, and the provision for adoption and maintenance must be made from the outset.
- 8.33. Measures will be sought to minimise the potential for flooding and surface water run off and include SuDS, green roofs, grey water re-use and rainwater harvesting ensure these are considered in major developments and high water use developments in accordance with the London Plan.
- 8.34. All developments (including residential, residential care homes, hospitals and restaurants) that connect to the public water supply and discharge water and waste water into the public sewer will be required to provide confirmation from the local water and/or Sewerage Company that local water supply

Comment: Added following comments from Thames Water.

and sewerage infrastructure has adequate capacity to serve the new development and existing surrounding developments. It is advised that this is carried out early in the design process and confirmation submitted as part of the SAB application.

8.35. The council will require new developments and re-developments to minimise water consumption and ensure sufficient sewage capacity is available the pressure on the combined sewer network. Development proposals should incorporate water saving measures and equipment to reduce water consumption. Where a development has capacity problems and improvements in offsite infrastructure are not programmed, planning permission will only be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development.

- 8.36. As well as controlling surface water run-off at source to reduce the risk of flooding, SuDS can protect and improve water quality in receiving water courses, provide habitat creation opportunities, enhance the design of the development by providing amenity areas and landscape settings, and encourage natural groundwater recharge. Opportunities should be sought for the inclusion of SuDS which provide wider environmental benefits as part of the planning process.
- 8.37. The council will work with Water companies and drainage boards regarding any issues with wastewater infrastructure and water capacity.
- 8.38. The council continues to support in principle the of the Thames Tunnel project.

Comment: Added following comments from EA.

#### **Delivery and monitoring**

- 8.39. The council will continue to work in partnership with the Environment Agency, Mayor of London, Thames Water, Greater London Authority, Highway Agency, neighbouring boroughs and other strategic bodies to investigate how the objectives of the Water Framework Directive, the Flood and Water Management Act 2010 and Flood Risk Regulations 2009 can be achieved.
- 8.40. As required under the Flood and Water Management Act 2010 the council will monitor local flood risk in Merton through its Local Flood Risk Management Strategy (LFRMS). The LFRMS will assess the risk from <u>local</u> sources of flooding, namely surface runoff, groundwater and ordinary watercourses.
- 8.41. The council will maintain, review, update as well as apply and monitor the implementation of strategy.
- 8.42. The council will set up and formalise the Merton SuDS Approval Body (SAB) in advance of the enactment of Schedule 3 of the Flood and Water Management Act 2010. The commencement date for Schedule 3 has not been announced by Defra.

### 9. Transport

## DM T1 Sustainable transport and active travel (Amendments following consultation feedback, research and national policy changes)

#### Policy aim

To promote the use of sustainable transport modes including public transport, walking and cycling, to alleviate congestion, promote social mobility, contribute towards climate change, air quality targets and improve health and well being through increased levels of physical activity.

#### Policy

- a) The council will secure improved public transport facilities and better access through planning obligations and the Community Plan Infrastructure Levy, including where appropriate rest/toilet facilities for drivers, public information infrastructure and cycle parking.
- b) Development must provide cycle parking in accordance with the standards set out in the London Plan.
- c) To improve access both on the public highway and off road, development will be expected to enhance existing walking and cycling routes and provide or enable new connections and/or land where gaps or barriers to movement are identified.

#### **SA/ SEA implications**

- 9.1. The policy meets a number of sustainability objectives including reducing the effects of climate change, air quality and transport leading to improving accessibility by all modes.
- 9.2. The policy seeks to encourage sustainable transport and active travel that have a positive impact on improving travel journeys, patterns and promotes greater use of travel by modes other than the car. This policy approach can lead to an improvement in health and well being from increased levels of physical active travel and help reduce pollution as a result

- 9.3. Supporting sustainable travel choices and public transport for people through the planning process is essential to reducing the need to travel by car and to supporting new economic growth as well as relieving pressure in areas of transport congestion and improving access, especially in town centres.
- 9.4. This can be delivered by upgrading existing facilities and providing safe, legible, continuous and well connected walking and cycling routes to places where people wish to travel; in particular, between local centres, transport interchanges and services and facilities. Opportunities should also be taken to provide green chains and links to and between open spaces. For larger developments the council may also seek improvements to public transport services, land and physical works to offset negative impacts and to improve access to public transport, walking and cycling networks. This will be achieved through legal agreement.

- 9.5. The provision of quality cycle parking supports active and healthier life styles and more sustainable travel patterns. All development will be expected to provide cycle parking in accordance with the London Plan standards.
- 9.6. Residential cycle parking facilities should be provided in secure, covered and conveniently sited positions with good access to the street. It should also be easy for everyone to use and manoeuvre cycles both to and within the facility. At non-residential development cyclists will also need proper storage for protective clothing, equipment and, at large sites, showers provided (see TfL workplace cycle parking guidance or London cycle design standards for advice).
- 9.7. An integral part of the Merton's Biking strategy, as supported by Merton's core planning strategy policy CS18 is the development of strategic cycle hubs or public accessible cycle storage facilities, in particular at Wimbledon, Colliers Wood and Morden town centres. Assistance towards securing these initiatives will be sought from new development as part of the council's general approach to promoting cycling across the borough. The council also supports the aims of the emerging Arcadian Thames and Wandle Valley Green Grid Areas and associated strategies.

#### **Delivery and monitoring**

- 9.8. Merton's sustainable transport strategy and local implementation plan (LIP 2) 2011 26 sets out a programme of soft and hard physical measures to assist walking, cycling and access to public transport facilities including school travel plans, both adult and child cycle training and accessibility improvements at Wimbledon Station.
- 9.9. Merton's biking borough strategy and action plan presents a vision of the cycling environment in 2030 and a 15 year programme to improve the cycling experience. Actions will be delivered where opportunities and funding become available. This is supplemented by Merton's Cycle Skills Network Audit which maps out the bikeability of the borough's streets and other connections. It also reviews crossing issues and opportunities at junctions (see http://www.merton.gov.uk/transport-streets/csln59\_merton\_csna\_report\_1-2\_lo-res\_18th\_dec\_2012.pdf). This report will be used to inform on the need for supporting cycling improvements on a case by case basis.
- 9.10. Pedestrian street audits have been undertaken across a number of key areas in the borough, including Mitcham town centre, Raynes Park, Wimbledon town centre, Colliers Wood and Pollards Hill. Gaps and issues identified will be considered as opportunities and funding arises.
- 9.11. Merton's public realm strategy outlines focus areas for improvement within the borough, which includes the pedestrian, cycle environment. The plan supports improvements in the consistency of design, materials and management of pedestrian areas, as well as the simplification of footways, reallocation of road space to achieve a better balance, improvements to crossing and aesthetic enhancements.
- 9.12. The council will continue to work with local and regional transport partners in delivering public transport improvements through Merton's LIP2 programme, other council funding streams and developer contributions and obligations.

## DM T2 Transport impacts of development (Amendments following consultation feedback, research and national policy changes)

#### Policy aim

To ensure that development is sustainable and has minimal impact on the existing transport infrastructure and local environment.

#### Policy

- a) Planning permission will be granted for development proposals providing they do not adversely impact on the road or public transport networks, safety or congestion particularly on strategically important routes.
- b) Development proposals will need to demonstrate their impact on the transport network through the provision a Transport Assessment and associated Travel Plan in accordance with Transport for London referral thresholds.
- c) Smaller developments that fall below Transport for London referral thresholds, which may impact on transport conditions, will be expected to demonstrate potential impacts through a Transport Statement.

#### **SA/ SEA implications**

- 9.13. The policy meets a number of sustainability objectives including reducing the effects of climate change, air quality and transport leading to improving accessibility by all modes.
- 9.14. The policy seeks to encourage sustainable transport and active travel that have a positive impact on improving travel journeys, patterns and promotes greater use of travel by modes other than the car. This policy approach can lead to an improvement in health and well being from increased levels of physical active travel and help reduce pollution as a result.

- 9.15. It is important that development is appropriately located and supported by good transport infrastructure to minimise its impacts on the environment and road network by reducing unnecessary journeys and to optimise the economic viability and attractiveness of a site in order to both promote and accommodate future growth.
- 9.16. The design and location of development and its relationship with the transport network and permeability of the public realm are important factors influencing peoples transport decisions and although many areas of the borough are well served by a range of travel options, some parts on the eastern side of the borough around Mitcham and Pollards Hill are relatively under developed in terms of their accessibility to the public transport network.
- 9.17. Merton's Core Planning Strategy policies CS18 20 help to ensure that transport implications are assessed and managed to ensure that transport infrastructure is provided where most needed and integrated across the borough and its borders.

- 9.18. Where a development is expected to have a impact on the road or public transport network, developers are required to submit a Transport Assessment to demonstrate how the transport demands of the site can be accommodated and to scrutinise the movement of people and goods including its impacts on the environment, air quality, congestion and noise.
- 9.19. Details on the preparation of a Transport Assessment (TA) and indicative thresholds for which Transport Assessments will be required can be found in Transport for London (TfL's) guidance for Transport Assessments and Appendix A of Referred Planning Applications – Criteria of the same document. Supporting background data and further advice can be sourced from TfL's annual Travel in London Report and in the Department of Transport Indicative thresholds for Transport Assessment 2008 (or as updated).
- 9.20. Outside these referral thresholds, the council will consider the need and scope for a TA on a case by case basis taking into account local circumstances. For smaller developments where a full TA is less appropriate then a Transport Statement may be required to address local concerns this might include traffic surveys, draft travel plan and justification for the parking standards used.
- 9.21. Typically a Transport Assessment will include:
  - a) Construction impacts;
  - b) Details of the development proposals;
  - c) Development Study/Catchment Areas;
  - d) Policy Review;
  - e) Existing conditions;
  - f) Trip generation and modal split;
  - g) Trip Assignment;
  - h) Details on site access, servicing and on site circulation;
  - i) Highway Impact;
  - j) Impacts and measures for cyclists and pedestrians;
  - k) Public Transport analysis;
  - l) Freight;
  - m) Environmental Impact;
  - n) Travel Plan;
  - o) Conclusions and recommendations.
- 9.22. To further help mitigate any unwelcomed transport impacts of development and to support the Transport Assessment, developers will also be required to prepare a Travel Plan setting out their overall management approach, transport objectives and a deliverable plan of soft and physical actions, as appropriate to promote sustainable travel choices. This should ensure that more favourable travel patterns and potential benefits are locked in from the outset. This should be prepared in accordance with Transport for London "Travel Planning for new development in London" guidance. For large developments the council will also seek a financial contribution to review the travel plan monitoring reports.
- 9.23. In recognition of the differences between certain types of community and religious facilities there is a need to adopt a more tailored approach in developing travel plans so that they meet the unique religious beliefs, practices and culture requirements of the site and organisation. Where considered appropriate travel plans should adopt the approach set out in Westran's Travel Planning document "Having Faith in Travel Planning" guidance.

- 9.24. Merton uses the public transport accessibility level methodology (PTAL) to assist in determining the most appropriate location for new development and the level of parking to be provided (a map is contained within Merton's Core Planning Strategy). Areas with high PTAL scores are usually well served by a range of facilities and services thereby reducing the need to travel and potential contributions to noise and pollution. For TfL's PTAL web calculator see <a href="http://www.webptals.org.uk/">http://www.webptals.org.uk/</a>.
- 9.25. Although PTAL is a useful tool, it does not consider crowding or ease of interchange on the public transport network. These issues will therefore need to be explored within the TA and where issues are identified, supported by improvements to the public transport network.

#### **Delivery and monitoring**

- 9.26. The Delivery of developer transport proposals, obligations and contributions will be co-ordinated with Merton's Sustainable Transport Strategy and Local Implementation Plan and other council funding streams and through the council's management and delivery structures.
- 9.27. The council will work with transport stakeholders, providers and developers to identify physical, operational and capacity constraints within the public transport network to deliver proposals identified through the Transport Assessments.

# DM T3 Car parking and servicing standards (Amendments following consultation feedback, research and national policy changes)

#### Policy aim

To ensure that the level of residential and non residential parking and servicing provided is suitable for its location and managed to minimise its impact on local amenity and the road network.

#### Policy

- a) Development should only provide the level of car parking required to serve the site taking into account its accessibility by public transport (PTAL) and local circumstances in accordance with London Plan standards unless a clear need can be demonstrated.
- b) Planning permission for residential permit free development will be approved where the council is satisfied that this will not have an adverse effect on the level of on-street parking, road safety or local amenity. Permit free development will be expected to:
  - i. Prohibit through legal agreement and Title Deeds occupants from obtaining a parking permit.
  - ii. Benefit from good access to public transport (generally PTAL 4 or above).
  - iii. Be within an existing Controlled Parking Zone.
  - iv. Ensure that the public transport infrastructure has enough capacity to serve increased demand arising from the development.
- c) That for mixed use development parking spaces should be allocated to each specific use.
- d) Disabled and electric vehicles parking spaces should be provided in accordance with the London Plan standards. Where appropriate, provision should also be made for Car Clubs, floating Car Sharing schemes, motorcycles, taxi and coach parking where identified by a TA or in support of a Travel Plan.
- e) That car parking in retail and leisure development is allocated towards short stay parking, takes into account local charging structures, achieves a nationally recognised safety mark standard and is not reserved for any development.
- f) Planning permission for the conversion of existing parking places for other uses will be supported where it is demonstrated to be surplus to requirement, the site is well served by public transport and supported by a range of alternative travel choices and will not adversely impact on road safety, on-street parking and local amenity.
- g) New development or modification to existing development should make proper provision for loading and servicing in accordance with FTA guidance, except when a development would impact on a listed building or designated conservation area then facilities will be considered on a case by case basis.
- h) That car parking at ambulance, fire and policing facilities will be assessed on individual merits.

#### **SA/ SEA implications**

9.28. The policy meets a number of sustainability objectives including reducing the effects of climate change, air quality and transport leading to improving accessibility by all modes by seeking the London Plan parking standards to be met and encouraging permit free development that will help reduce the amount of travel by car.

- 9.29. National guidance promotes the uses of parking policies and other transport measures to encourage sustainable travel choices to reduce the overall need to travel by car, its impact on congestion and to alleviate noise and pollution issues.
- 9.30. Development should sympathetically assess the parking needs of a site, concurrently with its wider impacts on neighbouring streets, movement and public transport. This is particularly relevant in town centre areas where a more diverse range of travel options are available and day to day services are more likely to be sited close by. Applying the appropriate level of parking is also an important factor in influencing sustainable travel patterns (see Merton's Core Planning Strategy policy CS18 20).
- 9.31. The Council's broad approach is to support a level of parking that recognises the sites accessibility, the type and mix of development and local car ownership levels whilst still respecting the need to reduce impacts on air quality and the environment.
- 9.32. The council follows the parking standards set out in the London Plan (as against to previous UDP standards) referred to in Merton's adopted Core Planning Strategy (see London Plan Chapter 6) <a href="http://www.london.gov.uk/thelondonplan">http://www.london.gov.uk/thelondonplan</a> also for parking bay dimensions see <a href="http://www.planningni.gov.uk/index/policy/supplementary\_guidance/spg\_other/parking-standards.pdf">http://www.planningni.gov.uk/thelondonplan</a> also for parking bay dimensions see <a href="http://www.planningni.gov.uk/index/policy/supplementary\_guidance/spg\_other/parking-standards.pdf">http://www.planningni.gov.uk/index/policy/supplementary\_guidance/spg\_other/parking-standards.pdf</a>. However, the Council will take account of special considerations where justified and is supported by a range of measures to promote non car trips. For residential standards reference should also be made to the London Housing SPG and subsequent updates.
- 9.33. The level of parking should be demonstrated as part of any Transport Assessment or Access Statement and should be substantiated by recent parking surveys where appropriate. To encourage alternatives to the car and wider sustainable principles, developments will be expected to include car club facilities (see Carplus.org.uk for advice) and electric vehicle charging points.
- 9.34. For mixed use development, where competing demands for limited parking space may occur and to ensure that parking is operated as anticipated a Parking Management Plan will be sought to both maintain access and to mitigate against operational issues. These will be secured through appropriate legal agreements.
- 9.35. The provision of new publically accessible off street car parking for retail or leisure uses should discourage long stay use and be available for other uses. To create a safe environment for both people and cars, facilities should be designed to meet nationally recognised safety mark standard.
- 9.36. As a realistic and proven alternative to owning a private car Merton's Core Planning Strategy CS20 supports the provision of Car Club membership schemes, car club parking spaces or related initiatives as part of a wider package of complimentary sustainable measures within a development. In particular, in areas where car parking is under pressure and any overspill parking would have a disproportionate impact on the surrounding neighbourhood.

- 9.37. Car Club/Car sharing schemes can also facilitate lower levels of on-site parking provision thereby allowing developers to achieve a higher level of development on a site, especially for larger scale developments or in town centre sites where public transport provision is more extensive.
- 9.38. The provision a car club and/or car sharing schemes will normally supported through a legal agreement in conjunction with a Travel Plan. Developers will be encouraged to allow access to bays from the neighbouring community to improve the wider benefits of the spaces. Car Club operators should be part of an Accredited Scheme (see Carplus.org.uk for practical details and supporting guidance) and offer the option of hourly vehicle hire.
- 9.39. Merton's Core Planning Strategy policy CS20 supports the introduction of Electric Vehicle Charging Points both for the home and commercial premises (see www.SourceLondon.net for additional information). The council will promote the widespread installation of electric vehicle car parking infrastructure in accordance with standards set out in the London Plan and Mayor's Electric Vehicle Delivery Plan for London. Where charging infrastructure is to be publically available membership of "source London" is recommended to maximise the number of car users who can benefit from the facilities. To accommodate future growth in electric vehicles, it is strongly encouraged that for residential development the underlying power and distribution network should be capable of supporting the simultaneous charging of all parking spaces. Also see TfL's Land for Industry and Transport SPG, Annex 5 Electric Vehicle Charging Infrastructure Guide for Developers.
- 9.40. In areas of good accessibility or areas of parking stress, with an operational CPZ, the council will expect developments to restrain the amount of on-site parking and restrict access to on-street resident parking permits (Permit Free). Any parking provided will need to include spaces for disabled motorists and where appropriate car club bays. This is normally secured through a legal agreement with the developer, who will then need to ensure that occupants are made aware through the Title Deed or Lease Agreement that they will not be eligible for a resident's parking permit.
- 9.41. Where development includes a mix of affordable and market units parking should be allocated on an equitable basis unless demonstrated through recent local census or survey data that a different weighting should apply. The council also encourages parking to be as flexible as possible by not allocating spaces to individual dwellings.
- 9.42. In residential areas and town centres noise caused by delivery operations outside normal business hours can cause disturbance and health problems to residents. Poor access can also affect the viability of a site and restrict the type of uses that can safely operate. There are also potential air quality and economic benefits to be gained, where more flexibility on delivery times can help avoid busy peak hour periods. The council will promote "quite delivery" practices where supported by a Delivery and Service Plan (also see TfL Travel Planning for new development in London incorporating deliveries and servicing for further information).
- 9.43. Servicing should be provided off-street in accordance with Freight Transport Association guidelines to minimise its impact on congestion and the safe movement and operation of traffic. Where this is not possible or there is a need to protect the character of a historic building/conservation area then alternative approaches should be explored to mitigate potential adverse impacts on the road network as part of the accompanying Transport Assessment or Access Statement.

- 9.44. Where a development is likely to generate a significant amount of movement by goods vehicles or materials the council will require Delivery and Service Plans to be provided so that potential impacts are minimised.
- 9.45. A Delivery and Service Plan is a framework that identifies and manages transport impacts through the active management of business practices associated with the delivery of goods and servicing within an organisation to minimise the adverse impacts of delivery and servicing activity. This can be achieved through a range of interventions including modifying business practices, supplier and facilities management. Combined these actions help improve safety, reduce congestion, improve the reliability of deliveries and environmental impacts. Advice can be found in TfL Freight Plan and Travel Planning for new development in London incorporating deliveries and servicing.
- 9.46. Construction Logistic Plans aim to reduce the number of vehicle movements made to a site and their wider impacts on the local community and environment in a well-managed and safe manner, including noise, air quality and congestion to reduce the impact of construction operations where appropriate (also see TfL Building a better future for freight: Construction Logistic s Plans).
- 9.47. Coaches can significantly reduce car journeys by combining single journeys or drop offs thereby reducing congestion, provide a convenient means to convey people to large sporting/leisure events and major transport terminals. Development likely to attract coach trips will be expected to provide appropriate, managed picking up and setting down facilities. Where this not achievable within the site then alternative approaches need to be explored within the TA or Access Statement.

#### **Delivery and monitoring**

- 9.48. This policy will be delivered through partnership working and the council's of programmes of works, as well as through the development management and parking enforcement processes.
- 9.49. All development is assessed in accordance with London Plan parking standards.
- 9.50. Where a development will have a significant transport implication, a transport assessment will be required to appraise the effects of the development and to ensure that effective mitigation measures are in place to alleviate any adverse impacts.

# DM T4 Transport infrastructure

# (Amendments following consultation feedback, research and national policy changes)

#### Policy aim

To protect existing public transport infrastructure and to ensure that new public transport facilities and infrastructure is provided to support economic growth, increase social mobility, promote non-motorised transport and provide alternatives to the private car.

#### Policy

- a) Development which impacts on sites/land serving transport functions or safeguarded for transport uses, will be required to meet the following criteria:
  - i. The sites/land no longer serves any operational need and is not identified for future transport related uses; and,
  - ii. Equivalent alternative provision is made; and,
  - iii. It can be demonstrated that transport providers, operators and other relevant parties have been fully consulted;
  - iv. That in order to maintain services during any interim period, details of transitional arrangements will be requested by a planning obligation or condition.
- b) Land for new transport facilities and other infrastructure needs will be required where shortfalls have been identified and to accommodate future growth.

#### **SA/ SEA implications**

9.51. The policy meets sustainability objectives on reducing the adverse impact of climate change and air quality. This policy helps to secure improvements to accessibility for all by sustainable modes, in particularly public transport, by ensuring that transport infrastructure have regard to new appropriate developments proposals and to the wider transport needs by providing appropriate public transport facilities. This policy also impacts positively on health and wellbeing.

- 9.52. There is a strong relationship between land use planning and transport. In order to support expected population and employment growth, it is necessary to improve the transport infrastructure to accommodate this anticipated expansion by improving accessibility to public transport, walking and cycling.
- 9.53. Merton's Core Planning Strategy policies CS18 20 seek to ensure that transport impacts are appropriately assessed and managed so that transport infrastructure is provided where it is most needed and that this is provided in an integrated and balanced way. It is therefore essential to identify and protect existing and potential sites and routes, which could be critical to providing the necessary transport infrastructure. This approach is in accordance with the Mayor's Supplementary Planning Guidance "Land for Industry and Transport".
- 9.54. This policy safeguards existing land that is used for transport infrastructure and seeks the provision of additional land or physical improvements where this is required to increase capacity

or to improve the transport network to accommodate growth. Where appropriate, improvements will be secured through planning obligation.

- 9.55. The council's Core Planning Strategy objectives also seek to overcome social and economic disparity across the borough and to support economic growth. The provision of improved public transport connections and facilities will help to reduce this inequality by seeking improved accessibility to areas currently poorly served by public transport.
- 9.56. A list of strategic regional transport proposals, as highlighted in the London Plan and Sub-regional transport plans (as amended), together with more locally important proposals are indicated on the council's Proposals Map. Although this list is not exhaustive, it nevertheless outlines many of the key projects envisaged for delivery during the plan period, although it is accepted that some larger schemes will take longer to complete. Proposals have only been included where there is a strong commitment for delivery, such as where proposals are already formally safeguarded, as in the case for the Chelsea Hackney Rail Line. Although this is expected to be replaced by Crossrail 2, which is jointly being developed by Transport for London and Network Rail. Safeguarding for Crossrail 2 is expected to commence in 2014.
- 9.57. Details of transport improvements needed to overcome existing congestion, road safety, access or movement issues, together with associated impacts on the environment, air quality and noise, such as around South Wimbledon Underground Station, Wimbledon Stadium, Burlington Road Roundabout and the Church Road/Western Road junction in Colliers Wood, are also identified on the proposals map and policy EP2 (Reducing and Mitigating Against Noise). It is important that new development does not compromise the efficiency of existing facilities nor future transport infrastructure requirements, especially where transport proposals would aid regeneration.
- 9.58. Another example is the recognition of TfL's approach to meeting the challenges of upgrading and extending the tram network as outlined in the recent update to the South London Sub-regional transport plan 2012/2013. Improvements being taken forward include capacity or service upgrades on the Wimbledon Branch line, for instance further twin tracking; additional stop facility at Wimbledon Station and a new tram stop to serve Willow Lane Industrial Estate. Potential tram extensions include a route between Crystal Palace and Wimbledon and Sutton town centre to Wimbledon via St Helier Hospital and Morden town centre.
- 9.59. Other proposals include rail infrastructure projects outlined in Rail Industry Plans. These include proposals to improve passenger and platform capacity at Wimbledon Station, platform lengthening, where deliverable and station enhancement/accessibility programmes.
- 9.60. The Willow Lane Industrial estate has poor road connections, which results in goods vehicle using inappropriate routes, congestion and is also inefficient for business. To overcome these barriers the council will continue to promote proposals for a new access road for the estate.
- 9.61. Improving accessibility by walking and cycling is a key objective of the council's transport policies, in particular between town centres and where physical barriers result in poor access, such as in Raynes Park, where a key walking route with a new shared pedestrian/cycle tunnel is proposed alongside the existing road link. Other initiatives include developing a series of town centre based cycle hubs (Morden, Colliers Wood and Wimbledon) and expanding the cycle route network, including new feeder routes to TfL's Cycle Superhighway at Colliers Wood.

#### **Delivery and monitoring**

- 9.62. Delivery of developer transport proposals, obligations and contributions will be coordinated with Merton's Sustainable Transport Strategy and Local Implementation Plan (LIP 2), other council funding streams and through the council's management and delivery structures.
- 9.63. The council will work in partnership with transport stakeholders, providers and developers to identify the physical, operational and capacity needs of the public transport network and to deliver enhancements to transport infrastructure.

## DM T5 Access to the Road Network (Amendments following consultation feedback, research and national policy changes)

#### Policy aim

To ensure that development makes a positive contribution to sustainable transport and the environment.

#### Policy

Developers will be expected to demonstrate the impact of their plans on the highway network. In addition, development proposals will be required to meet the following criteria:

- a) That they minimise any impacts on the safety, movement of people or goods, are appropriately located and connected to the road hierarchy; respect the streets character and environment.
- b) Contribute to building strong local communities through the delivery of a high quality, inclusive environment and public places in accordance with the Department of Transports Manual for Streets 1 & 2, [or relevant updated guidance] with an empathizes on delivering Sustainable Places;
- c) Ensure that new public roads or footways are constructed to adoptable standards and accessible for people with mobility problems;
- d) Are located close to the Strategic or London Distributor Roads if they involve development generating significant numbers of journeys by goods vehicles; and,
- e) That vehicle crossovers must satisfy the requirements detailed in Merton's Vehicle Crossover Information Pack.

#### **SA/ SEA implications**

9.64. The policy meets sustainable sustainability objectives on climate change, air quality, improving accessibility by all modes and improving public transport accessibility. It encourages new development to provide a positive contribution to sustainable transport and environment by minimising impacts on the movement of people and goods to appropriate areas in accordance to the road hierarchy. The policy also seeks to ensure that improvements to interchange facilities would potentially bring wider benefits to the townscape and would allow the full potential of each area to be realised, thereby making the best use of land within the borough.

- 9.65. Development should be appropriately located in order to facilitate sustainable growth; to reduce the number and length of journeys; be sympathetic to the local environment; and maintain the efficiency of the road network whilst still meeting climate change challenges.
- 9.66. Merton's Core Planning Strategy policies CS18-20 discuss the importance of providing a transport network that meets the needs of a growing economy, and which ensures that development sites can be accessed by a range of transport options. These requirements are especially relevant in Morden, Mitcham and Colliers Wood town centres where significant changes to the highway layout are envisaged to meet the council's regeneration aspirations. Where appropriate,

improvements that are required to mitigate impact from individual developments will be secured through planning obligations.

- 9.67. To minimise impacts on residential areas and local roads that are generally unable to cope with large volumes of traffic, it is important that developments generating or attracting high traffic volumes and in particular access by heavy goods vehicles are appropriately connected to the road hierarchy.
- 9.68. New streets should respect and link to the local neighbourhood they serve and provide good connections to community facilities and shops, promote improved travel choice by creating an attractive, permeable, well designed and balanced environment. Priority should be given to non-motorised modes of travel and the use of traffic management measures investigated to reduce adverse traffic impacts. The council supports the principles and approach set out in Manual for Streets1 & 2. Gated development can reduce permeability, increase social division and reduce community spirit. This issue is especially pertinent where access through the site would enhance wider connectivity or access to public transport.
- 9.69. For further detailed guidance on design refer to the councils Street Design Guide and Councils Vehicle Crossover Information Pack, available on the council web site <a href="http://www.merton.gov.uk/transport-streets/roads-highways-pavements/pdf-vehiclecrossover\_infopack\_version3\_apr11.pdf">http://www.merton.gov.uk/transport-streets/roads-highways-pavements/pdf-vehiclecrossover\_infopack\_version3\_apr11.pdf</a> (or as subsequently amended).
- 9.70. The council will seek advice from Transport for London (TfL) on developments that impact on the TLRN (Red Routes) or Strategic Road Network.

#### **Delivery and monitoring**

9.71. The consideration of developments that include new highway access, and the requirement for planning obligations and contributions associated with all new development will be coordinated with Merton's Sustainable Transport Strategy; the Local Implementation Plan (LIP 2); other council funding streams and through the council's monitoring, road maintenance and delivery management structure.

Sites and Policies | Appendices

# Appendices

# Proposals

(Amendments following consultation feedback, research and national policy changes except for Section B: Open Space Proposals. In Section B there were significant amendments made following consultation feedback, and national policy changes).

# A Transport Proposals

## A.1 Transport Proposals

#### A.1.1 Public transport

Proposal Number	Site and Location	Proposed Use
01TN	Mitcham Town Centre to Colliers Wood	Sustainable Transport Corridor –Enhanced connections between Mitcham and Colliers Wood, including east- west, cycle route linking the Mayor's cycle super highway at Colliers Wood. To be supported by improved pedestrian/cycle crossing facilities and walking connections/signage to encourage the uptake of sustainable modes of transport, improved bus facilities including better standing areas, shelters, local information, and raised kerbs for improved access. Limited local widening of the highway will be sought through negotiation with developers as opportunities arise to help deliver these improvements.

#### A.1.2 Rail/ Tube Improvements

Proposal Number	Site and Location	Proposed Use
02TN	Thameslink 2000 Streatham/ Wimbledon/Sutton Line	Enhanced rail services including increased frequency of services and a greater number of destinations – ongoing rail/station investment programme. Also proposals to improve the frequency on trains on the
03TN	Northern Line	Wimbledon loop from 2 tph to 4 tph in each direction. Modernisation of Northern Line to improve capacity
USIN .	Underground	and quality of service, together with station improvement and enhanced accessibility for people with disabilities.
04TN	Chelsea Hackney Line	New rail/underground line, using District Line Track (on route of district line) to Parsons Green to provide enhance service capacity from Wimbledon and access improvements (Crossrail 2) – Proposal being reviewed by TfL and Network Rail. New Safeguarding expected 2014.
05TN	Land adjoining the District Line, east of Wimbledon Main Line Station	Safeguarding of land for Chelsea - Hackney Line (Crossrail 2) New Safeguarding expected 2014.

## A.1.3 Tram Line Network

Proposal Number	Site and Location	Proposed Use
06TN	Morden to Sutton	Provision of new tram service between Wimbledon
	Tram Service	and Sutton town centre via Morden town centre and
		St Helier hospital.
07TN	Willow Lane and	New Stations at Wandle Way and/ or Willow Lane to
	Wandle Way on	enhance public transport access to Willow Lane
	existing Wimbledon	Industrial Estate.
	Tram Service	
08TN	Existing Wimbledon to	Station and service enhancements to reduce
	Croydon Tram Line	congestion on the Wimbledon Branch line (line 4).
		Measures include providing addition stop facilities
		Serving Wimbledon Station, access improvements and
		replacing existing single track with double tracks,
		including between Phillips Bridge and Morden Road
		Tram stops.and Mitcham Junction to Beddington Lane
10TN	Crystal Palace to	Service Enhancements including increased frequency
	Wimbledon Tram	and greater number of destinations.
	Extension via Croydon	
25TN	Morden to Phipps	Service enhancement between Morden Road and
	Bridge	Phipps Bridge Tram stops

# A.1.4 Road Network Improvements

Proposal Number	Site and Location	Proposed Use
11TN	Mitcham Town Centre	Junction and public realm improvements;
		complementary walking, cycling and bus
		improvements and removal of one-way system.
12TN	Wimbledon Town	Measures to improve accessibility, legibility, cycle
	Centre public realm	facilities and pedestrian environment. Removal of one-
	improvements	way road system.
13TN	Morden Town Centre,	Re-prioritisation of road space in favour of pedestrian,
	London Road	cyclists and public transport, introduction of
		environmental and public realm improvement.
		Removal of one-way road system.
14TN	Durnsford Road	Localised footway widening to achieve benefits to
	between Arthur Road	pedestrians and cyclists.
	and Plough Lane	
15TN	Carshalton Road to	New access road to serve the Willow Lane Industrial
	Willow Lane Industrial	Area using the Council's long standing preferred route.
	Estate	This will enable removal of commercial traffic from
		residential areas whilst supporting improvements to
		the Goat road/ Wates Way Junctions. Supports
		regeneration of the industrial estate.
16TN	Miles Road	To improve access to industrial and residential
	Improvement	development and to improve facilities for pedestrians
		and cyclists.

#### A.1.5 Road Junction Improvements

Proposal Number	Site and Location	Proposed Use	
18TN	Merton Road/ Merton	Improvements at junction to reduce, collisions,	
	High Street (south	improve facilities for pedestrians and cyclists and	
	Wimbledon Tube)	reduce congestion for public transport.	
19TN	London Road/ Cricket	Improvements at junction to reduce, improve collisions	
P	Green	facilities for pedestrians and cyclists and reduce	
		congestion for public transport.	
20TN	Locks Lane/ London	Improvements at junction to reduce collisions improve	
	Road/ Streatham Road	facilities for pedestrians and cyclists and reduce	
		congestion for public transport.	
21TN	Western Road/ Church	Improvements at junction to reduce, collisions improve	
	Road	facilities for pedestrians and cyclists and reduce	
		congestion for public transport.	

## A.1.6 Cycle Network

Proposal Number	Site and Location	Proposed Use	
22TN	Borough-wide cycle	Continued development of a network of cycle routes	
	facilities.	including new feeder routes to the cycle super	
		highway. Upgrades of existing facilities and New cycle	
		hubs at Wimbledon, Colliers Wood and Morden.	

# A.1.7 Pedestrian/ Cycle Route

Proposal Number	Site and Location	Proposed Use
23TN	Lower Downs Road	Key walking route proposal including new shared pedestrian / cycle tunnel through railway embankment adjacent to existing archway.
24TN	Wandle Bridge linking Ravensbury Terrace and Groton Road in the London borough of Wandswork	New walking/cycling route across the Wandle to Garratt Lane avoiding the busy Penwith Road

# B Open space

# To note, these areas are identified on the Policies Map.

# B.1 Metropolitan Open Land

Site	Size (ha)
Wimbledon Common	333.2
Wimbledon Park	52.8
Copse Hill	15.9
Beverly Brook/A3	29.5
Lower Morden	81.6
Cannon Hill (including Joesph Hood Recreation Ground and	54.9
Prince George's Playing Fields)	
Morden Park	73.8
Wandle Valley (including Morden Hall Park and Ravensbury Park)	104.2
Mitcham Common	217.8

# **B.2** Allotments and Urban Farms

Site	Name	Address	Size (ha)
A001	Western Road Allotments	Western Road, Mitcham	1.54
A002	Martin Way East Allotments	Martin Way, Raynes Park	1.26
A003	Eastfields Road	Eastfields Road, Mitcham	1.01
A004	New Barnes Avenue	New Barnes Avenue, Mitcham	0.94
A005	Thurleston Avenue	Thursleston Avenue, Morden	0.6
A006	Eveline Road Allotments	Eveline Road, Mitcham	0.51
A007	Effra Road Allotments	Effra Road, Wimbledon	0.13
A008	George Hill	Holne Chase, London Road	2.39
A009	Ridge Road Allotments	Ridge Road, Mitcham, Surrey	2.8
A010	Cottenham Park	Cambridge Road, West Wimbledon	4.29
A011	Martin Way West Allotments	Martin Way, Raynes Park	3.15
A012	Cannon Hill Common Allotments	Cannon Hill Lane, Raynes Park	2.12
A013	Arthur Road Allotments	New Malden	0.64
A014	Tamworth Farm Allotments	Rose Avenue, Mitcham	3.07
A015	Phipps Bridge Allotments	Phipps Bridge Road, Mitcham	2.06
A016	Durnsford Road "B"	Gap Road, Wimbledon Park	0.91
A017	Haslemere Avenue	Haslemere Avenue, Wimbledon Park	0.09
A018	Cannizaro Park	Camp Road, Wimbledon	0.7
A019	Brooklands Avenue	Brooklands Avenue, Wimbledon Park	0.25
A020	Havelock Road	Havelock Road, Wimbledon Park	1.98
F001	Deen City Farm	Windsor Avenue, South Wimbledon	1.78

# **B.3** Cemeteries

Site	Name	Address	Size (ha)
C001	Buddhapadipa Temple Grounds	Calonne Road, Wimbledon Park	1.68
C002	St Mary's Church, Wimbledon	Arthur Road, SW19	0.81
C003	Merton & Sutton Joint Cemetery and surrounds	Green Lane, Morden	9
C004	Streatham Park Cemetery	Rowan Road, SW16	21.27
C005	London Road/Victoria Road Cemetery	London Road, SW17	6
C006	Gap Road (Wimbledon) Cemetery	Gap Road, SW19	8.46
C007	Morden Cemetery and surrounds	Green Lane, Morden	27.03
C008	Mitcham Parish Church	Church Road, Mitcham	2.7
C009	St Marys Churchyard	Church Path, Merton Park	0.81

# B.4 Educational Open Space

Site	Name	Address	Size (ha)
S001	Ricards Lodge	Lake Road, WImbledon	4.26
S002	Kings College School Playing Field	Ridgway, Wimbledon	3.88
S003	Merton College Playing Fields	Central Road, Morden	3.95
S004	Bishopsford Community School	Lilleshall Road, Morden	3.08
S005	Wimbledon Chase Middle School	Merton Hall Road, Wimbledon Chase	2.59
S006	Cranmer Primary	Cranmer Road, Mitcham	1.76
S007	Abbotsbury School	Abbotsbury Road, Morden	1.91
S008	Raynes Park High High School	Bushey Road, Raynes Park	1.87
S009	Wimbledon High School Sports Ground	Nursery Road	1.61
S010	Hillcross Primary School	Ashridge Way, Morden	1.7
S011	Wimbledon College	Edge Hill, Wimbledon	1.45
S012	Bond Primary School	Bond Road, Mitcham	0.91
S013	Haslemere School	Haslemere Ave, Mitcham	0.58
S014	Cricket Green	Lower Green West Mitcham	0.67
S015	Alfred Mizen School	Abbots Road, Mitcham	0.54
S016	Malmesbury School	Malmesbury Road, Morden	0.75
S017	Merton Abbey School	High Path, Colliers Wood	0.61
S018	Benedict Primary School	Church Road, Mitcham	0.36
S020	Stanford Primary	Chilmark Road, Streatham	0.25
S021	Priory Church Of England	Queen's Road, Wimbledon	0.32
S022	Beecholme School	Edgehill Road, Mitcham	1.13
S023	Wimbledon College Sports Ground	Coombe Lane, SW20	2.82

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S060School Building, Gorringe ParkSandy Lane, Mitcham0.25Primary School Playing Fields	S060	School Building, Gorringe Park	Sandy Lane, Mitcham	0.25
S061         Singlegate Primary School         South Gardens, Colliers Wood         0.25	S061		South Gardens, Colliers Wood	0.25

	Playing Fields		
S062	Pelham Primary School Playing	Russell Road, Wimbledon	0.17
	Fields		
S063	Merton Park Primary School	Church Lane, Merton Park	0.02
S064	All Saints C of E Primary	East Road, Colliers Wood, London	0.3
	School Open Space		
S065	St Marys Rc Primary School	10-38 Russell Road, Wimbledon,	0.08
	Playing Fields	London, SW19 1QL	
S066	SS Peter & Paul Rc Primary	Cricket Green, Mitcham	0.26
	Playing Fields		

# B.5 All Other Open Spaces

Please refer to the Merton Open Space Strategy 2010-2011 for the delineation of open space areas with marked playing pitches.

Site	Name	Address	Size (ha)
CG001	Commercial Plant Nursery	Arthur Road, New Malden	3.16
M001	Morden Hall Park	Morden Hall Road	42.64
M002	Figges Marsh	London Road, Mitcham	10.3
M003	Three Kings Piece Open Space	Common Side West, Mitcham	6.1
M004	London Road Playing Fields	London Road, Mitcham	5.95
M005	Wandle Park	Merantun Way	4.88
M006	Dundonald Recreation Ground	Dundonald Road, SW19	4.89
M007	Cranmer Green	Madeira Rd, Mitcham	4.7
M008	Moreton Green	Middleton Road	3.95
M009	Lavender Park	Lavender Avenue, Mitcham	3.73
M010	Durnsford Road Rec Grd	Durnsford Road, SW19	3.53
M011	Haydons Rd Rec Grd	Haydons Road	3.58
M012	Colliers Wood Recreation Ground	South Gardens, SW19	2.93
M013	Cottenham Park	Melbury Gardens SW20	3
M014	Donnelly Green o/s	South Lodge Ave, Mitcham	2.08
M015	Myrna Close Open Space	Myrna Close, Mitcham	2.51
M016	John Innes Park	Mostyn Road, SW19	2.36
M017	South Park Gardens	Dudley Road, SW19	2.35
M018	Cherry Tree Estate Open Space	Belgrave Walk, Mitcham	2.05
M019	Cherrywood Open Space	Shaldon Drive, Morden	1.75
M020	Brenley	Aventine Avenue, Mitcham, Surrey	1.59
M021	Lyndhurst Rec. Gd.	Lyndhurst Ave.	1.53
M022	Holland Gardens Open Space	Jct. Pepys & Cambridge Roads	1.46
M023	Sherwood Park Road o/s	Sherwood Park Rd, Mitcham.	1.36
M024	Kendor Gardens	Kenley Road, Morden	1.35
M025	Vestry Hall Green (also known as Lower	Mitcham	0.94
	Green)		
M026	Rowan Road Rec	Rowan Road, Mitcham	1.09
M027	Church Lane Playing Fields	Church Lane, SW19	0.97
M028	Lynmouth Gardens	Lynmouth Avenue, Morden	1.1
M029	Deer Park Gardens	Morden Road	0.68

M030	Lewis Road Rec. Ground	Lewis Road, Mitcham	0.69
M030	Moreton Green	Middleton Road	0.64
M031	Miles Road Open Space	Miles Road, Mitcham	0.72
M033	Upper Green (also known as Fair Green)	Mitcham	0.72
M034	All Saints Rec Grd	Leyton Road, Colliers Wood	0.37
			-
M035	Nelson Gardens Open Space	High Path, Colliers Wood	0.37
M036	Margin Drive Green Open Space	Margin Drive, Wimbledon	0.33
M037	Vectis Gardens Open Space	Vectis Road, Tooting	0.2
M038	Poplar Court Open Space	Poplar Court, Gap Road,	0.12
14020		Wimbledon, London, SW19 8JA	2.20
M039	Rock Terrace Rec Grd	Phipps Bridge Estate, Mitcham	2.28
M040	Oakleigh way Reacreation Ground	Oakleigh Way, Mitcham	2.32
M043	Crooked Billet Open Space	Woodhayes Road, West Wimbledon	0.29
M044	Wimbledon Common (excluding Royal	Wimbledon Parkside	267.75
	Wimbledon Golf Course)		
M046	Raynes Park Sports Ground	Taunton Avenue, SW20	7.92
M047	Cannon Hill Common	Cannon Hill Lane, Mitcham	18.44
M048	Sir Joseph Hood Memorial Playing fields	Marina Avenue	13.04
	and surrounds		
M049	King Georges Field	Tudor Drive, Morden	8.01
M050	Morden Park and surrounds	London Road	42.45
M051	Mostyn Gardens	Martin Way, Morden	4.65
M052	John Innes Recreation Ground	Watery Lane	1.72
M053	Ravensbury Park	Morden Road, Mitcham	7.46
M054	Cricket Green	Mitcham	1.96
M055	Police Green Cricket Green	Mitcham	0.95
M056	Mitcham Common, including golf course	Croydon Road	190.65
M057	News of the World Sports Ground (now	Commonside West, Mitcham	3.12
	known as Mitcham Sports Ground)		
M058	The Canons	Madeira Road, Mitcham	2.73
M059	Pollards Hill O/S	Recreation Way, Mitcham	2.53
M060	Long Bolstead Rec. Gnd.	Woodstock Way, Mitcham	0.88
M061	Tamworth Farm Rec	London Road (West of Figges	1.41
		Marsh) Mitcham	
M062	Abbey Recreation Ground	Morden Road, SW19	2.61
M063	Garfield Road Rec Grd	Garfield Road	1.66
M064	Land Adjacent River Wandle	North Road, Colliers Wood	0.76
M066	Morden Recreation Ground	Farm Road	11
M067	Edenvale Play Area	Woodland Way, Mitcham, CR4 2DZ	0.64
M068	Wandle Meadow Nature Park	Merantun Way	5.04
M069	St Mary Gleblands	Church Path, SW19	0.86
M070	Robinhood Close Open Space	Robinhood Close, Mitcham, CR4 1JN	0.28
M071	Watermeads o/s	Rawnsley Ave, Morden.	3.13
M072	Joseph Hood Recreation Ground	Martin Way, Morden	8.4
M074	Merton & Sutton Joint Cemetery	Green Lane, Lower Morden	6.39
	Surrounds		
M075	St Mary's Chuchyard, Wimbledon	Arthur Road, SW19	0.27

M076	Rowan Road Open Space	Rowan Road, SW16	2.39
M077	Wimbledon Park (Including	Revelstoke Road	47.32
	AELTC/Aorangi Park)		
M078	Open Space attached to Gipsy site	Land ADJ 2, Weir Road	0.29
M078	Seymour Road Park	Seymour Road, Wimbledon Park	0.22
M079	Alfreton Close Corner Park	Alfreton Close, SW19 5NS	0.04
M080	Welford Park and Path	Welford Place, Wimbledon	0.17
M082	Herbert Road Park	Herbert Road, Wimbledon	0.21
M083	Galustian Gardens Open Space	Compton Road, Hillside	0.07
M084	Edge Hill Court North	Edge Hill, Wimbledon	0.13
M085	Edge Hill Court South	Edge Hill, Wimbledon	0.11
M086	All Saints Road Open Space	South Wimbledon	0.9
M087	Bushey Court Park	Raynes Park	0.45
M088	Three Kings Piece Open Space	Commonside West, Mitcham	0.53
M089	Marlowe Square Open Space	Marlowe Square, Mitcham	0.19
M090	Recreation Way O/s	Recreation Way, Mitcham	0.11
M091	Crossway O/s	Crossway, Raynes Park	0.08
M092	Trafalgar Garden	Norman Road, Colliers Wood	0.07
M093	Hamilton Gardens Open Space	Deburgh Road, Colliers Wood	0.08
M094	Hardy Gardens Open Space	Grove Road, Colliers Wood	0.05
M095	Caesars Walk O/S	Caesars Walk, Mitcham	0.13
M096	Central Ward Residents Club O/S	Ashridge Way, Morden	0.3
M097	Haynt Walk O/S	Haynt Walk, Raynes Oark	0.05
M098	Botsford Road O/S	Botsford Road, Wimbledon Chase	0.07
M099	Trenchard Court Haig Homes O/S	Green Lane, Morden	0.97
M100	The Precincts Haig Homes O/S	Green Lane, Morden	1.22
M101	St Helier Avenue O/S	St Helier Avenue, Morden	0.66
M102	Home Oak Road O/S	O/S adj to 10 Home Park Road,	0.07
		Wimbledon Park	
M0103	Hertford Way O/s	Herford Way, Mitcham	0.1
M0104	Wimbledon War Memorial	Parkside, Wimbledon	0.03
M0105	Dennis Park Crescent Open Space	Dennis Park Crescent, Wimbledon	0.08
		Chase	
P001	National Westminster (Natwest) sports	Stanford Road, SW16	11.65
	ground		
P002	Raynes Park Playing Fields	Grand Drive	8.19
P004	Sun Alliance Sports Ground	Fairway, SW20	4.31
P005	Malden Golf Course	Troops Lane, New Malden	4.12
P006	London Electricity Sports Ground (LESSA)	Grand Drive (Westway)	3.64
P007	Playing Field Wimbledon College	Coombe Lane, Raynes Park	3.26
P008	The Old Rutlishians Sports Club	Poplar Road, SW19	2.53
P009	West Side Lawn Tennis Club	Copse Hill, SW20	0.91
P010	Queensmere Road Tennis Courts	Queensmere Road, Wimbledon Park	0.8
P012	Wilton Grove Tennis Club	Wilton Crescent	0.3
P014	Raynes Park, Lawn Tennis Club	Grand Drive	0.27
P015	West Wimbledon Bowling Club	Durham Road	0.28
P016	Merton Hall Bowling Green	Kingston Road SW19	0.09
P017	Royal Wimbledon Golf Club	Camp Road	60.9

P018	Atkinson Morley's Hospital	Copse Hill, Wimbledon VIllage	7.91
P020	Civil Service Sports Ground	Coombe Lane, SW20	2.41
P021	Beverley Park Golf Range	Beverley Way, New Malden	3.7
P022	Prince Georges Fields	Grand Drive, Morden	11.82
P023	Messines	South of Prince Georges Fields,	8.29
		Grand Drive, Morden	
P024	Archbishop Tenison's Sports ground and	Tennyson Ave, West Barnes	3.26
	surrounds		
P025	Morden Playing Fields	Hillcross Ave, Morden	26.11
P026	Cranleigh Lawn Tennis Club	Cranleigh Road	0.41
P027	Nursery Road Playing Fields	Nursery Road, SW19	4.75
P028	Imperial club sports ground	Bishopford Road, Morden	5.14
P030	Westminster City School Playing Fields	Crossways Road, Mitcham	4.98
P033	Morden Sports Ground	Arthur Road, New Malden	8.16
P034	The David Lloyd Club	Bushey Road, Raynes Park	5.01
P035	All England Lawn Tennis Club	Church Road, SW19	17.21
P036	Playing Fields (Former St Catherine's)	Grand Drive, Raynes Park, London,	2.96
		SW20 9NA	
P037	BMX track location	Mulholland Close, Mitcham	1.29
P038	Southey Bowling Club	559 Kingston Road, Raynes Park	0.16
W001	George Hill O/S and Pyl Brook Nature	Holne Chase, London Road	1.95
	Reserve		
W002	Priory Wall Open Space Walk	Priory Road, Colliers Wood	1.69
W003	Land Along Wandle River	Wimbledon Park	4.41
W004	River Wandle riverside walk (also known	Willow Lane	
	as Bennetts Hole)		8.11
W005	Land Adjacent River Wandle	Colliers Wood, London	6.99
W006	Merton Park Green Walk	Off Melbourne Road	1.71
W007	Rookwood O/S	Rookwood Avenue, New Malden	0.15

# **C** Nature Conservation

To note, these areas are identified on the Policies Map.

**C.1** Sites of Special Scientific Interest ('European Sites')

• Wimbledon Common

C.2 Sites of Metropolitan Importance for Nature Conservation

- London's Canals
- Mitcham Common
- Morden Cemetery
- Upper River Wandle and surroundings
- Wimbledon Common and Putney Heath

C.3 Sites of Borough (Grade 1) Importance for Nature Conservation

- Atkinson Morley Hospital Woodland
- Cannizaro Park
- Cannon Hill Common
- Malden Golf Course and TWU Pipe Track
- Morden Hall Park and Deen City Farm
- Morden Park
- Royal Wimbledon Golf Course, south
- Sir Joseph Hood Memorial Wood
- Wandle Meadow Nature Park and the Lower River Wandle
- Wimbledon Park Lake, Wood and Golf Course
- Worcester Park Green Lanes

### C.4 Sites of Borough (Grade 2) Importance for Nature Conservation

- Abbotsbury School Meadowlands
- Beverly Brook
- Budhhapadipa Temple Grounds
- Cherrywood
- Coombe Wood
- Derwent Road Floodwash
- District line through Wimbledon Park
- Durnsford Wetland
- East Wimbledon Railsides
- London Road Playing Fields
- Lower Pyl Brook
- Merton Park Green Walks
- Myrna Close Valley

Comment: Title changed to reflect that used in DPD policy DM O2.

### Sites and Policies | Appendices

- Oakleigh Way Nature Area
- Prince Georges Playing Field
- Pyl Brook Nature Reserve
- Railside habitats
- Railsides west of Wimbledon station
- Ravensbury Park
- St Peter and St Paul Churchyard
- Streatham Junction to Wimbledon Railsides
- Sutton Line South of Wimbledon
- St Mary's Churchyard
- Wandle Park
- Wimbledon to Dundonald Road Tramlink

### C.5 Sites of Local Importance for Nature Conservation

- Bushey First School Conservation Area
- Canons Pond
- Church Lane Playing Field
- Cranmer Green Pond
- Eltandia Hall Nature Area
- Haig Homes Estate
- Liberty Middle School Conservation
- London Road Playing Fields
- Morden Recreation Ground Spinney
- Moreton Green
- Park House Middle School Conservation Area
- Poplar First School Nature Area
- Pyl Brook by Garth Road
- Raynes Park Sports Ground Wildlife Area
- St John Fisher School Nature Garden
- St Laurence's Churchyard
- St Mary's Churchyard and Glebe Fields Merton Park
- St Mary's Churchyard, Wimbledon
- St Mary's RC Primary School Nature Garden
- St Peter and St Paul Churchyard, Mitcham
- The Chase
- Three Kings Pond and Commonside Rough

### C.6 Local Nature Reserves

- Bennett's Hole
- Cannon Hill Common
- Cherry Wood
- Cranmer Green
- Derwent Floodwash (proposed)
- Fishponds Wood/ Beverley Meads
- Lower Wandle
- Merton Green Walks

# Sites and Policies | Appendices

- Morden Park
- Myrna Close
- Oakleigh Way
- Pyl Brook
- Ravensbury Park
- Sir Joseph Hood Memorial Wood
- Wandle Meadow Nature Park

# D Conservation Areas, Historic Parks and Gardens and Listed Buildings

The boundaries of Conservation Areas and Historic Parks and Gardens are shown on the Proposals Map.

# **D.1** Conservation Areas

1.	Bathgate Road	15.	Mitcham Cricket Green
2.	Bertram Cottage	16.	Pelham Road
3.	The Broadway	17.	Quinton Avenue/ Richmond Avenue
4.	Copse Hill	18.	South Park Gardens
5.	Dennis Park Crescent	19.	Upper Morden
6.	Drax Avenue	20.	Vineyard Hill Road
7.	Dunmore Road	21.	Wandle Valley
8.	Durham Road	22.	Westcoombe Avenue
9.	John Innes – Merton Park	23.	Wimbledon Hill Road
10.	John Innes – Wilton Crescent	24.	Wimbledon North
11.	Kenilworth Avenue	25.	Wimbledon Village
12.	Lambton Road	26.	Wimbledon West
13.	Leopold Road	27.	Wimbledon Windmill
14.	Merton Hall Road	28.	Wool Road

## D.2 Part 2: Historic Parks and Gardens

1.	Cannizaro Park, Wimbledon	Grade 11*
2.	Wimbledon Park, Wimbledon	Grade 11*
3.	Morden Hall Park, Morden	Grade 11
4.	South Park Gardens	Grade 11

D.3 Part 3: List of Buildings of Special Architectural or Historic Interest

The buildings are classified in grades to show their relative importance as follows:

Grade 1: These are buildings of exceptional interest.

Grade 11\* ("two star"): Particularly important buildings which are of more special interest.

Grade 11: These are buildings of special interest, which warrant every effort being made to preserve them.

Property	Street/ Road Name	Grade
Church of all Saints	All Saints Road, SW19	11
No.1 (Stag Lodge)	Arthur Road, SW19	11
No.19 (The Artesian Well)	Arthur Road, SW19	11
No.16	Arthur Road, SW19	11
No.8	Belvedere Avenue, SW19	11
No.7	Belvedere Drive, SW19	11
No.1	Belvedere Drive, SW19	11

Property	Street/ Road Name	Grade
Ice House at No 1	Belvedere Drive, SW19	11
No.12	Belvedere Drive, SW19	11
No.14	Belvedere Drive, SW19	11
No.4	Belvedere Square	11
No.13	Belvedere Square	11
No.5-8 (Consec.)	Belvedere Square, SW19	11
No.9-12 (Consec.)	Belvedere Square, SW19	11
No. 17-20 (Consec.)	Belvedere Square, SW19	11
No. 21-26 (Consec.)	Belvedere Square, SW19	11
No. 27-31 (Consec.)	Belvedere Square, SW19	11
No.13 and 14	Berkeley Place, SW19	11
Wimbledon Theatre	The Broadway, SW19	11
Former Wimbledon Town Hall	The Broadway, SW19	11
No.21	Calonne Road, SW19	11
No. 28, 30 & 32	Calonne Road, SW19	11
William Wilberforce School	Camp Road, SW19	
Statue of Diana with Fawn	Cannizaro Park, Wimbledon , SW19	11
Old School House	Central Road, Morden	11
The Grange	Central Road, Morden	11
Colliers Wood LUL Station	Christchurch Road, Colliers Wood, SW19	11
No.70	Christchurch Road, Colliers Wood, SW19	11
Singlegate School & Catepiers	Christchurch Road, Colliers Wood, SW19	11
Garden Wall (4 sides) Church	Church Lane, Merton, SW19	11
Field, including iron gate north of		
Mary's Church		
Church of St Mary	Church Path, Merton, SW19	11*
Freestanding 12C Archway	Church Path, Merton, SW19	11
Garden Wall (4 sites)Church	Church Path, Merton, SW19	11
Field, north of St Mary's Church		
Nos. 60, 62 and 64 with railings	Church Road, Mitcham	11
and date to No.64		
No.66	Church Road, Mitcham	11
Parish Church of St Peter & St	Church Road, Mitcham	11*
Paul		
Tomb of Anne Hall (Died 1740)	St Peter and St Paul Churchyard, Church Road, Mitcham	11
Tomb of Thomas Stanley (Died	St Peter and St Paul Churchyard, Church	11
1811)	Road, Mitcham	
Tomb of Richard Cranmer (Circa	St Peter and St Paul Churchyard, Church	11
Early 19C)	Road, Mitcham	
Table Tomb one yard to west of	St Peter and St Paul Churchyard, Church	11
Tomb of Richard Cranmer	Road, Mitcham	
The Vicarage of St Peter and St	Church Road, Mitcham	11
Paul		
The Old Rectory House	Church Road, Mitcham	11*
No.16-20 (Even)	Church Road, Wimbledon, SW19	11
No.22-26 (Even)	Church Road, Wimbledon, SW19	11
No.55	Church Road, Wimbledon, SW19	11

Property	Street/ Road Name	Grade
No.9 Prospect Housing (including	Church Road, Wimbledon, SW19	11
No.11)		
No.1 (Newton House)	Commonside East, Mitcham	11
No.54 (Park Place)	Commonside West, Mitcham	11
Cote Cottage	Commonside West, Mitcham	11
Christ Church	28 Conway Road, London, SW20	11
Nos.15 and 17	Copse Hill, SW20	11
No. 11 Colbyfield	Copse Hill, SW20	11
Nos. 19 and 21	Copse Hill, SW20	11
No.23	Copse Hill, SW20	11
No.27	Copse Hill, SW20	11
No.27 (Formerly Stables)	Copse Hill, SW20	11
No.1 (Elm Lodge)	Copse Hill, SW20	11
Methodist Church	Cricket Green, Mitcham	11
The White House	Cricket Green, Mitcham	11
No.9 (Chestnut Cottage)	Cricket Green, Mitcham	11
Obelisk	Junction with Maderia Road, Cricket	11
	Green, Mitcham	
Tate Almshouses	Cricket Green, Mitcham	11
Drinking Fountain and Horse	Cricket Green, Mitcham	
Trough		
Nos. 17-20 (Consec.)	Crooked Billet, SW19	11
Bidder Memorial	Croydon Road, Mitcham	11
Church of the Sacred Heart	Darlaston Road, SW19	11
Churchyard Wall and Gateways	Darlaston Road, SW19	11
to West and South of Church of	,	
Sacred Heart		
Nos. 47-51	Denmark Road, SW19	11
Nos. 52 and 53	Denmark Road, SW19	11
Nos. 54-59 (Consec.)	Denmark Road, SW19	11
Nos. 60 and 61	Denmark Road, SW19	11
Nos. 62 and 63	Denmark Road, SW19	11
Nos. 64-71 (Consec.)	Denmark Road, SW19	11
Nos. 72 and 73	Denmark Road, SW19	11
No. 2a	Drax Avenue, SW19	11
Horse Trough/ Drinking Fountain	South Park Gardens, Dudley Rd, SW19	11
Former World War 1, Type G,	Dundonald Road (accessed from)	11
RNAS Seaplan Shed: Network		
Rail, Wimbledon Depot		
Wimbledon College	Edge Hill	11
Cottage with Cartshed 10 yards	Edge Hill	
to South West of Hall of		
Wimbledon College		
Church of St Barnabas	Gorringe Park Avenue, Mitcham	11
Church Hall of St Barnabas	Gorringe Park Avenue, Mitcham	11
No.1	The Grange, SW19	11
No.2	The Grange, SW19	11
No.7 (Fra Lunor)	The Grange, SW19	11

Property	Street/ Road Name	Grade
No.6	The Grange, SW19	11
No.7 (Holly Cottage)	The Grange, SW19	11
No.2 (Good Hope)	Highbury Rd., SW19	11
No.2 Motor House	Highbury Rd., SW19	11
Wall, West Side of River Pickle	High Street, Colliers Wood, SW19	11
(Medieval)		
Colliers Wood, LUL Station	High Street, Colliers Wood, SW19	11
Drinking Fountain in Wandle Park	High Street, Merton, SW19	11
South Wimbledon LUL Station	High Street, Merton, SW19	11
Nos 32, 33, 33A and 34	High Street, Wimbledon, SW19	11
No. 35	High Street, Wimbledon, SW19	11
No. 37 and 37A	High Street, Wimbledon, SW19	11
No. 38	High Street, Wimbledon, SW19	11
Nos. 38A, 38B, 38C 39, 39A, 39B	High Street, Wimbledon, SW19	11
(Ashford House)		
No.44 (Claremount House), 45	Junction with Parkside, High Street,	11
and 45A War Memorial	Wimbledon, SW19	
Eagle House	High Street, Wimbledon, SW19	11
Iron Screen, Gate Piers and Gates	High Street, Wimbledon, SW19	11*
to Eagle House		11
No.57 including Nos. 1, 3 and 5	High Street, Wimbledon, SW19	11
Lancaster Road	Tigh Street, Withbledon, SW19	
Nos. 70 and 70A/ 70B	High Street, Wimbledon, SW19	11
No.98	High Street, Wimbledon, SW19	11
	Kingston Road, SW19	11
267A, 269 (Long Lodge)		11
120 (The Manor House)	Kingston Road, SW19	
Dorset Hall	Kingston Road, SW19	11
K6 Telephone Kiosk (outside 182)	Kingston Road, SW19	11
1, 3 and 5	Lancaster Road, SW19	11
No. 27	Lancaster Road, SW19	11
No. 1	Lancaster Road, SW19	11
No. 9	Lauriston Road, SW19	11
No. 15 and 15A	Lauriston Road, SW19	11
No. 17	Lauriston Road, SW19	11
No. 26 (The Village Club)	Lingfield Road, SW19	11
Nos. 109-111 (Odd)	London Road, Mitcham	11
Clock Tower at Junction with	London Road, Mitcham	11
Upper Green East		
Nos. 315 Burn Bullock Public	London Road, Mitcham	11
House		
Nos. 409 & 411 (Mitcham Station)	London Road, Mitcham	11
Nos. 475-479 (Odd) (Mill	London Road, Mitcham	11
Cottages)		
Milestone on Figges Marsh	London Road, Mitcham	11
(Opposite Entrance to St James'		
Road)		
No. 244 (Eagle House)	London Road, Mitcham	1
Forecourt Walls, Piers, Railings	London Road, Mitcham	1
and Gates of Eagle House		

Property	Street/ Road Name	Grade
Milestone Opposite Elm Lodge	London Road, Mitcham	11
Nos. 346 and 348	London Road, Mitcham	11
No. 350 (White Hart Inn)	London Road, Mitcham	11
Nos. 470 and 472	London Road, Mitcham	11
Nos. 482 and 484	London Road, Mitcham	11
Church of St Lawrence	London Road, Mitcham	1
Tomb in Churchyard, 5 yards	Churchyard of St Lawrence, London	11
South West of Tower	Road, Morden	
Mauvillian Tomb in Churchyard,	Churchyard of St Lawrence, London	11
Church of St Lawrence	Road, Morden	
Headstone to John Howard	Churchyard of St Lawrence, London	11
(D1764) in Churchyard 16 yards	Road, Morden	
to South of South Porch		
Headstone circa mid to late 18C	London Road, Morden	11
immediately adjacent to south of		
Headstone of John Howard in		
Churchyard of St Lawrence		
Morden Park including walls and	London Road, Morden	11*
pair of Circular Garden Buildings attached to North West		
	London Dood, Mordon	11
Drinking Fountain and Horse	London Road, Morden	11
Trough Milestone	London Dood, Mardon	11
	London Road, Morden	11
Milestone Opposite Elm Lodge	Lower Green West, Mitcham	11
Mitcham Parish Rooms	Lower Green West, Mitcham	11
Remains of Hall Place (Chapel)	Lower Green West, Mitcham	11
The Cannons	Madeira Road, Mitcham	11*
Dovecourt Adjacent to Pont to South East of the Cannons	Madeira Road, Mitcham	11
Obelisk at the Unction with	Lower Croon West Mitcham	11
	Lower Green West, Mitcham	11
Cricket Green (formerly with the		
ground of if the Cannons) Trinity United Reform Church	Mansal Road SW(10	11
Church of St Winefride	Mansel Road, SW19 Merton Road, SW19	11
Morden Hall		
	Morden Hall Park, Morden	11
Gates and Gate Piers to Main	Morden Hall Park, Morden	11
Entrance to East of Morden Hall, including attached wall to North		
-	Mordon Hall Dark Mordon	11
Walls if Walled garden to South of Morden Hall	Morden Hall Park, Morden	11
Morden Cottage	Morden Hall Park, Morden	11
Snuff Mills (Western Block)	Morden Hall Park, Morden	11
Snuff Mills (Eastern Block)	Morden Hall Park, Morden	11
· · ·		11
Pedestal and Statue of Neptune	Morden Hall Park, Morden	
10 yards to South East of Walled Garden		
	Mordon Hall Dark Mordon	11
Pedestal and Statute of Venus	Morden Hall Park, Morden	11
and Cupid 50 yards N. of Morden		

Property	Street/ Road Name	Grade
Morden Lodge	Morden Hall Park, Morden	11
Cast Iron Bridge to rear of	Morden Hall Road (East Site)	11
Morden Hall		
Milestone (opposite No. 92)	Morden Hall Park, Morden	11
White Cottage	Morden Road, Mitcham	11
Ravensbury Mill	Morden Road, Mitcham	11
South Wimbledon LRT Station	Morden Road, SW19	11
including shops		
"Flint Barn" No 35	Mostyn Road, Merton Park, SW19	11
No.22	Parkside, SW19	11*
No.36 (Falconhurst)	Parkside, SW19	11
No. 54 (Apostolic Nunciature)	Parkside, SW19	11
Drinking Fountain & Castle/	Parkside, SW19	11
Horse Trough		
No. 25 Well-House in Garden	Parkside, SW19	11
Horse Trough	Parkside, SW19	11
Pelham High School (Downham	Pelham Road, SW19	11
House)		
No.98 Wandle Villa	Phipps Bridge Road, SW19	11
Fire Station	Queens Road, SW19	11
No. 54	Ridgeway, SW19	11
Pair of Gate Piers to No. 54	Ridgeway, SW19	11
Nos. 56, 56A, 56C & No. 1	Ridgeway, SW19	11
Lauriston Road	indgeway, stris	
No. 70	Ridgeway, SW19	11
2 K6 Telephone Kiosks near	Ridgeway, SW19	11
junction with Murray Road		
No. 10 (Wandle House)	Riverside Drive, Mitcham	11
St Luke's Church	Ryfold Road, Wimbledon Park	11
Queen Alexandra's Court (North	St Mary's Road, SW19	11
Block)		
Queen Alexandra's Court (North	St Mary's Road, SW19	11
Eastern Block)		
Queen Alexandra's Court (South	St Mary's Road, SW19	11
Eastern Block)		
Queen Alexandra's Court	St Mary's Road, SW19	11
(Southern Block)		
Garden Wall to West of	St Mary's Road, SW19	11
Quadrangle forming Queen		
Alexandra's Court		
Entrance Gates, Gate Piers and	St Mary's Road, SW19	11
Adjoining Walls to Queen		
Alexandra's Court		
Parish Church of St Mary	St Mary's Road, SW19	11*
Churchyard Walls to South of	St Mary's Road, SW19	
Churchyard of Church of St Mary		
Ker Vault, 15 yards to South of	Churchyard of St Mary's Road, SW19	11
Chancel		**
Grosvenor Tomb, 5 yards to	Churchyard of St Mary's Road, SW19	11

Property	Street/ Road Name	Grade
South of Chancel		
Tomb, 1 foot to North of	Churchyard of St Mary's Road, SW19	11
Grosvenor Tomb		
Savage Tomb, 15 yards to South	Churchyard of St Mary's Road, SW19	11
of South Porch		
Bingham Tomb, 12 yards from	Churchyard of St Mary's Road, SW19	11
Savage Tomb		
Tomb of Georgina Charlotte	Churchyard of St Mary's Road, SW19	11
Quin, 1 yard to south west of		
Savage Tomb		
Tomb of John Tompkins, 3 yards	Churchyard of St Mary's Road, SW19	11
to west of Savage Tomb		
Headstone to Little family, 6	Churchyard of St Mary's Road, SW19	11*
yards to west of Savage Tomb		
Tombstone of Thomas Lowick, 1	Churchyard of St Mary's Road, SW19	11
yard to west of south porch		
Hopkin (Mansel Philipps) Tomb,	Churchyard of St Mary's Road, SW19	11
25 yards to south west of church		
tower		
White Tomb, 5 yards to south	Churchyard of St Mary's Road, SW19	11
west of Hopkins (Mansel Philipps)		11
tomb		
Tomb of G S Newton, 20 yards	Churchyard of St Mary's Road, SW19	11
north west of Tower		11
Headstone, 2 yards to south of	Churchyard of St Mary's Road, SW19	11
Tower		11
Tomb of Geard de Visme, 10 ft to	Churchyard of St Mary's Road, SW19	11
north of west tower of chapel		
Tomb of Elizabeth Johnson, 50	Churchyard of St Mary's Road, SW19	11
yards to North West of Tower		
Tomb, 5 yards to south of Tomb	Churchyard of St Mary's Road, SW19	11
of Geard to Visme		
Table Tomb, 4 yards to East of	Churchyard of St Mary's Road, SW19	11
Tomb of Geard to Visme		
Tomb, 5 yards to East of Tomb of	Churchyard of St Mary's Road, SW19	11
Geard to Visme		
Hactchet Tomb, 8 yards to East of	Churchyard of St Mary's Road, SW19	11
Tomb of Geard to Visme		
Tomb of John Lawson, 6 yards to	Churchyard of St Mary's Road, SW19	11
north of chancel		
Johnson Tomb, 1 yard to north of	Churchyard of St Mary's Road, SW19	11
Tomb to John Lawson		
Mausoleum of Sir Joseph William	Churchyard of St Mary's Road, SW19	11
Bazalgette, 20 yards to North		
East of Chancel of St Mary's		
Church		
Bankes Tomb, 4 yards to north	Churchyard of St Mary's Road, SW19	11
west of Bazalgette Mausoleum		1.
Tomb of Joshua Ruddock, 3 yards	Churchyard of St Mary's Road, SW19	11
TOTILO OF JUSTICA RUCUOCK, 5 YAI'US	Churchyaru of Scholdy S Rodu, SW19	

Property	Street/ Road Name	Grade
to north east of chancel		
Jennings Tomb, 5 yards to south	Churchyard of St Mary's Road, SW19	11
of Bazalgette Mausoleum		
Tomb of John Teymme, 6 yards	Churchyard of St Mary's Road, SW19	11
to east of chancel		
Singlegate School	South Gardens, Colliers Wood	11
Lauriston Cottage	Southside Common, SW19	11
Great Hall Range to Kings College	Southside Common, SW19	11
School		
Pillar Box on Pavement to North	Southside Common, SW19	11
of Kings College School/ Hall		
Church of St John the Baptist	Spencer Hill, Wimbledon, SW19	11
Wall Running Along South Side of	Station Road, Merton ,SW19	11
Road		
Wheel House at Messrs Liberty's	Station Road, Merton, SW19	11
Print Works		
2 Lamposts outside 12 & 34	Station Road, Merton Abbey, SW19	11
Colour House at Messrs Liberty's	Station Road, Merton, SW19	11
, Print Works		
Nos. 1-5 (Renshaw Corner)	Streatham Road, Mitcham	11
Electricty Sub Station at Junction	Sunnyside, Wimbledon, SW19	11
with Sunnyside Passage	, , , ,	
Church Hall of St Barnabas'	Thirsk Road, Mitcham	11
Church		
Clock Tower	Upper Green East, Mitcham	11
No. 55	Upper Green East, Mitcham	11
Nos. 9-13 (Consec.)	Wandle Bank, Colliers Wood, SW19	11
Nos. 16 & 17	Wandle Bank, Colliers Wood, SW19	11
The Manor House (now forming	Watery Lane, Merton Park, SW19	11
part of the Rutlish School)		
Chester House	West Side Common, Wimbledon, SW19	11
Garden Building and attached	West Side Common, Wimbledon, SW19	11
Garden Wall to West of Chester		
House		
No. 4	West Side Common, Wimbledon, SW19	11
No. 6 (West Side House)	West Side Common, Wimbledon, SW19	11
Nos. 7 and 7A (Converted Stable	West Side Common, Wimbledon, SW19	11
Block adjoining North End of		
West Side House)		
Nos. 14-19 Consecutive (Hanford	West Side Common, Wimbledon, SW19	11
Row)		
No. 23 (Stamford House)	West Side Common, Wimbledon, SW19	11
No. 24 (The Keir)	West Side Common, Wimbledon, SW19	11
Drinking Fountain at junction	Windmill Hill Road, Wimbledon, SW19	11
with Belvedere Grove		
No. 100 (The White House)	Windmill Hill Road, Wimbledon, SW19	11
Base of Windmill at Mill House	Windmill Road, Mitcham	11
No. 2 (Heathfield House)	Windmill Road, Wimbledon, SW19	11
The Old Windmill	Windmill Road, SW19	11*

Property	Street/ Road Name	Grade
Drinking fountain and horse	Windmill Road, SW19	
trough		
Wall to rear of Block of Flats,	Windsor Avenue, SW19	11
West of Easternmost Block		
(Partly numbered 9, 11, 15,17)		
(Medieval)		
Wall to rear of Block of the	Windsor Avenue, SW19	11
Westernmost Block of Flats		
(partly numbered 27, 29, 31, 33)		
(Medieval)		
Southside House	Woodhayes Road, Wimbledon, SW19	11*
Coach House to North of	Woodhayes Road, Wimbledon, SW19	11
Southside House		
No.6 (Gothic Lodge)	Woodhayes Road, Wimbledon, SW19	11
Methodist Church	Worple Road, SW19	11

# E Archaeological Priority Zones and Ancient Monuments

### To note, these areas are identified on the Policies Map.

Archaeological Priority Zone and Scheduled Ancient Monuments have been defined by the English Heritage Greater London Archaeological Advisory Service (April 1999).

### E.1 Archaeological Priority Zones

- Wandle Valley Alluvium
- Beverly Brook Valley Alluvium
- Wimbledon Common
- Mitcham Common
- Morden Park
- Merton Village
- Wimbledon Village
- Mitcham Village
- Morden Village
- Cannon Hill
- Lower Morden
- West Barnes Farm
- Stane Street
- Wandle/ Copper Mill Lane
- Wandle/ Colliers Wood
- Wandle/ Mitcham
- Mill Corner
- Merton Place
- Wimbledon Park House
- Morden Hall & Park

# E.2 Scheduled Ancient Monuments

- Caesar's Camp, Wimbledon Common
- Merton Priory
- Morden Park Mound

# F Sequential Test and Impact Assessment

In accordance with the National Planning Policy Framework, where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the factors detailed in F.2: Impact Assessment below, it should be refused.

# F.1 Sequential Test

The following should be included in submitted sequential tests.

- a) Ensure that sites are assessed for their availability<sup>1</sup>, suitability<sup>2</sup> and viability<sup>3</sup>
- b) Ensure that all in-centre options have been thoroughly assessed before less central sites are considered
- c) Ensure that where it has been demonstrated that there are no town centre sites to accommodate a proposed developments, preference is given to edge-of-centre locations which are well connected to the centre by means of easy pedestrian access
- d) Ensure that in considering sites in or on the edge of existing centres, developers and operators have demonstrated flexibility in terms of:
  - i. scale: reducing the floorspace of their development;
  - ii. format: more innovative site layouts and store configurations such as multi-storey developments with smaller footprints;
  - iii. car parking provisions: reduced or reconfigured car parking areas; and,
  - iv. the scope for disaggregating specific parts of a retail or leisure development, including those which are part of a group of retail or leisure units, onto separate, sequentially preferable sites. We will not seek arbitrary sub-division of proposals.

In considering whether flexibility has been demonstrated, we will take into account any genuine difficulties which the applicant can demonstrate are likely to occur in operating the proposed business model from a sequentially preferable site, for example where a retailer would be limited to selling a significantly reduced range of products. However, evidence which claims that the class of goods proposed to be sold cannot be sold from the town centre will not be accepted.

<sup>&</sup>lt;sup>1</sup> Availability - whether sites are available now or are likely to become available for development within a reasonable period of time (determined on the merits of a particular case, having regard to inter alia, the urgency of the need). Where sites become available unexpectedly after receipt of an application, the council will take this into account in their assessment of the application.

<sup>&</sup>lt;sup>2</sup> Suitability – with due regard to the requirements to demonstrate flexibility, whether sites are suitable to accommodate the need or demand which the proposal is intended to meet.

<sup>&</sup>lt;sup>3</sup> Viability – whether there is a reasonable prospect that development will occur on the site at a particular point in time. Again the importance of demonstrating the viability of alternatives depends in part on the nature of the need and the timescale over which it is to be met.

## F.2 Impact Assessment

Planning applications for retail, office and leisure that are not in a centre and not in accordance with an upto-date development plan should be assessed against the following impacts on Merton's town and local centres:

- the impact of the proposals on existing, committed and planned public and private investments in a centre or centres in the catchment area of the proposals;
- the impact of the proposal on Merton's town and local centres vitality and viability, including local consumer choice, the range, trade, turnover and quality of the retail (comparison and convenience retail offer), leisure and office offer in Merton's town and local centres and wider area, taking account of current and future consumer expenditure capacity in the catchment area up to five years from the time the application is made. For major scheme where the full impact will not be realised in five years, the impact should also be assessed up to ten uears from the time the application is made; and,
- the impact of the proposal on allocated sites outside town centres being developed in accordance with the development plan.

# **G** Flood Risk Assessments

## To note, these areas are identified on the Policies Map.

## G.1 Flood Risk Vulnerability Classification

Essential	- Essential transport infrastructure (including mass evacuation routes)			
Infrastructure	which has to cross the area at risk.			
	-Essentially utility infrastructure which has to be located in a flood risk area			
	for operational reasons, including electricity generating power stations and			
	grid and primary substations; and water treatment works that need to			
	remain operational in times of flood.			
	-Wind turbines.			
Highly	-Police stations, Ambulance stations and Fire stations and Command			
Vulnerable	Centres, and telecommunications installations required to be operational			
	during flooding.			
	-Emergency dispersal points.			
	-Basement dwellings.			
	-Caravans, mobile homes and park homes intended for permanent			
	residential use <sup>4</sup> .			
	-Installations requiring hazardous substances consent⁵. (Where there is a			
	demonstrable need to locate such installations for bulk storage of materials			
	with port or other similar facilities, or such installations with energy			
	infrastructure or carbon capture and storage installations, that require			
	coastal or water-side locations, or need to be located in other high flood			
	risk areas, in these instances the facilities should be classified as 'Essential			
	Infrastructure') <sup>6</sup> .			
More	-Hospitals			
Vulnerable	-Residential institutions such as residential care homes, children's homes,			
	social services homes, prisons and hostels.			
	-Buildings used for dwelling houses, student halls of residence, drinking			
	establishments, nightclubs, and hotels.			
	-Non-residential uses for health services, nurseries and educational			
	establishments.			
	-Landfill and sites used for waste management facilities for hazardous			
waste <sup>7</sup> .				
	-Sites used for holiday or short-let caravans and camping, subject to a			
	specific warning and evacuations plan <sup>8</sup> .			
Less	-Police, ambulance and fire stations which are not required to be			
Vulnerable	operational during flooding.			
	-Buildings used for: shops; financial, professional and other services;			
L				

<sup>&</sup>lt;sup>4</sup> For any proposal involving a change of use of land to a caravan, camping or chalet site, or to a mobile home site or park home site, the Sequential Exception Test should be applied. <sup>5</sup> See Circular 04/00: Planning controls for hazardous substances (paragraph 18) at:

www.communities.gov.uj/publications/planningandbuilding/circularplanningcontrols <sup>6</sup> In considering any development proposal for such an installation, local planning authorities should have regard to planning policy on pollution in the National Planning Policy Framework.

For definition, see planning for Sustainable Waste Management: Companion Guide to Planning Policy Statement 10 at: www.communities.gov.uk/puplications/planningandbuilding/planningsustainable

<sup>&</sup>lt;sup>8</sup> See footnote 4.

	restaurants and cafes; hot food takeaways; offices; general industry;			
	storage and distributions; non-residential institutions not included in 'more			
	vulnerable'; and assembly and leisure.			
	-Land and buildings used for agriculture and forestry.			
	-Waste treatment (except landfill and hazardous waste facilities).			
	-Minerals working and processing (except for sand and gravel working).			
	-Water treatment works which do not need to remain operational during			
	times of flood.			
	-Sewage treatment works (if adequate measures to control pollution and			
	manage sewage during flooding events are in place).			
Water-	-Flood control infrastructure.			
compatible	-Water transmission infrastructure and pumping stations.			
Development	-Sewage transmission infrastructure and pumping stations.			
	-Sand and gravel workings.			
	-Docks, marinas and wharves.			
	-Navigation facilities.			
	-MOD defence installations.			
	-Ship buildings, repairing and dismantling, dockside fish processing and			
	refrigeration and compatible activities requiring a waterside location.			
	Water-based recreation (excluding sleeping accommodation).			
	-Lifeguard and coastguard stations.			
	-Amenity open space, nature conservation and biodiversity, outdoor sports			
	and recreation and essential facilities such as changing rooms.			
	-Essential ancillary sleeping or residential accommodation for staff required			
	by uses in this category, subject to a specific warning and evacuation plan.			

#### Notes:

- i. This classification is based partly on Defra/ Environment Agency research on Flood Risks to People (FD2321/TR2)9 and also on the need of some uses to keep functioning during flooding.
- ii. Building that combine a mixture of uses should be placed into the higher of the relevant classes of flood risk sensitivity. Developments that allow uses to be distributed over the site may fall within several classes of flood risk sensitivity.
- iii. The impact of a flood on the particular uses identified within this flood risk vulnerability classification will vary within each vulnerability class. Therefore, the flood risk management infrastructure and other mitigation measures needed to ensure the development is safe may differ between uses within a particular vulnerability classification.

## G.2 Flood Risk Vulnerability and Flood Zone 'Compatibility'

Vul	ood Risk nerability sification	Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
e	Zone 1	V	V	V	V	V
Zone	Zone 2	٧	V	Exception	v	V
Flood				Test		
Flo				required		

<sup>&</sup>lt;sup>9</sup> See website for further details: <u>www.defra.gov.uk/science/Project\_Data/DocumentLibrary/FD2320\_3364\_TRP.pdf</u>

Zone 3a	Exception	V	Х	Exception	V
	Test required			Test	
				required	
Zone 3b	Exception	V	Х	Х	Х
'Functional	Test required				
Flood					
Plain'					

Notes-Key: V Development is appropriate

X Developmet should not be primitted

This table does not show:

- i. The application of the Sequntial Test which guides development to Flood Zone 1 first, then zone 2, and then Zone 3;
- ii. Flood risk assessment requirements; or,
- iii. The policy aims for each flood zone.

# H Employment Opportunities for Merton

Any proposal of 10 residential units or over and 1,000 sqm of commercial floospace up to 150 residential units and 15,000 sqm of commercial floorspace is classified as major development.

To ensure that all schemes, within the definition of major development, contribute towards increasing employment opportunities in Merton, Table H.1 below lists the type of contribution that the council may seek from applicants, subject to viability.

The purpose of this guidance is to ensure that the application of Policy DM E4: Local Employment Opportunities is transparent, and enables schemes to remain viable.

Applicants are encouraged to contact Merton's Economic and Regeneration Team to discuss how they could hire local businesses, residents and provide apprenticeships. Other partners that the applicant could contact include Merton's Chamber of Commerce and Merton's Voluntary Service.

	Scale of Development	Requirements
1.	From 10 residential units/ 1,000 sqm of commercial floorspace up to 20 residential units/ 2,000 sqm of commercial floorspace	Applicants are encouraged to advertise employment and business procurement opportunities (including jobs, work experience and apprenticeships for residents): In local newspapers (which are regularly delivered to homes in Merton), in Merton's job centre plus centres and on local job recruitment sites.
2.	From over 20 residential units/ 2,000 sqm of commercial floorspace up to 50 residential units/ 5,000 sqm of commercial floorspace.	Applicants are encouraged to provide an overall employment contribution of circa 15% of potential jobs created by the proposal towards increasing employment opportunities in Merton through; the supply chain, by creating apprenticeships or by creating jobs in the resultant end use.
3.	From over 50 residential units/ 5,000 sqm of commercial floorspace up to 100 residential units/ 10,000 sqm of commercial floorspace.	Applicants are encouraged to provide an overall employment contribution of circa 20% of potential jobs created by the proposal towards increasing employment opportunities in Merton through; the supply chain, by creating apprenticeships or by creating jobs in the resultant end use.
4.	From over 100 residential units/ 10,000 sqm of commercial floorspace up to 150 residential units/ 15,000 sqm of commercial floorspace	Applicants are encouraged to submit an Employment Strategy with any planning application to demonstrate that proposals support local employment, skills development and training opportunities.

#### H.1 Guidance on Employment Opportunities in Merton

# I Saved UDP Policies Replaced

	UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments			
	Strategic Planning Policies						
	ST.1	Sustainable Development	CS 15: Climate Change.				
ľ	ST.2	Equity	CS 8: Housing Choice; CS11:				
			Infrastructure; CS12: Economic				
			Development; and CS14: Design.				
	ST.3	Mixed Uses	CS7: Centres; CS9: Housing				
			Provision; and CS12: Economic				
	ст 4	Fravironmont Conital	Development.				
ŀ	ST.4 ST.5	Environment Capital	CS15: Climate Change. The London Plan.				
	ST.6	Key Features and Assets The Wandle Valley	CS5: Wandle Valley Sub-Area.				
	ST.7	Key Areas for Revitalisation	S7: Centres; and CS12: Economic				
	51.7	Key Areas for Revitalisation	Development.				
ľ	ST.8	Colliers Wood	CS1: Colliers Wood Sub-Area.				
ľ	ST.9	Quality Residential Areas	Deleted by Secretary of State on				
			27th September 2007.				
I	ST.10	Mixed Use Neighbourhoods	CS9: Housing provision.				
	ST.11	Housing Provision	Deleted by Secretary of State on				
			27th September 2007.				
	ST.12	Development on Previously	CS9: Housing Provision.				
ŀ	CT 10	Developed Land	CC9: Housing Choice				
ł	ST.13 ST.14	Housing Needs Employment Land	CS8: Housing Choice. CS12: Economic Development.				
ŀ	ST.14	Environmentally Friendly Economic	CS12: Economic Development.				
	51.15	Development	CS12. Leonomic Development.				
ŀ	ST.16	Economic Diversity	CS12: Economic Development.				
ŀ	ST.17	Built Environment	CS14: Design.				
ľ	ST.18	Heritage	CS14: Design.				
ľ	ST.19	Natural Environment	CS13: Open Space, Nature				
			Conservation, Leisure and				
			Culture.				
	ST.20	Metropolitan Open Land	CS13: Open Space, Nature				
			Conservation, Leisure and				
	CT 21	Biodivorcity	Culture.				
	ST.21	Biodiversity	CS13: Open Space, Nature Conservation, Leisure and				
			Culture.				
ŀ	ST.22	Environmental Protection	CS15: Climate Change; CS16:				
	2 · · · · · ·		Flood Risk Management; and				
			CS17: Waste Management.				
ľ	ST.23	Environmental Protection	CS16: Flood Risk Management.				

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
ST.24	Leisure and Recreation, Arts and Culture	CS1: Centres; and CS13: Open Space, Nature Conservation,	
CT 25		Leisure and Culture.	
ST. 25	Tourism	CS7: Centres.	
ST.26	Town Centres	CS7: Centres.	
ST.27	Wimbledon Town Centre	CS6: Wimbledon Sub-Area.	
ST.28	Mitcham and Morden Town	CS2: Mitcham Sub-Area; and	
CT 20	Centres	CS3: Morden Sub-area.	
ST.29	Development Outside Designated Centres	CS7: Centres.	
ST.30	Local Shopping	CS7: Centres.	
ST.31	Land Use/ Transport Integration	CS19: Public Transport.	
ST.32	Traffic Restraint/ Reduction	CS20: Parking, Servicing and Delivery.	
ST.33	Green Transport	CS18: Active Transport.	
ST.34	Public Transport	CS19: Public Transport.	
ST.35	Parking	CS20: Parking, Servicing and Delivery.	
ST.36	Community Benefits	CS11: Infrastructure.	
		and Working in Merton	
U.1	Urban Village Designation	CS2: Mitcham Sub-area.	
U.2	Mixed Uses in Urban Villages	Deleted by Secretary of State on 27th September 2007.	
U.3	Sustainable Transport in Urban Villages	Deleted by Secretary of State on 27th September 2007.	
U.4	Residential Uses	CS9: Housing Provision; and CS14: Design.	
CW.1	Colliers Wood Urban Centre	CS1: Colliers Wood Sub-area; CS7: Centres; and DMR1: Location and scale of development in Merton's town centres and neighbourhood parades.	
CW.2	Sites 1CW and 2CW		Not carried forward
CW.3	Transport Infrastructure	CS1: Colliers Wood Sub-Area; and CS18: Active Transport.	
MU.1	Mixed Use Frontages: Ground Floor Uses	CS7: Centres; DMR3: Protecting Corner/ Local Shops; and DMR4: Protection of Shopping Facilities within Designated Shopping Frontages.	
MU.2	Non Designated Shopping Frontages: Upper Floor Uses	CS7: Centres; CS14: Design; DMR3: Protecting Corner/ Local Shops; and DMD2: Alterations	

MU.4LiveHP.1HouHP.2RetaAccoAccoHP.3RehDwaDwaHP.4DenHP.5FlatUnitUnitHP.7AccoHN.1AfforHN.2ProvoOthN.3HN.3Dwa		CS= Core Strategy DM= Forthcoming Sites & Policies DPD	
MU.4LiveHP.1HouHP.2RetaAccoAccoHP.3RehDweDweHP.4DenHP.5FlatUnitUnitHP.7AccoHN.1AfforHN.2ProvoOthN.3HN.3Dwe		and extensions to existing	
MU.4LiveHP.1HouHP.2RetaAccoAccoHP.3RehDwaDwaHP.4DenHP.5FlatUnitHP.6HP.7AccoHN.1AfforHN.2ProvoOthHN.3	ew Developments in Non	buildings. CS7: Centres; CS14: Design;	
HP.1HouHP.2RetaAccoHP.3RehDwaHP.4DenHP.5FlatHP.6FlatHP.7AccoHN.1AfforHN.2ProvoOthHN.3Dwa	esignated Shopping Frontages	DMR3: Protecting Corner/ Local Shops; DMR4: Protection of Shopping Facilities within Designated Shopping Frontages; and DMD2: Design considerations in all developments.	
HP.2Rete AccoHP.3Reh DweHP.4DenHP.5Flat UnitHP.6Flat UnitHP.7AccoHN.1AfforHN.2Prov OthHN.3Dwe	ve/ Work Developments	CS12: Economic Development.	
AccordHP.3RehDweHP.4DenHP.5FlatUnitHP.6FlatUnitHP.7AccordHN.1AfforHN.2ProvoOthHN.3HN.3Dwe	ousing Target	CS9: Housing Provision.	
DweHP.4DenHP.5FlatUnitUnitHP.6FlatUnitUnitHP.7AccordHN.1AfforHN.2ProvoOthOth	etention of Residential ccommodation	CS9: Housing Provision.	
HP.5 Flat Unit HP.6 Flat Unit HP.7 Acco HN.1 Affo HN.2 Prov Oth HN.3 Dwe	ehabilitation and Vacant wellings	Deleted by Secretary of State on 27th September 2007.	
Unit HP.6 Flat Unit HP.7 Acco HN.1 Affo HN.2 Prov Oth HN.3 Dwe	ensity of Developments	Deleted by Secretary of State on 27th September 2007.	
Unit HP.7 Acco HN.1 Affo HN.2 Prov Oth HN.3 Dwe	at Conversions: Size of Original nit	CS14: Design.	
HN.1 Affo HN.2 Prov Oth HN.3 Dwe	at Conversions: Retention of nits	Deleted by Secretary of State on 27th September 2007.	
HN.2 Prov Oth HN.3 Dwe	ccommodation for Travellers	CS10: Accommodation for Gypsies and Travellers.	
Oth HN.3 Dwe	ffordable Housing	Deleted by Secretary of State on 27th September 2007.	
	ovision of Affordable Housing for ther Sources	CS8: Housing Choice.	
HN.4 Hou	welling Mix	CS8: Housing Choice; DM H2: Housing Mix.	
	ousing for Older People	CS8: Housing Choice; and DMH1: Supported Care Housing and Care Homes- for vulnerable people or secure residential institutions for people housed as part of the criminal justice	
HN.5 Resi	esidential Institutional Uses	system . CS8: Housing Choice; and DMH1: Supported Care Housing and Care Homes- for vulnerable people or secure residential institutions for people housed as part of the criminal justice system .	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
	People	Supported Care Housing <del>and</del> Care Homes for vulnerable	
		people or secure residential institutions for people housed as part of the criminal justice system.	
HS.1	Housing Layout and Amenity	CS8: Housing Choice; and DMH1: Supported Care Housing and Care Homes- for vulnerable people or secure residential institutions for people housed as part of the criminal justice system.	
HS.2	Sustainable Housing	CS15: Climate Change.	
E.1	General Employment Policy	CS12: Economic Development; and DME1: Employment Areas in Merton.	
E.2	Access for Disabled People	Disability and Equality Act 2010.	
E.3	Land Uses in Industrial Areas	CS12: Economic Development; and DME1: Employment Areas in Merton.	
E.4	Storage and Distribution Development within the Industrial Areas	CS12: Economic Development; and DME1: Employment Areas in Merton.	
E.5	Density of Occupation within the Industrial Areas		Not carried forward.
E.6	Loss of Employment Land Outside the Designated Industrial Areas	CS12: Economic Development; and DME3: Protection of Scattered Employment Sites.	
E.7	Land Uses on Sites Outside the Designated Industrial Areas	CS12: Economic Development; and DME1: Employment Areas in Merton.	
E.8	Bad Neighbour Development and "Green" Economic Development		Not carried forward.
E.9	Overcoming Environmental Problem		Not carried forward.
E.10	Hazardous Substances	CS12: Economic Development; and DMEP4: Pollutants in Merton. National – Environmental Permitting (England and Wales) Regulations 2010 ("EPR").	
		LB Merton – Industrial processes	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD (Part B authorisations)	Comments
		(Licencing).	
E.11	Environmental Improvements from Employment Development	CS15: Climate Change; and CS17: Waste Management.	Further detail to be contained in a SPD.
E.12	Small and Growing Businesses	CS12: Economic Development; DME1: Employment Areas in Merton; and DME3: Protection of Scattered Employment Sites.	
C.1	Location and Access of Facilities	CS11: Infrastructure, DMC1: Community facilities; and DMP1: Securing planning obligations.	
C.2	Older People	CS8: Housing Choice; CS11: Infrastructure; DMH1: Supported Care Housing and Care Homes for vulnerable people or secure residential institutions for people housed as part of the criminal justice system .; and DMC1: Community facilities.	
C.3	People with a Learning Disability	CS8: Housing Choice; and DMH1: Supported Care Housing-and Care Homes- for vulnerable people or secure residential institutions for people housed as part of the criminal justice system	
C.4	People with a Learning Disability – Day Care Facilities	CS11: Infrastructure; and DMC1: Community facilities.	
C.5	People with a Mental Illness	CS8: Housing Choice; and DMH1: Supported Care Housing <del>and</del> Care Homes- for vulnerable people or secure residential institutions for people housed as part of the criminal justice system	
C.6	People with a Mental Illness – Day Care Facilities	CS11: Infrastructure; and DMC1: Community facilities.	
C.7	Day Care Provision	CS11: Infrastructure; DMC1: Community facilities; and DMC2: Education.	
C.8	Health Facility Sites	CS11: Infrastructure; and DMC1: Community facilities.	
C.9	Provision of Health Facilities	CS11: Infrastructure; DMC1: Community facilities; and DMP1: Securing planning obligations.	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
C.10	Distribution of Schools	CS11: Infrastructure; and DMC2: Education.	
C.11	Youth Services	CS11: Infrastructure Policy; and DMC1: Community facilities.	
C.12	Community Use of Educational Facilities	CS11: Infrastructure; and DMC1: Community facilities.	
C.13	Planning Obligations for Educational Provision	CS11: Infrastructure; and DMP1: Securing planning obligations.	
C.14	Non-Council Schools/ Other Educational Facilities	CS11: Infrastructure; and DMC2: Education; DMD2: Design Considerations in all Developments; DMT2: Consideration of Transport Impacts of Development; and DMT3: Applying Relevant Car Parking and Servicing Standards.	
T.1	Hotels, Guest Houses and Bed & Breakfast	CS7: Centres; and DMR6: Culture, Arts and Tourism Development.	
Т.2	Development & Expansion of Tourist Attractions	CS7: Centres; and DMR6: Culture, Arts and Tourism Development.	
Т.3	The Loss of Tourist Accommodation and Attractions	CS7: Centres; and DMR6: Culture, Arts and Tourism Development.	
	A Safe G	reen and Health Merton	1
NE.1	Metropolitan Open Land	London Plan policy 7.17; CS13: Open Space, Nature Conservation, Leisure and Culture; and DM01: Open Space.	
NE.2	Development in Proximity to MOL	CS13: Open Space, Nature Conservation, Leisure and Culture; and DM01: Open Space.	
.NE.3	Green Chains	CS13: Open Space, Nature Conservation, Leisure and Culture; and DM01: Open Space.	
NE.4	Wandle Valley Country Park	CS5: Wandle Valley Sub-Area; and CS13: Open Space, Nature Conservation, Leisure and Culture.	
NE.5	Sites of Special Scientific Interest	CS13: Open Space, Nature Conservation, Leisure and Culture; and DM01: Open Space.	
NE.6	Local Nature Reserves and Sites of	CS13: Open Space, Nature	

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	Importance for Nature	Conservation, Leisure and	
	Conservation	Culture; and DM01: Open Space.	
NE.7	Species Protection	CS13: Open Space, Nature	
		Conservation, Leisure and	
		Culture.	
NE.8	Green Corridors	CS13: Open Space, Nature	
		Conservation, Leisure and	
		Culture; and DM01: Open Space.	
NE.9	Management of Land	London Plan policy 7.19; and	
		CS13: Open Space, Nature	
		Conservation, Leisure and	
		Culture.	
NE.10	Nature Conservation in Backland	CS13: Open Space, Nature	
	Areas	Conservation, Leisure and	
	Turne Darkerting	Culture.	
NE.11	Trees: Protection	London Plan policy 7.21; CS13:	
		Open Space, Nature	
		Conservation, Leisure and	
		Culture; and DM02: Trees,	
NE.12	Trees, Hedges and Landscape	hedges and landscape features. CS13: Open Space, Nature	
INE.12	Features	Conservation, Leisure and	
		Culture; and DM02: Trees,	
		hedges and landscape features.	
BE.1	New development, Change of Use,	CS14: Design; and DMD4:	Further detail to be
02.11	Alterations and Extensions	Managing Heritage Assets.	contained in a SPD.
BE.2	Demolition	CS14: Design; and DMD4:	Further detail to be
		Managing Heritage Assets.	contained in a SPD.
BE.3	Development Adjacent to a	CS14: Design; and DMD4:	Further detail to be
	Conservation Area	Managing Heritage Assets.	contained in a SPD.
BE.4	Areas of Distinctive Quality	CS14: Design.	Further detail to be
			contained in a SPD.
BE.5	Maintenance and Restoration	CS14: Design; and DMD4:	Further detail to be
		Managing Heritage Assets.	contained in a SPD.
BE.6	Demolition	CS14: Design; and DMD4:	Further detail to be
		Managing Heritage Assets.	contained in a SPD.
BE.7	Alterations and Extensions	CS14: Design; and DMD4:	Further detail to be
		Managing Heritage Assets.	contained in a SPD.
BE.8	Setting of Listed Buildings, Ancient	CS14: Design; and DMD4:	Further detail to be
	Monuments, Historic Parks	Managing Heritage Assets.	contained in a SPD.
BE.9	Uses	CS14: Design; and DMD4:	Further detail to be
		Managing Heritage Assets.	contained in a SPD.
BE.10	Building Recording	CS14: Design; and DMD4:	Further detail to be
		Managing Heritage Assets.	contained in a SPD.
BE.11	Rehabilitation and Maintenance	CS14: Design; and DMD4:	Further detail to be

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		Managing Heritage Assets.	contained in a SPD.
BE.12	Upgrading	CS14: Design; and DMD4:	Further detail to be
		Managing Heritage Assets.	contained in a SPD.
BE.13	Protection and Preservation	CS14: Design; and DMD4:	Further detail to be
		Managing Heritage Assets.	contained in a SPD.
BE.14	Evaluation	CS14: Design; and DMD4:	Further detail to be
		Managing Heritage Assets.	contained in a SPD.
BE.15	Privacy, Visual Intrusion and Noise	CS14: Design; and DMD2: Design Considerations in all Developments.	Further detail to be contained in a SPD.
BE.16	Urban Design	CS14: Design; and DMD1: Urban	Further detail to be
		Design and the Public Realm.	contained in a SPD.
BE.17	Urban Design – Application of Standards		Not carried forward.
BE.18	Gardens	CS14: Design; DM <mark>R4 D1</mark> Urban	Further detail to be
		Design and the Public Realm; DM	contained in a SPD.
		D2 : Design Considerations in all	
		Developments; and DM02:	
		Trees, hedges and landscape	
		features.	
BE.19	Sensitive Locations	CS14: Design; CS1: Colliers Wood	Further detail to be
		Sub-Area; CS3: Morden Sub-	contained in a SPD.
		Area; and CS6: Wimbledon Sub-	
	· · · · · ·	Area.	
BE.20	Appropriate Locations	CS14: Design; CS1: Colliers Wood	Further detail to be
		Sub-Area; CS3: Morden Sub-	contained in a SPD.
		Area; and CS6: Wimbledon Sub-	
BE.21	Important Local Views, Danoramas	Area.	Further detail to be
DE.21	Important Local Views, Panoramas and Prospects	CS14: Design; and DMD1: Urban Design and the Public Realm.	contained in a SPD.
BE.22	Design of New Development	CS14: Design; and DMD2: Design	Further detail to be
01.22		Considerations in all	contained in a SPD.
		Developments.	
BE.23	Alterations and Extensions to	CS14: Design; and DMD3:	Further detail to be
52.23	Buildings	Alterations and Extensions to	contained in a SPD.
		Existing Buildings.	
BE.24	Roof Extensions and Dormer	CS14: Design; and DMD3:	Further detail to be
·· •	Windows	Alterations and Extensions to	contained in a SPD.
		Existing Buildings.	
BE.25	Sustainable Development	CS15: Climate Change.	Further detail to be
			contained in a SPD.
BE.26	Facilities for the Public	CS 14 Design; and DMD2: Design	Further detail to be
		Considerations in all	contained in a SPD.
		Development.	
BE.27	Public Art	CS14: Design; and DMD1: Urban	Further detail to be

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		Design and the Public Realm.	contained in a SPD.
BE.28	Hoardings and Poster Displays	CS14: Design; and DMD5:	Further detail to be
		Advertisements.	contained in a SPD.
BE.29	Panels and Displays	CS 14: Design; and DMD5:	Further detail to be
		Advertisements.	contained in a SPD.
BE.30	Alterations	CS14: Design; and DMD7: Shop	Further detail to be
		Front Design and Signage.	contained in a SPD.
		Alterations and Advertising.	
BE.31	Design	CS14: Design; and DMD7: Shop	Further detail to be
		Front Design and signage.	contained in a SPD.
		Alterations and Advertising.	
BE.32	Advertising	CS14: Design; and DMD7: Shop	Further detail to be
		Front Design and Signage.	contained in a SPD.
		Alterations and Advertising.	
BE.33	Street Furniture and Materials	CS14: Design; and DMD1: Urban	Further detail to be
		Design and the Public Realm.	contained in a SPD.
BE.34	Telecommunications Masts, Base	CS14: Design; and DMD6:	Further detail to be
	Stations and Apparatus	Telecommunications.	contained in a SPD.
BE.35	Telecommunication Development	CS14: Design; and DMD6:	Further detail to be
		Telecommunications.	contained in a SPD.
BE.36	Prior Approval Procedure	CS14: Design; and DMD6:	Further detail to be
		Telecommunications.	contained in a SPD.
BE.37	Permitted Development	CS14: Design; and DMD6:	Further detail to be
		Telecommunications.	contained in a SPD.
PE.1	Air Quality	London Plan policy 7.14; Mayor's Air Quality Strategy (2010); CS14: Design; CS15: Climate Change; CS17: Waste Management; CS18: Active Transport; CS19: Public Transport; CS20: Parking Servicing and Delivery; and DMEP4: Pollutants.	Further detail to be contained in a SPD.
PE.2	Pollution and Strategy	London Plan policy 5.3, 5.14, 7.14 & 7.15; CS14: Design; CS15: Climate Change; CS17: Waste Management; CS18: Active Transport; CS19: Public Transport; CS20: Parking Servicing and Delivery; DMD2: Design Considerations in All Development; DMEP2: Reducing and Mitigating Against Noise; and DMEP4: Pollutants.	Further detail to be contained in a SPD.
PE.3	Light Pollution	London Plan policy 7.5; CS14: Design; DMD <mark>2</mark> : Design	Further detail to be contained in a SPD.

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		Considerations in All Development; and DMEP4: Pollutants.	
PE.4	Overhead Power Lines		Not carried forward.
PE.5	Risk from Flooding	CS16: Flood Risk Management; and DMF1: Support for Flood Risk Management.	
PE.6	Water Quality	CS15: Climate Change; CS16: Flood Risk Management; and DMF1: Support for Flood Risk Management.	
PE.7	Capacity of Water System	CS16: Flood Risk Management; and DMF2: Sustainable Drainage Systems (SuDs).	
PE.8	Contaminated, Vacant and Derelict Land	London Plan policy 5.21 and 5.22; CS15: Climate Change; and DMEP4: Pollutants.	Further detail to be contained in a SPD.
PE.9	Waste Minimisation and Waste Disposal	CS17: Waste Management, South London Waste Plan.	
PE.10	Waste Facilities	Deleted by Secretary of State on 27th September 2007.	These matters are now addressed in CS17: Waste Management and the South London Waste Plan DPD.
PE.11	Recycling Points	CS15: Climate Change; CS17: Waste Management; and South London Waste Plan.	Further detail to be contained in a SPD.
PE.12	Energy Generation and Energy Saving	Policy 5.5 and 5.6 of the London Plan, CS15: Climate Change; and DM EP1 Opportunities for Decentralised Energy Networks.	Further detail to be contained in a SPD.
PE.13	Energy Efficient Design and Use of Materials	Policy 5.2 and 5.3 of the London Plan; and CS15: Climate Change.	Further detail to be contained in a SPD.
L.1	Informal Recreation	CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	
L.2	Policy for Walking	CS18: Active Transport; and DMO1: Open Space.	
L.3	Water Environments	The London Plan policies 7.27, 7.28 & 7.30; CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	
L.4	River Wandle	CS5: Wandle Valley; CS13: Open Space, Nature, Leisure and	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD Conservation; and DMO1: Open	Comments
		Space.	
L.5	Urban Green Space	London Plan policy 7.18; CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	
L.6	Public Open Space	CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	
L.7	Recreational Open Space	CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	
L.8	Open Space Deficiencies	CS13: Open Space, Nature, Leisure and Conservation; DMO1: Open Space; and DMP1: Securing planning obligations.	Off-site infrastructure provision will largely be replaced by CIL funding once the CIL Charging Schedule is adopted.
L.9	Children's Play Facilities	London Plan policy 3.6, CS11: Infrastructure; CS13: Open Space, Nature, Leisure and Conservation; and DMP1: Securing planning obligations	Off-site infrastructure provision will largely be replaced by CIL funding once the CIL Charging Schedule is adopted.
L.10	Allotments	CS13: Open Space, Nature Conservation, Leisure and Culture.	
L.11	The Protection of Existing Facilities and Land	CS11: Infrastructure; CS13: Open Space, Nature, Leisure and Conservation; DMO1: Open Space; and DMC1: Community facilities.	
L.12	Provision of New Facilities	CS11: Infrastructure; CS13: Open Space, Nature, Leisure and Conservation; DMO1: Open Space; and DMC1: Community facilities.	
L.13	Improving Provision	CS11: Infrastructure; CS13: Open Space, Nature, Leisure and Conservation; DMO1: Open Space; and DMC1: Community facilities.	
L.14	Community and Religious Meeting Places	London Plan policy 3.16; CS11: Infrastructure; and DMC1: Community facilities.	
L.15	Protection of Facilities	London Plan policy 3.17; CS11: Infrastructure; and DMC1: Community facilities.	X

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L.16	Protection of Public Houses	CS7: Centres; and DMR5: Food and Drink Uses/ Leisure and Entertainment Uses.	
	Town	Centres and Shopping	<u> </u>
TC. 1	Promoting Development in Town Centres	CS7: Centres; DMR1: Location and Scale of Development in Merton's Town Centres and neighbourhood parades; and DMR2: Development of town centre type uses outside town	
TC.2	Town Centre Type Developments Outside Designated Town Centres	centres. DMR2: Development of town centre type uses outside town centres.	
TC.3	Mixed Use Development	CS7: Centres; and DMR1: Location and Scale of Development in Merton's Town Centres and neighbourhood parades.	
TC.4	Town Centre Management		Not carried forward.
TC.5	Good Urban Design and Public Realm	CS14: Design.	
TC.6	Promoting Vitality and Viability	CS7: Centres; DMR1: Location and Scale of Development in Merton's Town Centres and neighbourhood parades; DMR2: Development of town centre type uses outside town centres; DMR3: Protecting Corner/ Local Shops, DMR4: Protection of Shopping Facilities within Designated Shopping Frontages; DMR5: Food and Drink/ Leisure and Entertainment Uses; DMR6: Culture, Arts and Tourism Development; and DMR7: Markets.	
TC.7	High Density Housing	The London Plan; CS1: Colliers Wood and South Wimbledon Sub-Area; CS2: Mitcham Sub- Area; CS3: Morden Sub-Area; CS4: Raynes Park Sub-Area; CS6: Wimbledon Sub-Area; CS7: Centres; CS9: Housing Provision; CS14: Design; and DM D2: Design	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
		Considerations in all	
		Developments.	
TC.8	Land Assembly		Not carried forward.
TC.9	Office Development	CS7: Centres; DMR1: Location and Scale of Development of Development in Merton's Town Centres and neighbourhood parades; DMR2: Development of town centre type uses outside town centres; and DME1: Employment areas in Merton.	
TC.10	Mixed Use on Large Office Development Sites		Not carried forward.
TC.11	Conversion of Office to Residential Use	CS12: Economic Development; CS7: Centres; and DME2: Offices in town and local centres.	
TC.12	Offices Above Shops Outside the Town Centres	CS12: Economic Development; CS7: Centres; and DME3: Protection of Scattered Employment Sites.	
TC.13	Upper Floors in Shopping Streets	CS7: Centres; CS12: Economic Development; CS14: Design, DME2: Offices in town and local centres; and DMD7: Shop Front Design and Signage - <u>Alterations</u> and Advertising.	
WTC.1	A Mixed Use Town Centre	CS6: Wimbledon Sub-Area; CS7: Centres; CS12: Economic Development; DMR1: Location and Scale of Development and neighbourhood parades; and DME2: Offices in town and local centres.	
WTC.2	Extension of P3 Development Sites		Not carried forward.
WTC.3	The Primary Shopping Area	CS6: Wimbledon Sub-Area; CS7: Centres; and DMR1: Location and Scale of Development in Merton's town centres and neighbourhood parades.	
WTC.4	Change of Use in the Primary Shopping Area	CS6 Wimbledon Sub-Area; CS7: Centres; and DMR4: Protection of Shopping Facilities within Designated Shopping Frontages.	
WTC.5	Leisure and Entertainment Facilities	CS6 Wimbledon Sub-Area; CS7: Centres; DMR1: Location and Scale of Development in	

UDP	UDP Policy Name	Replaced by adopted or	Comments
Policy		forthcoming Policies or other.	
No		CS= Core Strategy	
		DM= Forthcoming Sites &	
		Policies DPD	
		Merton's Town Centres and	
		neighbourhood parades; and	
		DMR5: Food and Drink Uses/	
		Leisure and Entertainment Uses.	
WTC.6	Office Development	CS6: Wimbledon Sub-Area; CS7:	
		Centres; CS12: Economic	
		Development; DMR1: Location	
		and Scale of Development in	
		Merton's Town Centres and	
		neighbourhood parades; and	
		DME1: Employment Areas in	
		Merton.	
WTC.7	Hotel development	CS6: Wimbledon Sub- Area; CS7:	
		Centres; DMR1: Location and	
		Scale of Development in	
		Merton's Town Centres and	
		neighbourhood parades; and	
		DMR6: Culture, Arts and Tourism	
		Development.	
WTC.8	Development Facilities	CS11: Infrastructure; and DMP1:	Off-site infrastructure
		Securing Planning Obligations.	provision will largely be
			replaced by CIL funding
			once the CIL Charging
			Schedule is adopted.
WTC.9	Wimbledon Station Precinct		Not carried forward.
MI.1	Urban Village	CS2: Mitcham Sub-Area; CS7:	
		Centres; CS12: Economic	
		Development; DMR1: Location	
		and Scale of Development in	
		Merton's town centres and	
		neighbourhood parades; and	
		DME2: Offices in town and local	
		centres.	
MI.2	Core Frontages	CS2: Mitcham Sub-Area; CS7:	
	_	Centres; DMR4: Protection of	
		Shopping Facilities within	
		Designated Shopping Frontages;	
		and DMR7: Markets.	
MI.3	Re-Use of Upper Floors	CS2: Mitcham Sub-Area; CS7:	
		Centres; and DME2 Offices in	
		town and local centres.	
MI.4	Gateways		Not carried forward.
MI.5	Mitcham Fair Green and Street	CS2: Mitcham Sub-Area; CS7:	
	Market	Centres; and DMR7: Markets.	a for the second s
M0.1	Regeneration of Morden Town	CS3: Morden Sub-Area; CS7:	

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	Centre	Centres; CS12: Economic Development; DMR1: Location	
		and Scale of Development in Merton's town centres and neighbourhood parades; and DME2: Offices in town and local centres.	
M0.2	Re-Use of Upper Floors	Deleted by Secretary of State on 27th September 2007.	
M0.3	Core Frontages	CS3: Morden Sub-Area; CS7: Centres; and DMR.4: Protection of Shopping Facilities within Designated Shopping Frontages.	
M0.4	Street Market	CS3: Morden Sub-Area; CS7: Centres; and DMR7: Markets.	
S.1	Local Centres	CS7: Centres; CS12: Economic Development; DMR1: Location and Scale of Development in Merton's town centres and neighbourhood parades; and DME2: Offices in town and local	
S.2	Core Shopping Frontages	centres. CS7: Centres; and DMR4 Protection of Shopping Facilities within Designated Shopping Frontages.	
S.3	Secondary Shopping Frontages	CS7: Centres; and DMR4 Protection of Shopping Facilities within Designated Shopping Frontages.	
S.4	Neighbourhood Parades	CS7: Centres; DMR1: Location and Scale of Development in Merton's town centres and neighbourhood parades; and DMR4: Protection of Shopping Facilities within Designated Shopping Frontages.	
S.5	Corner/ Local Shops in Residential Areas	CS7: Centres; and DMR3: Protecting Corner/ Local Shops.	
S.6	Small-scale Retail Development Outside Existing Shopping Centres	CS7: Centres; and DMR2: Development of town centre type uses outside town centres.	
S.7	Environmental Improvements in Shopping Centres	CS14: Design; DMD2: Design Consideration in all Developments; and DMD1: Urban Design and the Public	

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		Realm.	
S.8	Food and Drink (A3) Uses	CS7: Centres; and DMR5: Food and Drink/ Leisure and Entertainment Uses.	
S.9	Vehicle Related Developments	CS7: Centres; CS18: Active Transport; CS19: Public Transport; CS20: Parking Service and Delivery; DMT2; Consieration of Transport Impacts of Development; DMT3: Applying relevant car parking and servicing standards; and DMT5: Consideration of Connections and Access to the	
S.10	Access for People with Disabilities	Road Network. Deleted by Secretary of State on 27th September 2007.	
S.11	Facilities for Customers	CS14: Design and DMD1: Urban design; and the public realm.	
		Transport	
PT.1	Local and Regional Needs	CS19: Public Transport.	
PT.2	Rail Services	CS19: Public Transport.	
PT.3	Railway Stations	CS19: Public Transport.	
PT.4	Public Transport Interchanges	CS19: Public Transport.	
RN.1	Priority Networks	CS18: Active Transport and CS19: Public Transport.	
RN.2	Improvements to the Road Network	CS20: Parking, Servicing and Delivery.	
RN.3	Vehicular Access	CS20: Parking, Servicing and Delivery.	
RN.4	Road Safety	CS18: Active Transport.	
RN.5	Traffic Management	CS20: Parking, Servicing and Delivery.	
RN.6	Lorry Bans	CS20: Parking, Servicing and Delivery.	
RN.7	Provision for Goods Vehicles	CS20: Parking, Servicing and Delivery.	
RN.8	Rail Freight	CS20: Parking, Servicing and Delivery.	
RN.9	Accessibility	CS18: Active Transport; and CS19: Public Transport.	
WC.1	Increasing Walking	CS18: Active Transport.	
WC.2	Safer Routes to Schools	CS18: Active Transport; and CS19: Public Transport.	

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WC.3	Cycle Facilities	CS18: Active Transport.	
WC.4	Cycle Routes	CS18: Active Transport.	
TO.1	Traffic Management in Town	CS20: Parking, Servicing and	
	Centres	Delivery.	
TO.2	Integrating Development and	CS18: Active Transport; CS19:	
	Accessibility Improvements	Public Transport; and CS20:	
		Parking Servicing and Delivery.	
PK.1	On-Street Parking Services	CS20: Parking, Servicing and Delivery.	
РК.2	Car Parking Standards	CS20: Parking, Servicing and Delivery.	
РК.3	Car Parking and Development	CS20: Parking, Servicing and Delivery.	
РК.4	Management of Public Parking	CS20: Parking, Servicing and Delivery.	
РК.5	Change of Use of Car Parks	CS20: Parking, Servicing and Delivery.	
РК.6	Car Free Residential Development	CS20: Parking, Servicing and Delivery.	
PK.7	Commuter Parking in Town	CS20: Parking, Servicing and	
	Centres	Delivery.	
PK.8	Commercial Vehicle Parking	CS20: Parking, Servicing and	
		Delivery.	
LU.1	Transport Infrastructure and	CS20: Parking, Servicing and	
	Development	Delivery.	
LU.2	Public Transport Accessibility	CS19: Public Transport.	
LU.3	Transport Impact of New	CS19: Public Transport; and	
	Development	CS20: Parking, Servicing and	
	Consistency of Development	Delivery.	
LU.4	Consistency of Development Proposals with Transport Facilities	CS18: Active Transport; CS19: Public Transport; and CS20:	
	Proposals with transport Facilities	Public Transport; and CS20: Parking Servicing and Delivery.	
LU.5	Developer Contributions	CS18: Active Transport; CS19:	
LU.5	Developer contributions	Public Transport; and CS20:	
		Parking Servicing and Delivery.	
	Resource	es and Implementation	
10.4			Nut and the first state
LD.1	Temporary and Permanent Uses		Not carried forward.
LD.2	Vacant and Underused Sites	CS: Introduction and Purpose.	
LD.3	Planning Briefs	Deleted by Secretary of State on 27th September 2007.	
LD.4	Acquisition and Assembly of Land		Not carried forward.
LD.5	Temporary Planning Permission		Not carried forward.
F.1	Private Investment		Not carried forward.
F.2	Planning Obligations		Not carried forward.

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
			Off-site infrastructure provision will largely be replaced by CIL funding once the CIL Charging Schedule is adopted.
F.3	Council Expenditure	CS: Delivery and Implementation.	
MR.1	Monitoring and Review	CS: Each Policy.	Not carried forward.

# J Glossary

A complete glossary of planning erms can be found at the Planning Portal webside: <u>http://www.planningportal.gov.uk</u>. The glossary below should be used as a guide only and should not be considered the source of statutoty definitions.

Accessibility: The general term for how easy it is for people to get to places, jobs, homes and services.

- Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
  - Social rented housing is owned by local authorities and private registered providers, for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Community Agency.
  - Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a centre of no more than 80% of the local market rent (including service charges, where applicable).
  - Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered, for planning purposes, as affordable housing.

#### Allowable Solutions: Central government proposed flexible mechanism for developers to meet Part L (Conservation of Fuel and Power) of Building Regulations under the Zero Carbon Building Programme.

Archaeological Priority Zone:	
	An area which is known to be of archaeological importance <del>because of past</del> due to historic findings, excavations or historical evidence.
Biodiversity:	This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society.

Sites and Policies | Appendices

Brownfield land:	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure. The definition covers the curtilage of the development.
Car Clubs:	A car club provides its members with quick and easy access to cars for hire. Members can make use of car club vehicles as and when they need them.
Community facilities:	Covers facilities such as health provision, public toilets, colleges and universities, community centres, libraries, museums, places of worship, policing and other criminal justice or community safety facilities, children and young people's play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social infrastructure.
Comparison Retailing:	Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
Conservation Area:	An area of special architectural and historic interest, the character of appearance of which it is desirable to preserve or enhance.
Convenience Retailing:	Convenience retailing is the provision of everyday essential items, including foods, drinks, newspapers/magazines and confectionary.
Critical Drainage Area (CDA):	Area of significant flood risk, characterised by the amount of surface water runoff that drains into the area topography and hydraulic conditions of the pathway (e.g. sewer, river systems), and the receptors (people, properties and infrastructure) that may be affected.
Decentralised Energy Networks:	Decentrailised Energy is the local or sub-regional supply of heat and electricity
	from a central source, known as an Energy Centre, to more than one building or customer via a network of pipes. This provides an alternative to providing individual heating systems in each building.
Density:	Is expressed both in terms of dwellings and, to take better account of the needs of different types of household, habitable rooms per hectare.
Designated Shopping Frontages:	In Merton's town centre's we have 'Designated Shopping Frontages' comprising of:
•	Wimbledon's Central Shopping Frontage: This shopping frontage consists mostly of
-	retail uses (A1 uses). Core Shopping Frontage: As referred to in the National Planning Policy
	Framework, Primary Shopping Frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing, household goods, leisure and
	entertainment and cultural and community uses. In Merton, we refer to the 'Primary Shopping Frontage' as the 'Core Shopping Frontage'.
•	Secondary Shopping Frontage: Secondary frontages provide greater opportunities for a diversity of uses.

	Other shopping frontages that are located in town centre boundaries but are not designated (i.e 'non designated shopping frontages) are suitable for a wider range of town centre uses including retail, leisure and entertainment, cultural, community and offices which contributes towards the vitality and viability of town centres.
Doubles ment Plan	Please see Proposals Map Update Section E: Shopping Frontages – Table E.1: Core Shopping Frontage, Table E.2: Secondary Shopping Fronatge and Table E.3: Wimbledon Central Shopping Frontage to view these destinations for each town centre.
Development Plan Documents (DPD):	The statutory component parts of the local development framework. Core Planning Strategies, area action plans and site-specific allocations are all DPDs.
District Centre:	Distrct centres comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.
Edge-of-centre:	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside of the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge-of-centre, account should be taken of local circumstances.
Floodplain:	Generally low lying areas adjacent to a watercourse, tidal lengths of the river or sea, where water flows in times of flood or would flow but for the presence of flood defences.
Flood Defence:	Infrastructure used to protect an area against flooding as floodwalls and embankments. Flood Defences are designed to a specific standard of protection (design standard).
Floorspace gross:	All floorspace enclosed within the building envelope.
Floorspace (net – For retail purposes):	Area of a shop that is accessible to the public: sales floor, sales counters, checkouts, lobby areas, public serving and in-store cafes. Excludes good storage, delivery, preparation area, staff offices, staff amenity facilties, plant rooms, toilets and enclosed public stairwells and lifts between floors.
Fluvial Flooding:	Flooding resulting from water levels exceeding the bank level of a main river.
Floor Risk Area:	An area determined as having significant risk of flooding in accordance with published guidance from Defra.
General Permitted Development Order:	A number of forms of telecommunications development which are permitted under the General Permitted Development Order are subject to a 56 day prior

	approval procedure. For such types of development the developer must apply to the local planning authority for its determination as to whether prior approval will be required as to the siting and appearance of the proposed development.
Green Chains:	These are areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes.
Green Corridors:	This refers to relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.
Heavy Goods Vehicles (HGV):	Motor vehicles (for example, trucks/lorries) with a maximum gross vehicle weight of more than 3.5 tonnes.
Heritage Asset:	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assest identified by the local planning authority (including local listing).
Historic Environment:	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.
Independent Examination:	The process by which a planning inspector may publicly examine a development plan document before issuing a binding report.
Listed Buildings:	These are buildings or other built structures included in the statutory list of buildings or special architectural or historic interest of national significance, which is compiled by the Secretary of State for Culture, Media and Sport. Buildings are graded and are protected both internally and externally. Listed building consent is required for almost all works to a listed building. Locally and Statutory Listed Buildings
Local Centre:	Local centres including a range of small shops of a local nature, serving a small catchment. Typically, local centres might include services such as a small supermarket, a newsagent, a post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.
Local Development Framework (LDF):	The Local Development Framework is the collection of local development documents produced by the local planning authority which collectively delivers the spatial planning strategy for its area.
Local Nature Reserves (LNR):	This is strictly an area designed under section 21 of the National Parks and Access to the Countryside Act 1949. A LNR is one of several places in a city or town where animals can comfortably reside and plants can grow wild. Sites are declared LNR's

Neighbourhood

Parades:

because they have features of special interest and are designated on the basis of English Nature guidelines.

London Plan: The London Plan is the Spatial Development Strategy for London. Produced by the Mayor of London, it provies the overall spatial vision for the entire region, identifying the broad locations for growth, often by identification of sub-regions, and major infrastructure requirements, together with the housing numbers to be provided for in boroughs' LDFs. It is part of the development plan for Merton together with the borough's LDF documents and should be used to guide planning decisions across London. All LDF documents have to be in general conformity with the London Plan.

Main River:A water course shown as such on the Main River Map, and for which the<br/>Environment Agency has responsibilities and powers.

Major Centre:Major Centres normally have over 50,000 square metres of retail floorspace and<br/>their retail offer is derived from a mix of both comparison and convenience<br/>shopping. Some Major Centres, which have developed sizeable catchment areas,<br/>also have some leisure and entertainment functions.

Metropolitan Open Land (MOL): Strategic open land within the urban area that contributes to the structure of London. Multi Utility Services

Company (MUSCo): A multi utility service company is able to provide a range of building services. This will normally include electricity, gas or heat but could also include water and telecommunications.

Convenience shopping and other services easily accessible to those walking or cycling or those with restricted mobility.

Open Space: All the land that is predominantly undeveloped, other than by buildings or structures that are ancillary to the open space use, and bodies of water that are indicated as open space on Merton's Policies Map. The definition covers a broad range of types of open space within

Comment: This is a modification of the London Plan's definition and accords also with the NPPF definition.

Merton, whether in public or private ownership and whether public access is unrestricted, limited or restricted.

Out-of-centre: A location which is not in or on the edge-of -centre but not necessarily outside the urban areas.

Out-of-town: A location out of centre that is outside the existing urban area.

Planning Application: Administrative process where permission is sought from the loal authority to carry our development. The form and content of the application is laid down in guidance. Application can be made in outline or detailed form for some categories of development.

#### Sites and Policies | Appendices

Planning Permission:	The consent given by the local planning authority for building operations as defined in the Town and Country Planning Act that do not constitute permitted development as defined in the general permitted development order (GDPO) or uses permitted by the use classes order; usually subject to conditions and sometimes a legal agreement.
Pluvial Flooding: Primary Shopping	Flooding from water flow over the surface of the ground often occurs when the soil is saturate and natural drainage channels or artificial drainage systems have insufficient capacity to cope with additional flow.
Area:	Defined area where retail development is concentrated (generally comprising the core and those secondary frontage which are adjoining and closely related to the core shopping frontage).
Public benefit:	The fulfilment of one or more of the objectives of sustainable development as set out in the National Planning Policy Framework 2012, provided that the benefits will ensure for the wider community and not just for private individuals or corporations.
Public realm:	This is the space between and surrounding buildings and open spaces that are accessible to the public and include streets, pedestrainised areas, squares, river frontages etc
Risk (Flooding):	In flood risk management, risk is defined as a product of the probability of likelihood of a flood occurring, and the consequence of the flood.
Service Retailing:	Comprises of uses providing services such as hairdressing, beauty salons, dry cleaning, post office, and clothing hire, opticians and travel agents.
Sequential Test:	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others.
SewerFlooding: Floodin	ng caused by a blockage or overflow in a sewer or urban drainage.
Scattered Employment Sites:	An employment site that is not a designated employment site (a site that is not a Strategic Industrial Location or Locally Singiifcant Industrial Site) as illustrated in Merton's adopted Proposals Map (as amended).
Scheduled Ancient Monument:	Scheduled Ancient Monuments are identified by the Secretary of State for Culture Media and Sport under the Ancient Monuments and Archaeological Areas Act 1979. They are monuments of National importance to which statutory protection is afforded.
Sites of Importance for Nature Conservation	
(SINC):	Locally important sites or nature conservation adopted by local authorities for planning process and idenfied in the local development plan.

Site of Special Scientific	
Interest (SSSI):	A site identified under the Wildlife and Countyside Act 1981 (as amdended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of its plants, animals and natural features relating to the earth's structure.
Strategic Environmenta Assessment (SEA):	A process of environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. It is required by European Directive 2011/42/EC (the Strategic Environmental Assessment or SEA Directive).
Supplementary Plannin Documents (SPD):	g Supplementary planning documents (SPDs) give further guidance on specific policy topic areas such as affordable housing provision, that have been identified in the core policy in the local development framework (LDF), or to give detailed guidance on development of specific sites in the form of a masterplan framework plan or development brief.
Sustainable Appraisal (SA):	A form of assessment used in the UK, particularly for regional and local planning, since the 1990s. It considers environmental, social and economic effects of a plan and appraises them in relation to the aims of sustainable development. Sustainability appraisals that fully incorporate the requirments of the SEA Directive 92001/42/EC) are required for local development documents and regional spatial strategies in England under the Planning and Compulsory Purchase Act 2004.
Sustainable Community	/
Strategy (SCS):	The overaching strategy for the local area, which sets out the overall direction and vision for the borough over the next 10 years. It tells the story of a place, and what needs to be achieved for the local area and its residents, based on what is most important to them. It is also known as the Community Plan.
Surface Water:	Rainwater (including snow and other precipitation) which is on the surface of the ground and has not entered a watercourse, drainage system or public sewer.
Surface Water Attenuration:	Mitigation measures for flood prevention and protection from surface water.
Sustainable Drainage Systems (SUDS):	Sustainable Drainage Systems cover the whole range of sustainable approaches to surface drainage management including source control measures such as:
	<ul> <li>rainwater (including snow, rain or hail), recycling and drainage;</li> <li>infiltration devices to allow water to soak into the ground, that can include individual soakways and communal facilities;</li> <li>filter stripes and swales which are vegetated features that hold and drain water downhill mimicking natural drainage patterns;</li> <li>filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed; and,</li> </ul>

	<ul> <li>basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.</li> </ul>
Sustainable transport Modes:	Any means of transport with low impact on the environment, including walking and cycling, green or low emission vehicles, car sharing and public transport.
Sustainable	
Development:	As defined in the National Planning Policy Framework, there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
	<ul> <li>An economic role: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</li> <li>A social role: supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and,</li> <li>An environmental role: contributing to protecting and ehancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</li> </ul>
Town centre:	Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to county centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
Town centre type	
Uses:	The main uses to which town centre policies can apply are:
	<ul> <li>Retail development (including warehouses clubs and factory outlet centres);</li> <li>Leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);</li> <li>Offices, and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</li> </ul>
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#### Sites and Policies | Appendices

Order:	A Tree Preservation Order may be made to protect individual trees or groups of trees. The Order gives protection against unauthorised felling, lopping, or other tree works.
Unitary Development Plan (UDP):	This is the former statutory development plan system and contains the framework to guide development in local areas. Under the Planning and Compulsory Purchase Act 2004 it was replaced by the Local Development Frameworks. UDP policies will continue to operate for a time after the commencement of the development plan system introduced in 2004 and the National Planning Policy Framework (2012), by virtue of transitional provisions, though they should all be eventually superseded by LDF policies.
Use Class Order:	<ul> <li>Schedule of class of use for land and buildings under Town and Country Planning (Use Classes) Order 1937 as amended 2005:</li> <li>A1 Retail (convenience, comparison and service retail services and facilities)</li> <li>A2 Financial and Professional Services</li> <li>A3 Restaurants and Cafes</li> <li>A4 Drinking Establishments</li> <li>A5 Hot Food Take-away</li> <li>B1 Business</li> <li>B2 General Industrial</li> <li>B8 Storage or Distribution</li> <li>C1 Hotels</li> <li>C2 Residential Institution</li> <li>C3 Dwelling House</li> <li>D1 Non-residential Institutions</li> <li>D2 Assembly and Leisure</li> <li>Other Sui Generis – a term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Class Order, such as theatres, night clubs and car showrooms.</li> </ul>

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- By Design Urban design in the planning system: towards better practice; DETR, CABE (2000)
- EU Landfill Directive 99/31/EC (1999)
- Crime and Disorder Act: 17 (1998)
- Road Traffic Reduction Act (1997)
- Secured by Design, ACPO (1994)
- The Conservation (Natural Habitats & c,) Regulations 1994 (1994)
- Designing Out Crime, ODPM Home Office (1980)
- English Heritage "Historic Environment Local Management – Practical considerations for the design and implementation of refurbishment projects of historic school buildings (2011)
- English Heritage"Refurbishing historic school buildings" (2010)

Comment: Added March 2013 in ref to English Heritage comments on upgrading historic schools and changes to DM.C1

# Part II Sites and Policies Map

Submission

**Public Consultation July - August 2013** 

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#### Introduction – sites for allocation and maps to illustrate where policies apply

This is Part 2 of Merton's Sites and Policies Plan. It contains around 40 sites for allocation to help guide what uses the council will encourage on each of these sites. These sites were suggested during 2011 and 2012 by landowners (including the council), local community groups, residents and others.

Part 2 also contains maps to show where specific planning policies apply in Merton, for example, to show where nature reserves are, to show where the boundary of a town centre is or to show which rows of local shops are designated as neighbourhood shopping parades.

This section is arranged by geographic area, dividing the borough into five sub-areas along the same lines as Merton's Core Planning Strategy:

- Colliers Wood
- Mitcham
- Morden
- Raynes Park
- Wimbledon

There is also a section that deals with issues common to the whole of the borough.

What has guided these sites and maps so far?

Feedback from local residents, businesses, community groups and landowners (including the council) to the "call for sites" (Stage 1) consultation in July 2011 suggested sites to be included in the plan. More sites were also suggested between January and May 2012, (known as Stage 2 consultation). Each of the sites was assessed for potential development options which informed their inclusion in the plan.

Feedback from the previous three stages of consultation across nine months between January-May 2012, June- July 2012 and January-February 2013 has helped inform the site allocations and land designations illustrated on the maps. Detailed technical assessments and research have also informed the site allocations an land designations.

In 2011, the research that supported Merton's Core Planning Strategy and South London Waste Plan passed examination by independent inspectors. We are making effective use of resources by using this research again to help guide the site allocations and land designations in Merton.

Once adopted in 2014, the final site allocations will replace the remaining site allocations (those that have not already been built) in Merton's Unitary Development Plan (UDP) 2003. Once adopted in 2014, the land designations will be illustrated on a large map, known as the Policies Map, which will replace Merton's adopted Proposals Map 2003.

Government has changed the national planning system as set out in the National Planning Policy Framework 2012 and the Mayor's London Plan 2011 which affects development in London. It is a good time for Merton to show how and where national and regional issues will be applied locally.

#### Publishing the Sites and Policies Plan and Policies Map

The council believes that this is the right plan for the borough and wishes to adopt it as part of the council's Local Plan. Before doing this, the council has to submit it to the Secretary of State for examination by an independent planning inspector.

If you have comments on any issues within the detailed policies, site allocations or land designations that you would like the inspector to consider at his or her independent examination of the plan, please let us know in writing (post or e-mail) by Friday 23 August 2013 using the details below

FutureMerton London Borough of Merton 12th Floor Civic Centre London Road, Morden SM4 5DX. Email: Idf@merton.gov.uk Tel: 020 8545 4141 or 020 8545 3837

You are also invited to state if you would like to attend any examination hearings on Merton's sites and policies plan and policies maps or if you would like to be notified when these documents are adopted.

#### Next steps: examination by an independent Planning Inspector

The final plan will be submitted to the Secretary of State in September 2013. Any comments received on the final plans between July and August 2013 will be published on Merton Council's website and made available to the Secretary of State and the independent planning inspector. It will be the inspector's decision as to what issues are considered at the examination and who is invited to take part.

The final plan – and all the comments received – will then be sent to the Secretary of State in September 2013 who will appoint an independent planning inspector to examine whether the plan is "sound". If the plan passes the examination, it can then be adopted as part of the council's development plan to help decide planning applications for new buildings. The plan adoption is scheduled for February 2014.

# A: Policies Map and Sites for each sub-area



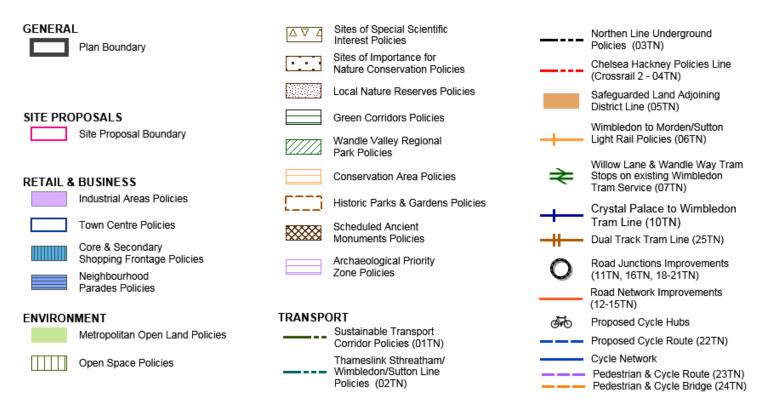
# **Colliers Wood**

## **Draft Policies Map**

## **Submission**

# **Public Consultation July - August 2013**

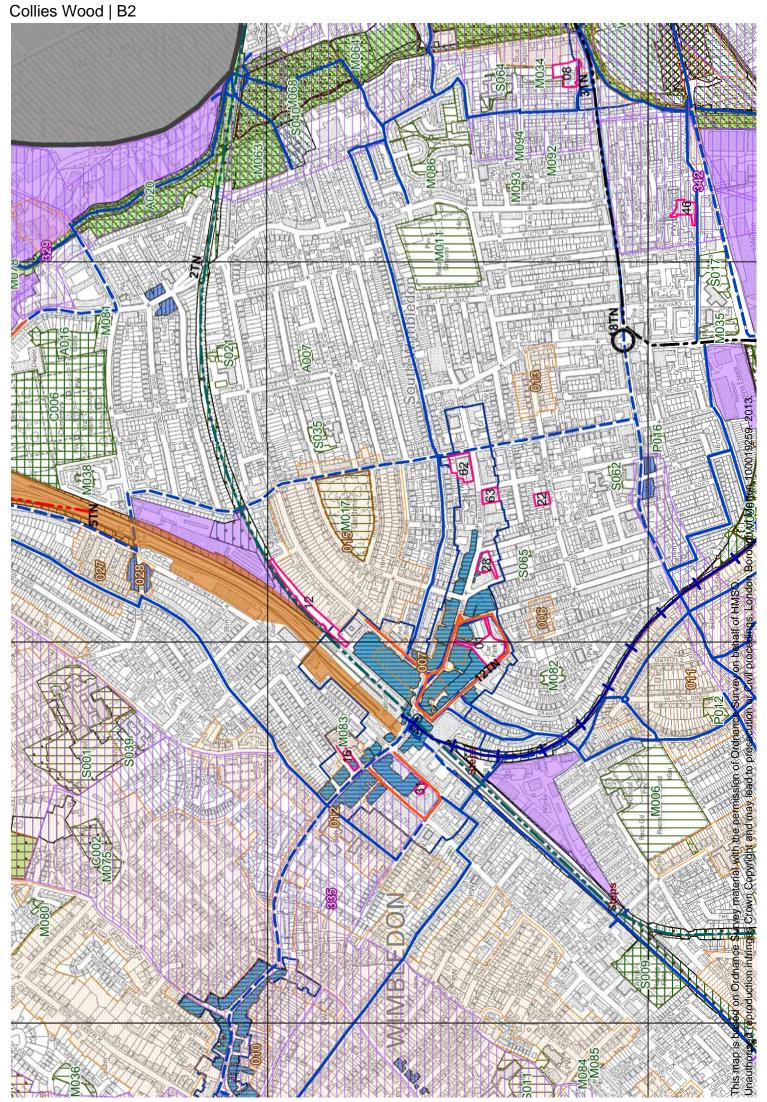
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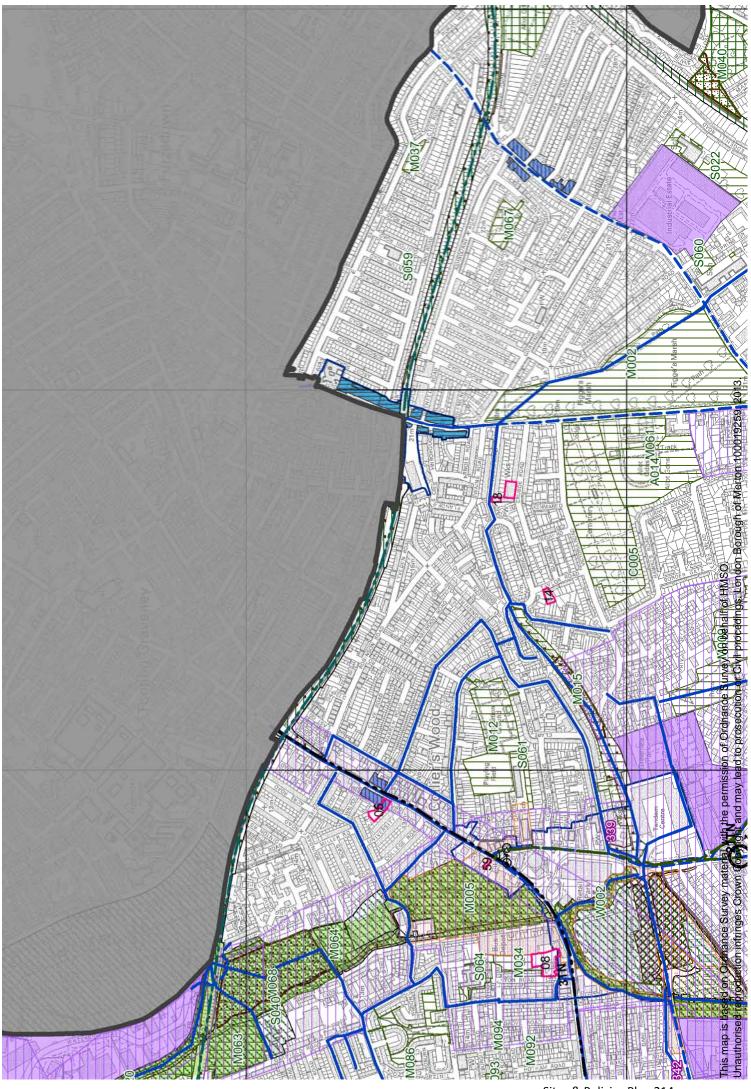
This legend is repeated for all Merton's sub-areas.

If you require more detailed maps, please contact us through post, email or phone:

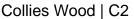
Address: Future Merton, London Borough of Merton, 12th Floor Civic Centre, London Roar, Morden, SM\$ 5DX Email: ldf@merton.gov.uk Telephone: 020 8545 3837 / 4141

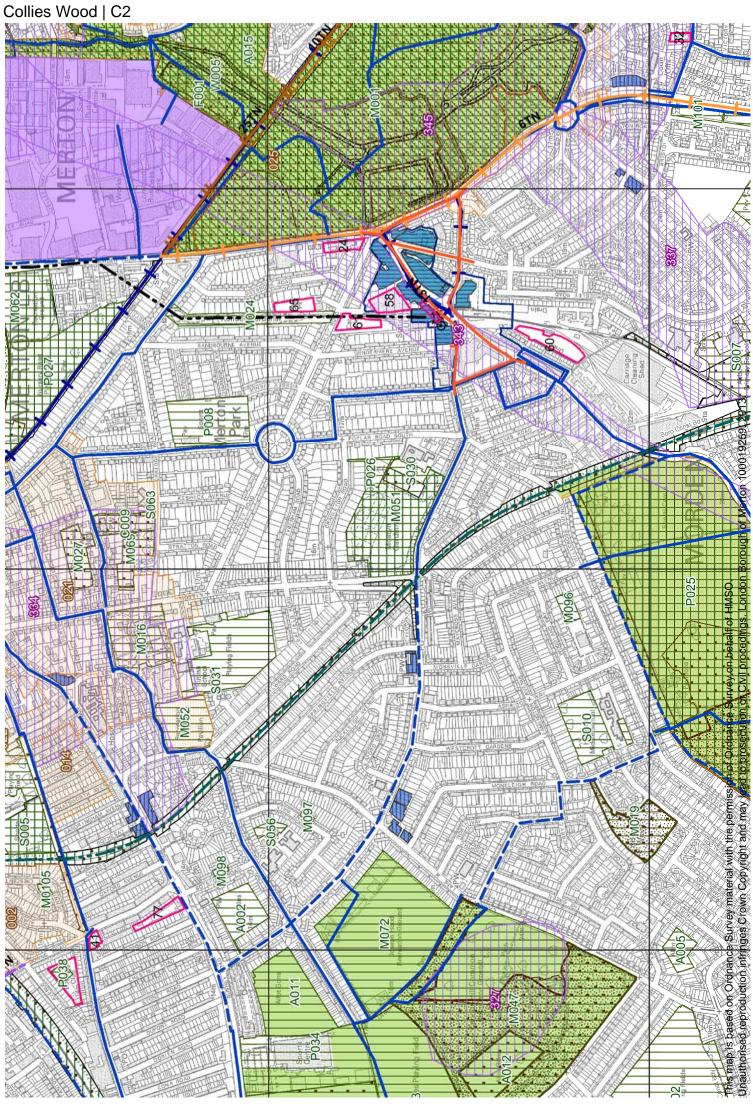


Sites & Policies Plan 213



Sites & Policies Plan 214





### 43-45 Palestine Grove

43-45 Palestine Grove, Colliers Wood, SW19 2QN



Site area	0.02 ha
Site description	The site is occupied by a vacant and dilapidated storage/warehouse building with high brick and timber fencing.
	Immediately east and adjoining the site is a similar sized property with a building being utilised by a manufacturing business (electric slotmeters London).
	Residential uses generally comprising two/three storey terraced homes predominate in the vicinity of the site. Immediately to the west of the site is a private car park with approximately 10 spaces.
Strategic planning factors	The entire site is within medium risk of flooding (Flood Zone 2).
	The site is within an Archaeological Priority Zone.
	The site is within an area with moderate accessibility to public transport (PTAL 3).
Current use	Vacant former workshop.
Vse suggested / organisation	Residential – London Borough of Merton.
Allocated use	Residential (C3 Use Class).

London Borough of Merton | Sites and Policies DPD

**Delivery timescale** 2014 – 2016.

- Mitigate potential parking, road safety and traffic impacts on Issues neighbouring streets and local amenity.

Access arrangements to this site should continue via the Christchurch Road entrance of Palestine Grove.

Investigating the potential impact of any proposed development on archaeological heritage.

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

#### Summary of consultation responses

Allocation should be for residential or employment •

(this section will be removed in the adopted document) Support for residential redevelopment

Further research (this section will be removed in the adopted document)

November 2012: The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of size.

February 2013: The site was sold by council. The London Borough of Merton has been in contact with the new site owner who outlined their intention to redevelop the site for residential purposes within the next 2 years in accordance with the allocation.

# Colliers Wood Community Centre

64-72 High Street Colliers Wood, Colliers Wood, SW19 2BY



Site area 0.13 ha

Site Proposal 05

- **Site description** Colliers Wood Community Centre is a detached mainly two storey building. It is located on the west side of High Street Colliers Wood and surrounded by terraced housing to the rear and mixed use residential and commercial buildings of two or three storeys in height along the High Street. Immediately adjacent to the site is the Red Lion Public House.
- **Strategic planning factors** The site is within an Archaeological Priority Zone and an area with very good accessibility to public transport services (PTAL 5). The eastern portion of the site is within the Colliers Wood town centre boundary, Flood Zone 2 and a Critical Drainage Area.
  - **Current use** Community Centre (D1 Use Class).
  - Use suggested / Mixed use community (which could include a library) and residential organisation London Borough of Merton.
    - Allocated use Mixed use community (D1 Use Class, which could include space for a library) and residential (C3 Use Class). Could also include commercial uses such as a café on street frontage.

**Delivery timescale** 2019 – 2024.

This site is a deep site and potentially has capacity for a library, Issues community uses and some commercial uses (e.g. café) fronting the High Street. There is scope for residential development either on upper floors or to the rear of the site.

> A mix of uses including community uses on lower floors and residential on upper floors will ensure the building is occupied over 24 hours, creating a more secure environment, helping to minimise vandalism.

> Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the flood risk and the Critical Drainage Area.

> Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

> Requirement to appropriately manage access arrangements, parking demand, traffic and road safety impacts on neighbouring streets and local amenity.

> Investigating the potential impact of any proposed development on archaeological heritage.

Summary of consultation Issues were raised from various parties during the consultation responses stage and are summarised generally as follows (abridged):

- Site should be retained for a community centre
- Support for mixed use redevelopment •
- Delivery timescale should be before 2018 •

Further research November 2012: The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of access.

*in the adopted document*)

(this section will be removed

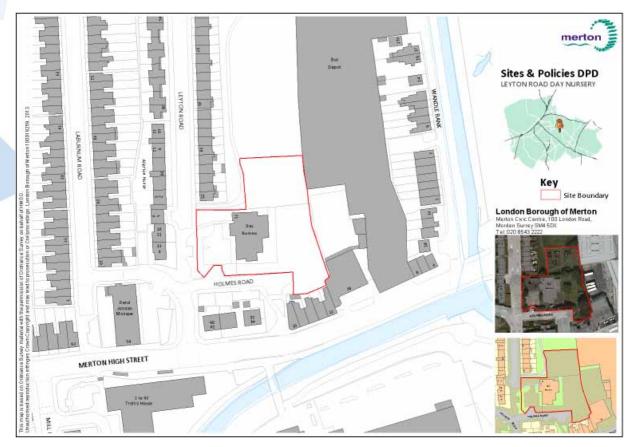
ite Proposal 05

(this section will be removed in the adopted document)

London Borough of Merton | Sites and Policies DPD

# Site Proposal 08

# Leyton Road Centre 21 Leyton Road, Colliers Wood, SW19 1DJ



Site area Site description Strategic planning factors	This single storey building has the three-storey Merton Bus Garage building to its east, All Saints recreation ground to the north and two-storey terraced housing to the west and south. The site is within an Archaeological Priority Zone and an area with very good accessibility to public transport services (PTAL
Current use	<ul><li>5). A small part of the site is within a Critical Drainage Area.</li><li>The site is adjacent to the Wandle Valley Conservation Area (along the southern and eastern boundaries), open space (All Saints recreation ground) and the Colliers Wood town centre boundary.</li><li>Offices (B1[a] Use Class).</li></ul>
Use suggested / organisation	
Allocated use	Any of the following or a suitable mix of community (D1 Use Class - education/day centre etc) and residential (C3 Use Class).
Delivery timescale	2019 – 2024.

**Issues** The potential for educational use on this site has been highlighted in an external report commissioned by the London Borough of Merton.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Localised footpath improvements to improve pedestrian access.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

Respecting the character of the adjacent Conservation Area.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Summary of consultationIssues were raised from various parties during the consultationresponsesstage and are summarised generally as follows (abridged):

- Allocation should for children's centre or community
- Site should be retained for existing use
- Issues with potential overcrowding
- Support for potential use as a school

#### Further research

(this section will be removed in the adopted document)

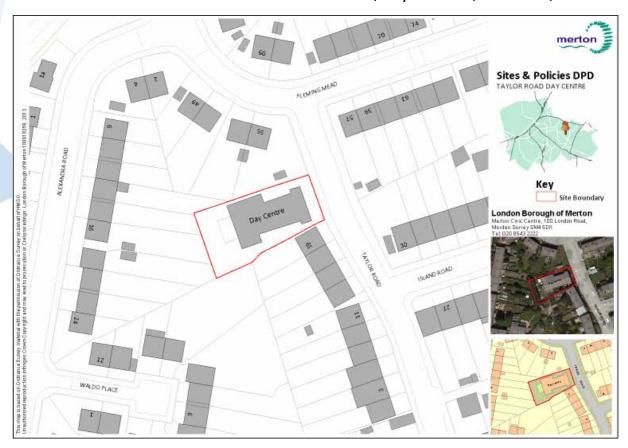
(this section will be removed in

the adopted document)

**November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton list as potentially being suitable for providing school places.

London Borough of Merton | Sites and Policies DPD

# Taylor Road Day Centre Wakefield Hall, Taylor Road, Mitcham, CR4 3JR



- Site area 0.08 ha
- **Site description** The site consists of a single storey pitched roof building that is surrounded by two storey houses.
- **Strategic planning factors** The site is in an area with poor accessibility to public transport services (PTAL 2).
  - **Current use** Day Centre (D1 Use Class).
- **Use suggested / organisation** Residential London Borough of Merton.
  - Allocated use Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is provided elsewhere.
  - Delivery timescale 2019 2024.
    - **Issues** Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of

London Borough of Merton | Sites and Policies DPD

Sites & Policies Plan 222

Site Proposal 14

modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Protecting the residential amenity of those properties adjacent to and in the vicinity of the site.

# Summary of consultation responses

(this section will be removed in the adopted document)

Further research

(this section will be removed in the adopted document)

The following issue was raised from during the consultation stage and is summarised generally as follows (abridged):

• The site should be retained as a community/day centre

Council is currently negotiating an extension to the lease for the current occupiers of the site. This has resulted in the likely delivery timescale being shifted to beyond 2017 as previously noted.

# 60 Pitcairn Road 60 Pitcairn Road, Mitcham, CR4 3LL



#### Site area 0.03 ha

Site Proposal 18

**Site description** The site consists of a two storey industrial building with access to Pitcairn Road. The surrounding area is characterised by two-storey terraced houses, however there is a two storey industrial building to the southeast of the site and church use to the south.

**Strategic planning factors** The site is in an area with moderate accessibility to public transport services (PTAL 3) and a Critical Drainage Area.

**Current use** Vacant – last use was for small business (approximately 10 years ago).

**Use suggested / organisation** Residential – Paper Project acting on behalf of the owner.

Allocated use Residential (C3 Use Class).

**Delivery timetable** 2014 – 2019.

**Issues** Given the size of the site and the long-term vacancy, the loss of employment land is not considered to be an issue on this site.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the

London Borough of Merton | Sites and Policies DPD

Critical Drainage Area.

# Summary of consultation responses

(this section will be removed in the adopted document)

#### Further research

(this section will be removed in the adopted document)

There were no issues raised during any of the consultation stages and there was general support for residential redevelopment.

Council has liaised with the agent acting for the owner who supports the proposed allocation for residential use. They are also actively engaged with the owner of the adjoining Church site to pursue interest in a joint development of both sites which is encouraged by the council. The agent is also acting on behalf of the owner of 45A Crusoe Road (Site 80) with a view to delivering both sites together.

# The Patrick Doody Clinic Pelham Road, Wimbledon, SW19 1NX



#### Site area 0.12 ha

- **Site description** The site consists of a part single and part two storey health centre building. The site is surrounded by two storey houses but on the southern side of Pelham Road are three storey blocks of flats.
- Strategic planning<br/>factorsDowning House (a.k.a. Pelham High School), on the opposite side of<br/>Pelham Road is a Grade II listed building. The site is within an area with<br/>an excellent level of access to public transport (PTAL 6a).

**Current use** Health Centre (D1 Use Class).

- Use suggested / Health Centre (D1 Use Class) and dwellings (C3 Use Class) Sutton and organisation Merton PCT.
  - Allocated use A healthcare (D1 Use Class) led mixed use scheme with some residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is discontinued.

**Delivery timetable** 2019 – 2024.

**Issues** Potential loss of health facilities (existing services could however be provided at the proposed Local Care Centre at the Nelson Hospital).

Respecting the setting of the adjacent listed building.

London Borough of Merton | Sites and Policies DPD

Sites & Policies Plan 226

Site Proposal 22

Protecting the residential amenity of the adjacent properties.

In a mixed use development, residential uses should be on upper floors.

A mix of uses on site including residential will facilitate the provision of well designed community uses on lower floors.

A mix of uses that occupies the building for 24 hours has benefits in terms of community safety within the site and on the street.

As of spring 2013, the clinic was accommodating additional services which have been relocated from the Nelson Hospital while it is redeveloped.

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Site should be retained in council ownership with alternative uses investigated further
- Site should be used for residential or healthcare use, not both
- Site should be for residential with healthcare moving to Wimbledon town centre
- The Patrick Doody centre should be retained in its existing capacity
- Recognise local architecture
- Potential impacts on parking in the vicinity of the site
- Objection to redevelopment

#### Further research

(this section will be removed in the adopted document)

**November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but was rejected on grounds of size, access and external space requirements.

The centre is currently accommodating some additional services which have been relocated from the Nelson Hospital until the completion of the new Nelson Hospital development for which construction began in early 2013.

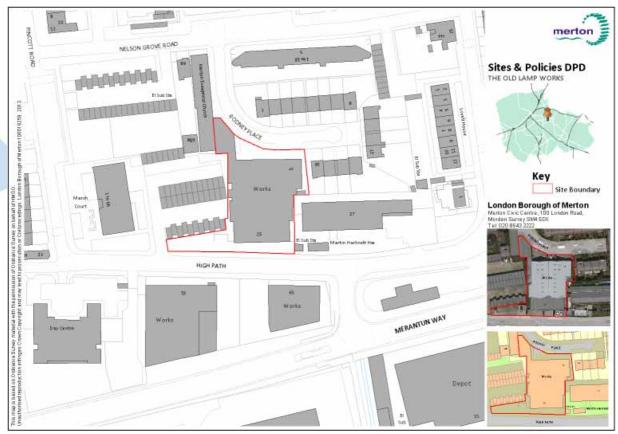
**April 2013:** Sutton and Merton Primary Care Trust (PCT) ceased to exist from 01 April 2013. The new structure for NHS South West London includes the Merton Clinical Commissioning Group to commission and design local health services, a Director of Public Health at each council to protect and improve health and wellbeing and reduce inequalities; a London-wide NHS Commissioning Board; and NHS Property Services Ltd, who are now the freeholder, to provide day-to-day estate management.

London Borough of Merton | Sites and Policies DPD

# Summary of consultation responses

(this section will be removed in the adopted document)

# The Old Lamp Works 25 High Path, Colliers Wood, SW19 2LQ



#### Site area 0.25 ha

- **Site description** This site consists of a part-single and part-two storey industrial building. To the west are two storey houses and a two storey office building. South of the site, on the opposite side of High Path, is a two storey church and east of the church is a part-two and part-three storey industrial building. West of the site are single storey vehicle storage garages and beyond it is a twelve storey tower block. North of the site is a single storey church building and two storey houses.
- **Strategic planning factors** The site is within an Archaeological Priority Zone, a Critical Drainage Area and an area with good accessibility to public transport services (PTAL 4).
  - **Current use** Office, warehouse and distribution.

Use suggested / organisation Residential - Indigo Planning (consultants) representing Wisepress Ltd.

- Allocated use Residential (C3 Use Class) or education (D1 Use Class).
- **Delivery timescale** 2014 2019.

London Borough of Merton | Sites and Policies DPD

Site Proposal 46

Retention of existing business and employment within the Issues borough.

> Potential parking, road safety and traffic impacts on neighbouring streets need to be managed. There is not sufficient turning space or access for HGV's to the site at present.

> In a mixed use development, residential uses should be on upper floors.

> Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

> Investigating the potential impact proposed of any development on archaeological heritage.

> Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area. Anecdotal evidence of surface water flooding from High Path was provided by the owner.

The site should be retained for employment use, however Summary of consultation responses education is also supported.

(this section will be removed in the adopted document)

Further research The building has been occupied freehold since 1996 by a business local to Merton for 30 years. The business wants to (this section will be removed in relocate to a purpose built modern facility in the nearby the adopted document) industrial area.

> Access for HGVs to the site, including turning, is poor. Evidence of surface water flooding to the site has been provided by the owner.

> The building is in a poor state of repair and would be likely to require demolition and rebuild to make it suitable for continued warehousing use, including raising the eaves and reducing the building footprint to create better HGV turning circles.

The site was marketed for two years in 2002 and 2003.

November 2012: The site, together with the neighbouring garages, was assessed in a "short list" for its suitability as a school in an external report commissioned by the London Borough of Merton. As a result, the potential use for a school

# Site Proposal 46

has been added to the list of council's preferred uses. It is acknowledged that the site was identified as being suitable only in conjunction with neighbouring properties.

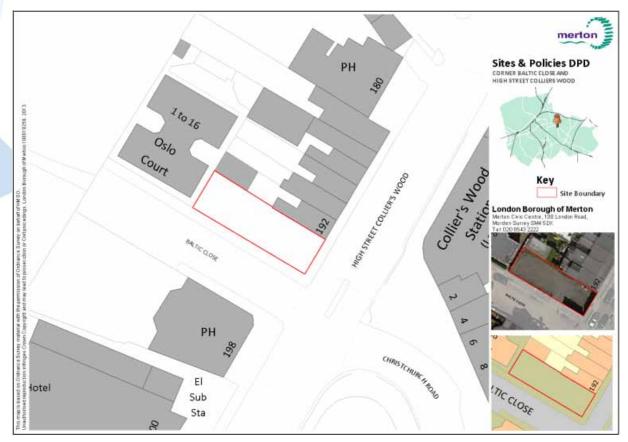


London Borough of Merton | Sites and Policies DPD

Site Proposal 59

# Corner Baltic Close and High Street Colliers Wood

194-196 High Street Colliers Wood, Colliers Wood, SW19 2BH



#### Site area 0.02 ha

**Site description** The site is a hardstanding area on the corner of High Street Colliers Wood and Baltic Close. At the opposite side of Baltic Close to the southwest of the site is a three storey public house (Charles Holden). To the west of the site is a four storey residential block (Oslo Court) with the Wandle Park beyond.

> The High Street Colliers Wood frontage of the site is adjoined on the northern side by a three storey shopping parade with retail units at ground level and flats above. The site is almost directly opposite the Colliers Wood underground station.

**Strategic planning factors** The site is within the Wandle Valley Conservation Area, an Archaeological Priority Zone, an area with a very good level of public transport accessibility (PTAL 6a), Flood Zone 2 and a small part of the eastern corner of the site is within a Critical Drainage Area.

The Colliers Wood Underground Station building to the east of the site is a Grade II listed building.

The parade of shops to the north of the site is of poor quality and the immediately surrounding area is in need of appropriate environmental improvements, incorporating pedestrian access

into Wandle Park.

Current use Informal car park.

ററ

ite Proposal

**Use suggested / organisation** Residential – Transport for London.

Allocated use Any of the following or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food takeaways (A5 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class).

**Delivery timescale** 2019 – 2024.

**Issues** In a mixed use development, residential uses should be on upper floors.

Respecting the character and the views into and from the neighbouring Conservation Area and the setting of the listed building (Colliers Wood tube station) located to the east of the site.

Any development should take the opportunity to improve the junction between High Street Colliers Wood and Baltic Close, and enhance the gateway to the Wandle Park.

Minimise impact on highway capacity, safety and movement.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the location within a flood zone and a Critical Drainage Area.

Investigating the potential impact of any proposed development on archaeological heritage.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site, particularly in relation to Oslo Court to the west of the site.

Recognising the opportunity to improve the environment of Baltic Close.

Recognise the National Grid power lines running under Baltic Close.

# responses

(this section will be removed in the adopted document)

Summary of consultation Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Acknowledge the location of National Grid services in the vicinity of the site
- Support for council's preferred use
- A request for more information in relation to the sites role in the Wandle Valley Conservation Area
- Redevelopment should include adjoining land along the high street
- Recognition of the distinctive history of the terrace of buildings to the north east of the site

2012: Merton Council successfully bid for the Mayor's **Further research** Regeneration funding for the Colliers Wood area, including (this section will be removed in Baltic Close. Combined with a variety of funding sources, there the adopted document) is over £3 million available to improve the public realm and local environment in Colliers Wood between 2013 and 2016. Part of these improvements seeks to enhance the Baltic Close road and public realm, improving the junction with Colliers Wood High Street and the gateway to the Wandle Park.

> Council is in ongoing discussions with TfL regarding the delivery of this site, exploring it in context of work being done in Colliers Wood under the Mayor's Regeneration Fund.

# 191-193 Western Road

#### 191-193 Western Road, Colliers Wood, SW19 2QD



Site area 0.51 ha

Site Proposal 78

**Site description** The site is situated on the southern side of Western Road, which is a busy arterial thoroughfare. The site is currently occupied by a warehouse building and hardstanding parking area. Sole access to the site is achieved centrally along the Western Road frontage.

The site is surrounded by two storey residential properties to the south, east and west. To the north of the site on the opposite side of Western Road is a large industrial site occupied by Blackout, a blinds and rigging company situated within a Strategic Industrial Location.

**Strategic Planning Factors** The site is within Flood Zone 2 and the entire site is within a Critical Drainage Area.

The site is adjacent to the Western Road Allotments which are situated to the southeast of the site.

The site is in an area with moderate access to public transport services (PTAL 3) and is within the Colliers Wood Archaeological Protection Zone.

**Current use** Factory and open storage.

**Use suggested /** Residential – James Davis (owner).

organisation

Allocated use Residential.

#### **Delivery timescale** 2014 – 2019.

**Issues** The frontage along Western Road is busy and adjoins residential properties.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to minimise flood risk for future occupiers and the potential for water pollution from the site.

Mitigating potential parking, traffic and safety impacts on neighbouring streets and local amenity.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Summary of consultation<br/>responsesVarious parties submitted representations during the consultation<br/>stage and are summarised generally as follows (abridged):

- Support for residential use but the site has poor public transport accessibility
- The site should be for mixed use residential, office and retail use
- Flood risk
- No reference to secured by design principles in the consultation documents
- Reference to the green corridor

#### Further research

(this section will be removed in the adopted document)

(this section will be removed

*in the adopted document*)

Council has met with the owner of the site and their agent to discuss the sites inclusion in the DPD. Further information has been provided by the owner regarding the deliverability of the site to support their suggested use of solely residential.

#### Crusoe Road Industrial Buildings 45A and 45B, Crusoe Road, Mitcham, CR4 3LJ



#### Site area 0.12 ha

Site Proposal 80

**Site description** The site is occupied by single storey commercial buildings, and has a small concrete forecourt which is informally utilised for parking and loading associated with the businesses.

The adjoining site to the west contains a two storey industrial building which is vacant on the ground floor and accommodates the Rhema Church Ministries on the first floor. The general character of the surrounding area is dominated by two storey residential terraces.

Strategic PlanningThe site is in an area with moderate accessibility to public transportFactorsservices (PTAL 3).

The site is within a Critical Drainage Area and the southern boundary of the site is susceptible to surface water flooding.

Current use Light Industrial.

**Use suggested /** Residential – respective site owners of 45A and 45B. **organisation** 

Allocated use Residential (C3 Use Class).

**Delivery timescale** 2014 – 2019.

London Borough of Merton | Sites and Policies DPD

#### Issues Protecting the residential amenity of the adjoining properties.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.

**Summary of** Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

The site should be retained for light industrial use

Support for council's preferred use

#### consultation responses

•

(this section will be removed in the adopted document)

#### Further research

(this section will be removed in the adopted document) Council has met with the site owners to discuss the deliverability of the site. The owners advised they are working together to deliver residential use on the site.

**April 2013:** The owner of 45A Crusoe Road has engaged the same architect as Site 18 (60 Pitcairn Road) to aide with delivery of the site.

Site Proposal 80



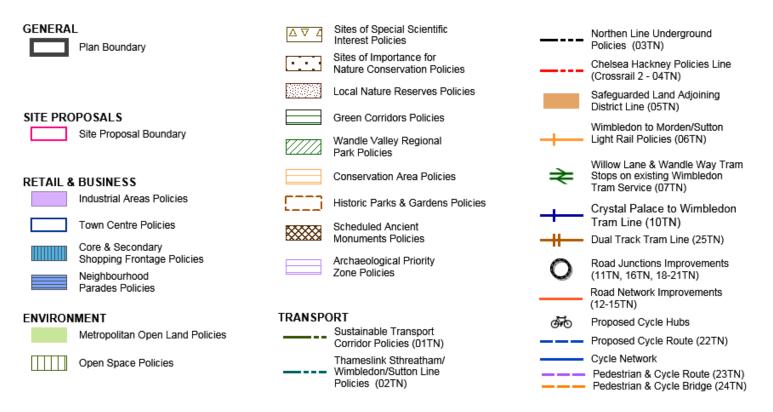
# Mitcham

# **Draft Policies Map**

# Submission

# **Public Consultation July - August 2013**

#### Legend



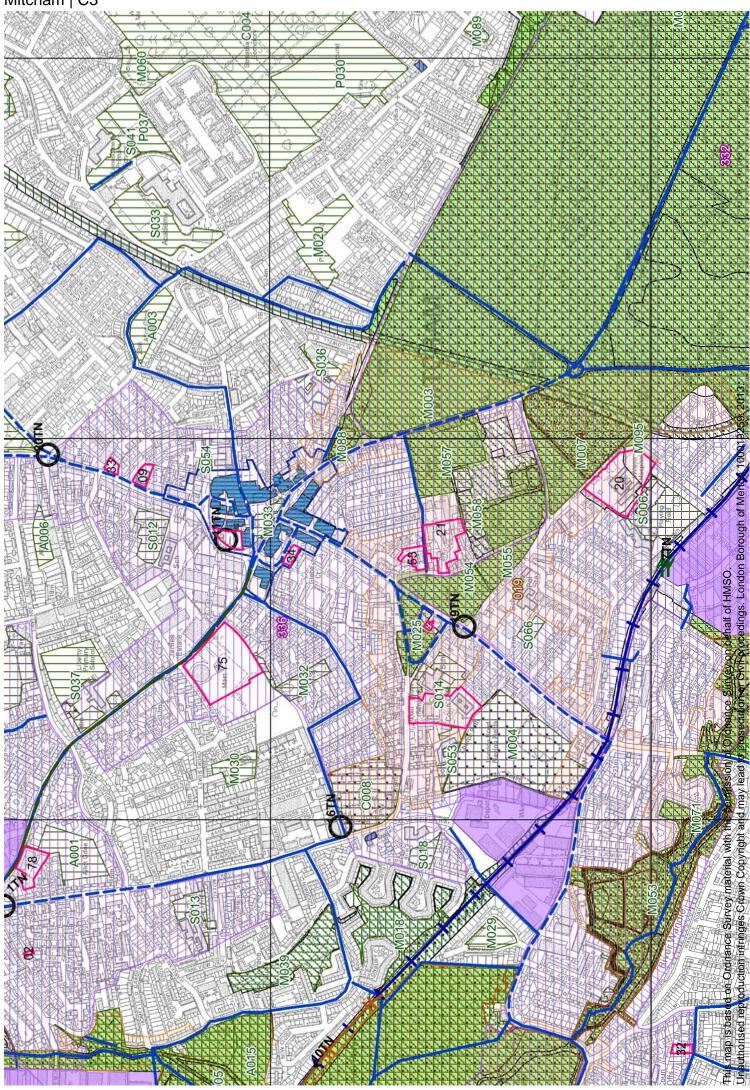
This legend is repeated for all Merton's sub-areas.

If you require more detailed maps, please contact us through post, email or phone:

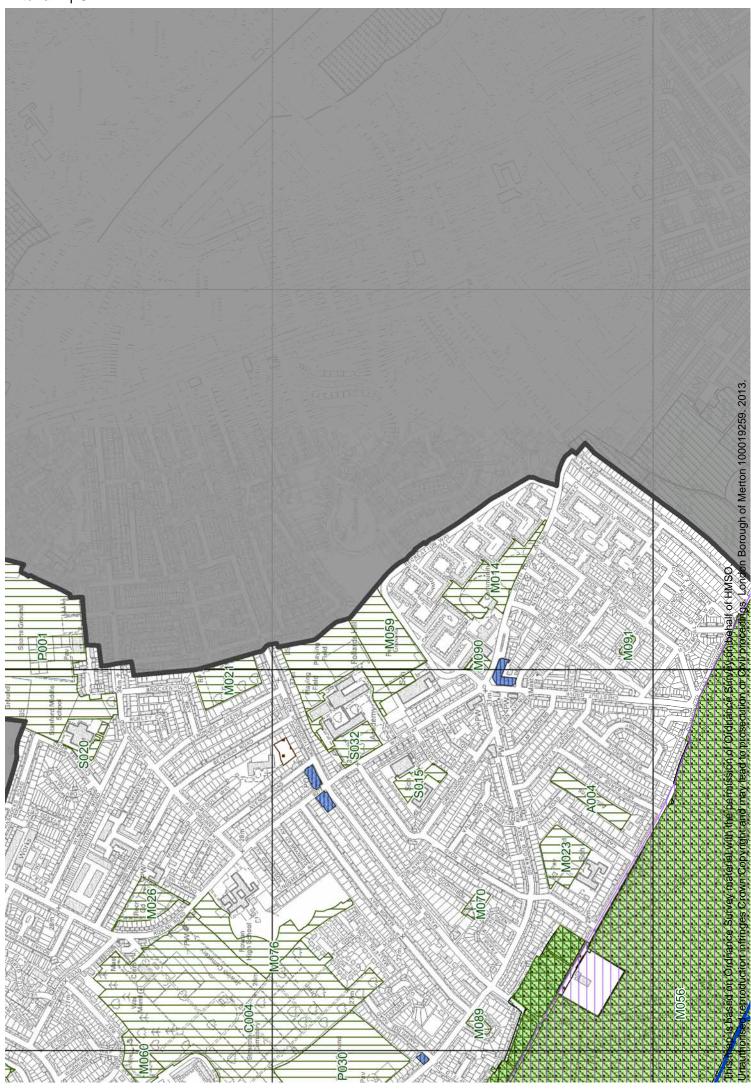
Address: Future Merton, London Borough of Merton, 12th Floor Civic Centre, London Roar, Morden, SM\$ 5DX Email: ldf@merton.gov.uk Telephone: 020 8545 3837 / 4141



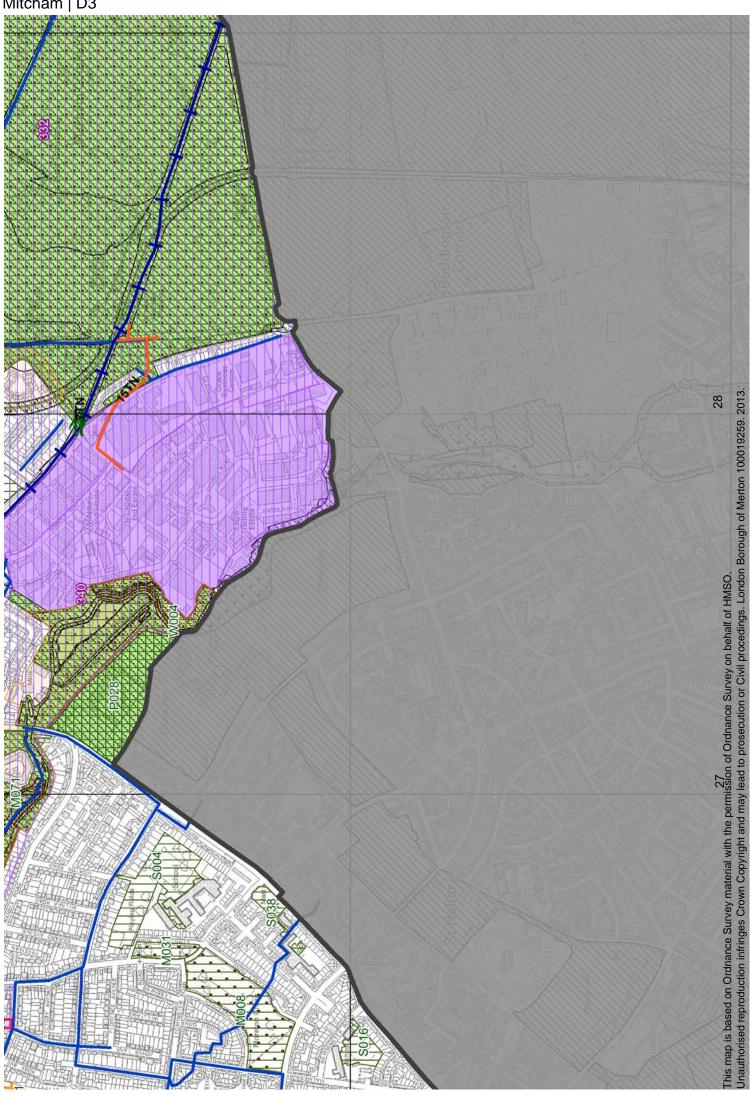
Sites & Policies Plan 240



Sites & Policies Plan 241

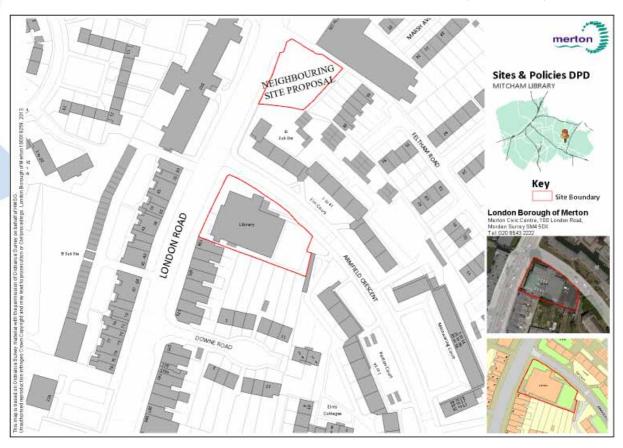


Mitcham | D3





### Mitcham Library London Road, Mitcham, CR4 2YR



Site area 0.18 ha

<u>Site Proposal 09</u>

- **Site description** This site contains a two storey library and community facility with a car park located to the east of the building. The site is surrounded by buildings ranging between two and five storeys in height that consist of blocks of flats and retail parades.
- **Strategic planning factors** The site is located outside the Mitcham town centre boundary (which was reduced through preparation of the Sites and Policies DPD). The site is located in an Archaeological Priority Zone and an area with good accessibility to public transport services (PTAL 4).

The original pitched roof library building is Locally Listed but not the more modern flat roofed side and rear extensions.

**Current use** Library and other community facilities (D1 Use Class).

**Use suggested / organisation** Library to be maintained and improved either on site or closer to Mitcham town centre. Residential on part of site to support library function – London Borough of Merton.

Allocated use Library to be retained and improved (either on site or closer to Mitcham town centre). The remainder of the site considered for an appropriate mix or any of community (D1 Use Class), office

(B1[a]) Use Class) or residential (C3 Use Class) uses. Small town centre uses (less than 280  $m^2$ ) would be suitable given the edge of centre location.

Delivery timescale 2019 – 2024.

**Issues** Mitcham library facility to be improved to service specifications. Service specifications should increase customer floor area and provide more adaptable and suitable modern space. Library to be retained either on site or closer to the town centre. Redevelopment proposals should take place after Rediscover Mitcham has been delivered.

> Mitcham town centre is receiving c£6.2 million of investment between 2012 – 2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure. Research and consultation responses associated with the Rediscover Mitcham project will be used to help inform the future of this site. Proposals associated with Rediscover Mitcham may provide the impetus for a new library development in the town centre which would enable alternative uses on this site.

> If residential elements are considered, these should be located on upper floors.

Proposals need to respect the character of the locally listed building.

Mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity. The provision of some on site parking would be desirable.

Investigating the potential impact of any proposed development on archaeological heritage.

#### Further research

(this section will be removed in the adopted document)

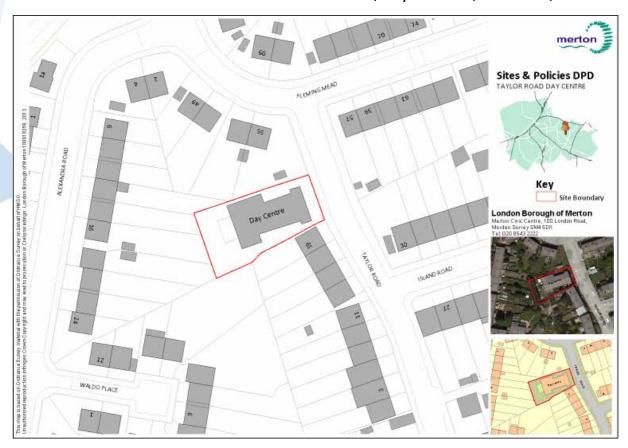
# Schedule of changes from the Stage 3 consultation document

(this section will be removed in the adopted document)

Mitcham town centre is receiving c£6.2 million in investment between 2012 - 2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure.

There are no material changes to this site from the previous Stage 3 consultation document in January 2013.

# Taylor Road Day Centre Wakefield Hall, Taylor Road, Mitcham, CR4 3JR



- Site area 0.08 ha
- **Site description** The site consists of a single storey pitched roof building that is surrounded by two storey houses.
- **Strategic planning factors** The site is in an area with poor accessibility to public transport services (PTAL 2).
  - **Current use** Day Centre (D1 Use Class).
- **Use suggested / organisation** Residential London Borough of Merton.
  - Allocated use Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is provided elsewhere.
  - Delivery timescale 2019 2024.
    - **Issues** Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of

London Borough of Merton | Sites and Policies DPD

Sites & Policies Plan 247

Site Proposal 14

modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Protecting the residential amenity of those properties adjacent to and in the vicinity of the site.

# Summary of consultation responses

(this section will be removed in the adopted document)

Further research

(this section will be removed in the adopted document)

The following issue was raised from during the consultation stage and is summarised generally as follows (abridged):

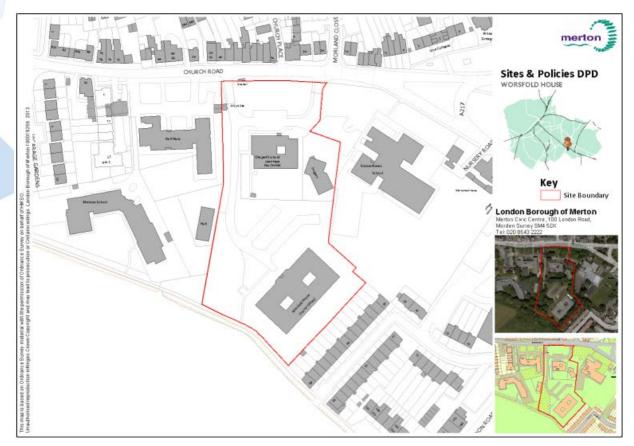
• The site should be retained as a community/day centre

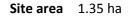
Council is currently negotiating an extension to the lease for the current occupiers of the site. This has resulted in the likely delivery timescale being shifted to beyond 2017 as previously noted.

# Site Proposal 17

# Worsfold House / Chapel Orchard

Church Road, Mitcham, CR4 3FA/CR4 3BE





**Site description** Adjacent to Church Road is Chapel Orchard, a single storey former office building and a single storey former surgery building being used as part of Cricket Green school. Worsfold House to the rear of the site is a single storey council office building served by an 80 m long access way from Church Road.

The surrounding area is characterised by large low-rise buildings with generous spaces between them and many large trees and shrubs.

Adjacent to the southwest boundary is a footpath (Church Path) with a large publicly accessible park (London Road playing fields) beyond.

To the west is a single storey special needs secondary school (Melrose School) and a two storey hostel building (Hall Place).

To the east of the site is a part one and two storey special needs school (Cricket Green School) and to the south east is a row of two-storey terrace houses that front onto Broadway Gardens.

**Strategic planning** factors The site is within a Green Corridor, the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 3).

The London Road playing fields to the southwest of the site are designated as open space, a Site of (Borough) Importance for Nature Conservation (Grade II), a Green Chain and the footpath (Church Path) along the southwestern boundary needs to be preserved.

Portions of the site are within a Critical Drainage Area.

**Current use** Council offices (Worsfold House – currently used for resident training), school use (Chapel Orchard) and a former surgery.

**Use suggested /** Residential – by owner (London Borough of Merton).

organisation

Allocated use A suitable mix of school (D1 Use Class) and/or residential (C3 Use Class).

#### Delivery timescale 2018 – 2024.

**Issues** Maintaining a functional Green Corridor that will allow for species migration.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the Conservation Area.

Respecting and enhancing the adjacent Nature Conservation Area.

There may be potential for redevelopment to encompass either or both of the school sites to the east and west, ensuring the provision of the school(s) in a modern facility. Further investigation of this should be undertaken.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

#### Summary of consultation responses

(this section will be removed in the adopted document)

- f Issues were raised from various parties during the consultation stage andare summarised generally as follows (abridged):
  - Site should be for school/education use and not residential
  - Further clarification on the conservation area status of the site (the site is within Mitcham Cricket Green conservation area)
  - Potential impact on policing needs
  - Potential to include community and live/work business environment in addition to school use

#### Further research

(this section will be removed in the adopted document) **February 2012:** Merton's Cabinet determined that Chapel Orchard can be used for temporary expansion of Cricket Green school until 2015/2016.

**2013**: During 2012 Worsfold House was vacated. Grenfell Housing and Merton Priory Homes are providing training on site for local residents on a short-term lease from the council.

London Borough of Merton | Sites and Policies DPD

# 60 Pitcairn Road 60 Pitcairn Road, Mitcham, CR4 3LL



#### Site area 0.03 ha

**Site description** The site consists of a two storey industrial building with access to Pitcairn Road. The surrounding area is characterised by two-storey terraced houses, however there is a two storey industrial building to the southeast of the site and church use to the south.

**Strategic planning factors** The site is in an area with moderate accessibility to public transport services (PTAL 3) and a Critical Drainage Area.

**Current use** Vacant – last use was for small business (approximately 10 years ago).

**Use suggested / organisation** Residential – Paper Project acting on behalf of the owner.

Allocated use Residential (C3 Use Class).

**Delivery timetable** 2014 – 2019.

**Issues** Given the size of the site and the long-term vacancy, the loss of employment land is not considered to be an issue on this site.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the

London Borough of Merton | Sites and Policies DPD

Site Proposal 18

Critical Drainage Area.

# Summary of consultation responses

(this section will be removed in the adopted document)

## Further research

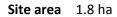
(this section will be removed in the adopted document)

There were no issues raised during any of the consultation stages and there was general support for residential redevelopment.

Council has liaised with the agent acting for the owner who supports the proposed allocation for residential use. They are also actively engaged with the owner of the adjoining Church site to pursue interest in a joint development of both sites which is encouraged by the council. The agent is also acting on behalf of the owner of 45A Crusoe Road (Site 80) with a view to delivering both sites together.

# Wilson Hospital Cranmer Road, Mitcham, CR4 4TP





Site Proposal 20

- **Site description** The site consists of a large part single and part two storey hospital building fronting Cranmer Road. Along the south-eastern boundary are Caesars Walk and two storey terrace houses. To the south and southwest of the site are Cranmer Primary School and its playing fields. The access road to Cranmer Primary School runs along the northwest boundary with a row of two storey terrace houses beyond. On the opposite side of Cranmer Road is a large open space known as Cranmer Green.
- **Strategic Planning Factors** The site is within the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 3). A part of the site is designated as Green Corridor. The hospital building is a Locally Listed building.

The Cranmer Green to the northeast of the site is designated as MOL, Open Space, Green Corridor, Green Chain, Local Nature Reserve and is within the Wandle Valley Regional Country Park.

The northeast portion of the site is within a Critical Drainage Area.

**Current use** Health clinics relating to mental health, drugs and early intervention, and a GP surgery (D1 Use Class).

Allocated use The size and location of this site gives it potential for a range of community uses (D1 Use Class) in whole or in part including healthcare and education.

If the Local Care Centre is to be located on this site then a healthcare (D1 Use Class) led mixed use scheme that may include some 'residential institution' type accommodation (C2 Use Class) and/or some residential (C3 Use Class).

If the Local Care Centre is to be located at another site then the site has potential for community uses including education (D1 Use Class), and/or a nursing home (C2 Use Class), and/or residential (C3 Use Class).

# Delivery timetable 2019 – 2024.

ite Proposal 2

**Issues** Whether the proposed Local Care Centre to serve this part of the Borough will be provided. This site among others is being considered.

Retention of the positive features of the Locally Listed building.

Respecting the character of this part of the Conservation Area.

Protecting the residential amenity of the adjacent properties.

Protecting the habitat of the protected species that have been identified on/near the site in past ten years i.e. Common Toads, Smooth Newts and Common Frogs.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Investigate the possibility of upgrading access to Cranmer School.

Summary of consultationIssueswereraisedfromvariouspartiesduringeachoftheresponsesconsultation stages and are summarised generally as follows:

- (this section will be removed in the adopted document)
- Site should be retained for community and health
- Any redevelopment should include improved access to Cranmer School

- Opposition to residential use on the site
- Potential impact on policing needs
- Support for residential use if the Local Care Centre is not provided on the site

# Further research

(this section will be removed in the adopted document)

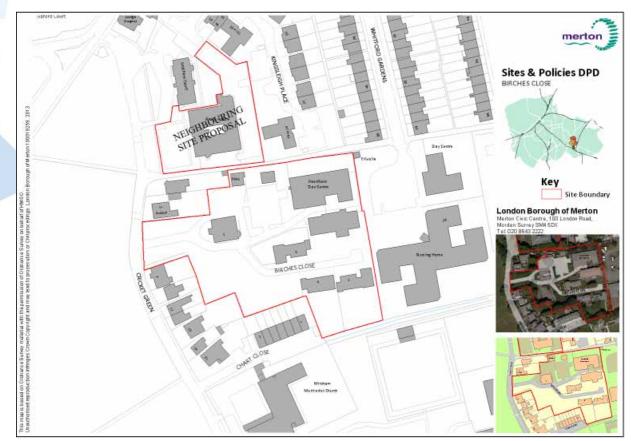
**September 2012:** Planning permission granted for the creation of a Local Care Centre at Nelson Hospital (Kingston Road, SW19).

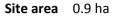
The Wilson Hospital is accommodating some of Nelson Hospital's services during the construction of the Nelson Local Care Centre, which began in early 2013.

**December 2012:** The site is still being considered for a new Mitcham Local Care Centre but this is less likely to be the Wilson Hospital site based on issues around developing the site and public transport links.

**April 2013:** Sutton and Merton Primary Care Trust (PCT) ceased to exist from 01 April 2013. The new structure for NHS South West London includes the Merton Clinical Commissioning Group to commission and design local health services, a Director of Public Health at each council to protect and improve health and wellbeing and reduce inequalities; a London-wide NHS Commissioning Board; and NHS Property Services Ltd, who are now the freeholder, to provide day-to-day estate management.

# Birches Close 1-7 Birches Close, Mitcham, CR4 4LQ





Site Proposal 21

- **Site description** The site, which has access from Cricket Green, consists of various single and two storey buildings accommodating specialist NHS clinics and supported accommodation units. To the north, on the opposite side of the footpath, Cold Blows, is a three storey office building and three storey blocks of flats. To the east of the site is a single storey nursing home and to the south is a bowling green, the Methodist Church and a row of two storey terrace houses. To the west is a row of two and three storey detached and semi detached houses.
- **Strategic Planning Factors** The site is within the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 3). 'The Birches' (a.k.a. 'Birches House') is a Locally Listed building on the site.

The Mitcham Cricket Green to the west of the site is designated as Metropolitan Open Land, Open Space, Green Corridor, Green Chain and is within the Wandle Valley Regional Country Park. The footpath (Cold Blows) along the northern boundary needs to be preserved.

The setting of the 'The White House' at 7 Cricket Green and 'Chestnut Cottage' at 9 Cricket Green are both Grade II listed

buildings and need to be preserved and respected.

Portions of the north, east and west of the site are within a Critical Drainage Area.

The principle of residential development on the site was tested as part of planning application 10/P0153 which was only refused on design related matters.

**Current use** Specialist health facilities including a polyclinic, day centre and chiropody clinic (D1 Use Class) and 8 assisted living units for people with learning disabilities.

**Use suggested / organisation** Mixed use dwellings (C3 Use Class), community (D1 Use Class) and health (D1 Use Class) – Sutton and Merton PCT.

Allocated use The size and location of this site give it potential for a range of community (D1 Use Class) uses in whole or in part including healthcare and education.

If the Local Care Centre is to be located on this site then a healthcare (D1 Use Class) led mixed use scheme that may include some 'residential institution' type accommodation (C2 Use Class) and/or some residential (C3 Use Class).

If the Local Care Centre is to be located at another site then the site has potential for community uses including education (D1 Use Class), and/or a nursing home (C2 Use Class) and/or residential (C3 Use Class).

Delivery timetable 2019 – 2024.

**Issues** Whether the proposed Local Care Centre to serve this part of the Borough will be provided at this site. This site among others is being considered.

The site has restricted vehicular access.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the Conservation Area and the setting of the adjacent listed buildings.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable

London Borough of Merton | Sites and Policies DPD

mitigation measures to address the issues associated with the Critical Drainage Area.

# Summary of consultation responses

(this section will be removed in the adopted document)

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Site should be for a school or healthcare related uses
- Objection to residential use on the site
- Avoid loss of open space on the site
- Potential impact on adjoining Cold Blows footpath
- Potential impact on policing needs

# **Further research**

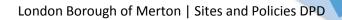
(this section will be removed in the adopted document)

The site is being considered for a new Mitcham Local Care Centre. Redevelopment of the site will depend on whether the site is used for the Local Care Centre or not.

**September 2012:** Planning permission granted for the creation of a Local Care Centre at Nelson Hospital (Kingston Road, SW19).

Construction of the Nelson Local Care Centre began in early 2013. The nearby Wilson hospital is accommodating some of Nelson Hospital's services during construction.

**April 2013:** Sutton and Merton Primary Care Trust (PCT) ceased to exist from 01 April 2013. The new structure for NHS South West London includes the Merton Clinical Commissioning Group to commission and design local health services, a Director of Public Health at each council to protect and improve health and wellbeing and reduce inequalities; a London-wide NHS Commissioning Board; and NHS Property Services Ltd, who are now the freeholder, to provide day-to-day estate management.



# Site Proposal 33

# <complex-block>

# Site area 0.1 ha

# **Site description** This site is a surface car park.

Neighbouring the site to the north is a single storey commercial unit and a public access footpath lies between the commercial unit and the car park. Adjacent to the south are flats ranging from three to five storeys, to the west are four storey flats and to the east are two storey terraced houses.

The site is not within the Mitcham town centre boundary.

The site is accessed from London Road with pedestrian access also to Feltham Road.

**Strategic planning factors** This site is identified as part of a larger area in the Mitcham Supplementary Planning Document 2006 as being suitable for residential uses (C3 use class).

The site is in an area with good accessibility to public transport services (PTAL level 4).

**Current use** Car park (Sui Generis Use Class).

**Use suggested / organisation** Residential – London Borough of Merton.

Allocated use	Residential (C3 Use Class).
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Delivery timetable 2017 – 2024.

Issues Mitigating potential parking, traffic and road safety impacts on neighbouring street and local amenity.

Provision of some on site parking is desirable.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

The following issue was raised from during the consultation

stage and is summarised generally as follows (abridged): Loss of parking spaces in the town centre

# Summary of consultation responses

(this section will be removed in the adopted document)

# Further research

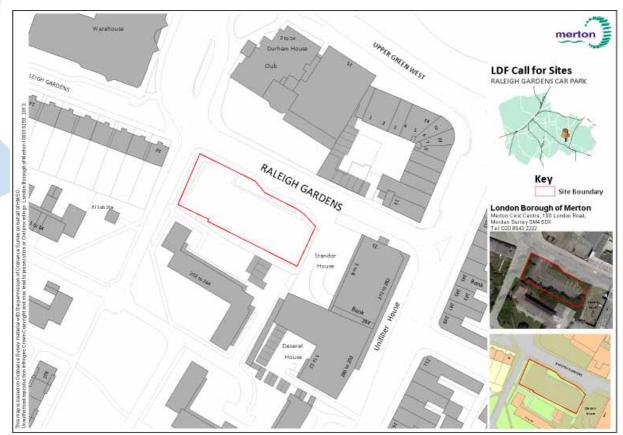
(this section will be removed in the adopted document) February 2013: The Dreams Beds store previously operating on

the neighbouring site to the north was closed.

London Borough of Merton | Sites and Policies DPD

# Raleigh Gardens Car Park

Car Park, 9-17 Western Road, Mitcham, CR4 3ED



# Site area 0.11 ha

Site Proposal 34

- **Site description** To the southeast of the site is the parking and service area of Standor House, a two to four storey building with retail uses at ground level and offices above. To the south of the site is a five storey block of flats and beyond the access road to the west of the site is the flank wall of a two-storey end-of-terrace house. To the north of the site, on the opposite side of Raleigh Gardens, is the parking and services area for the three storey buildings that face Upper Green West. To the northwest of the site is a two storey retail building.
- Strategic planning<br/>factorsThe site is within close proximity to the primary shopping area in<br/>Mitcham town centre. This site is identified in the Mitcham<br/>Supplementary Planning Document 2006 as being a development site<br/>for residential and parking use.

The site is in an area with good accessibility to public transport services (PTAL 4).

This site is within an Archaeological Priority Zone.

- **Current use** Car park (Sui Generis Use Class).
- Use suggested / Mix of business and residential London Borough of Merton. organisation

London Borough of Merton | Sites and Policies DPD

Allocated use Mixed use residential (C3 Use Class), offices (B1[a] Use Class), retail (A1 Use Class), financial and professional services (A2 Use Class), restaurants and cafes (A3 Use Class), drinking establishments (A4 Use Class) and hot food take-away (A5 Use Class).

**Delivery timetable** 2019 – 2024.

**Issues** Mitcham town centre is receiving c£6.2 million in investment between 2012 – 2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure. Research and consultation responses associated with the "Rediscover Mitcham" project will be used to help inform the future of this site.

Redevelopment proposals should take place after Rediscover Mitcham has been delivered. The site's uses should be assessed alongside car parking needs and provision in Mitcham at the time of delivery.

As this site is located in the town centre boundary and within close proximity to the primary shopping area, this site should have an active frontage at ground level to contribute towards the vitality and viability of the town centre.

Mitigating parking and servicing impacts on neighbouring streets. This site will be considered in conjunction with other car parks at Sibthorp Road (Site 69) and Elm Nursery (Site 33).

Site access is to be provided via the adjacent side road to reduce potential conflict with circulating traffic along Raleigh Gardens following development.

Frontage land may be sought to support the Council's aspiration to return Raleigh Gardens to two way operation.

In a mixed use development residential uses should be on the upper floors.

Investigating the potential impact of any proposed development on archaeological heritage.

# Summary of consultation responses

(this section will be removed in the adopted document)

- The following issue was raised from during the consultation stage and is summarised generally as follows (abridged):
  - Loss of parking spaces in the town centre

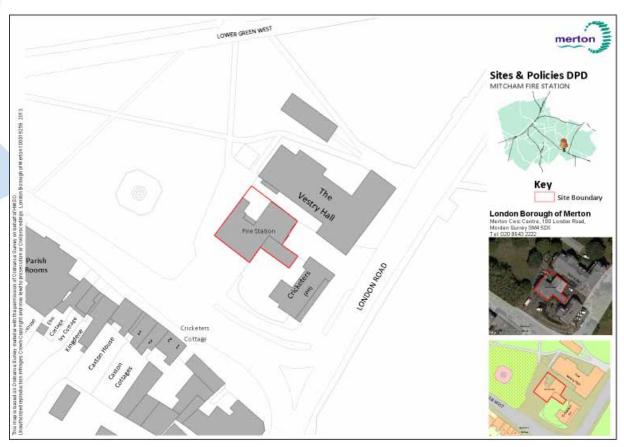
**Further research** 

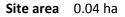
(this section will be removed in the adopted document)

Council has investigated the inclusion of the adjoining land at the rear of Standor House however it was not viable to include this land as part of the site allocation.

London Borough of Merton | Sites and Policies DPD

# Mitcham Fire Station 30 Lower Green West, Mitcham, CR4 3AF





<u>С</u>

Site Proposal

**Site description** This site consists of a two to three storey building set in a group of buildings, including the three to four storey Vestry Hall adjacent to the rear of the site (north east) and the two storey Cricketers pub adjacent to the southeast of the site. Adjacent to the northwest of the site is a triangular area of open space known as Lower Green. The site fronts Lower Green West Road.

Cricket Green lies to the south east of the group of buildings, across London Road from Vestry Hall.

Strategic planningThe building is locally listed and is adjacent to Vestry Hall which is also<br/>locally listed.

Full planning permission was granted for a replacement modern fire station approximately 700 m from this site at 421-445 London Road, Mitcham in November 2012. Development is anticipated to be completed in 2014 with the transfer of services and disposal of this site following.

The site is within the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 3).

The site is located off a one way gyratory near the junction with London Road and the strategic road network. Parking is limited on or near the site.

The triangular open space to the north west of the site is designated as Metropolitan Open Land, Green Corridor and Green Chain.

The 'Mitcham Parish Rooms' to the west of the site is a Grade II statutory listed building.

The neighbouring Cricketers public house was the subject of two planning appeals in January 2013 which were dismissed on design related matters.

Current use Fire station.

Use suggested / Residential led mixed use development which could include any of the following: retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or café (A3 Use Class), drinking establishment (A4 Use Class), business use (B1 Use Class), or health uses (D1 Use Class) – London Fire and Emergency Planning Authority.

Allocated use A mix of uses which could include any of the following: community uses (D1 Use class), community uses such as a cinema, gallery, theatre (D2 Use Class), residential (C3 Use Class), restaurant, cafe (A3 Use Class), office (A2 or B1 Use Class), drinking establishment (A4 Use Class) or non-food retail (A1 Use Class).

# **Delivery timetable** 2014 – 2019.

**Issues** Planning permission for a larger replacement fire station has been granted approximately 700 m from this site so redevelopment of this fire station will not compromise fire services in the Mitcham area.

Any redevelopment or change of use should retain the building and design should be sensitive to its form and function. Mitcham Cricket Green Conservation Area character assessment and management plan should also inform any design considerations.

Proposals should take account of the joint guidance between English Heritage and London Fire Brigade - *London's historic fire stations, March 2010.* 

The existing emergency service contraflow road linking the fire station with London Road will need to be closed, which could provide improved walking and cycling facilities.

Mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity. A ground floor use requiring frequent deliveries from large vehicles would be required to demonstrate the safe movement of vehicles and pedestrians was not compromised.

Investigating the potential impact of any proposed development on archaeological heritage.

# Summary of consultation responses

(this section will be removed in the adopted document)

- Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):
  - The site should be used for community use and include the neighbouring buildings Vestry Hall and the former Cricketers Public House
  - Design should enhance the conservation area and Cricket Green setting

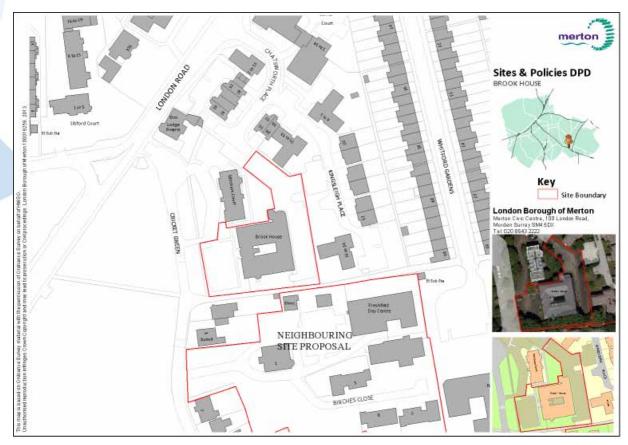
# **Further research**

(this section will be removed in the adopted document) **November 2012**: Full planning permission was approved on 14 November 2012 for the new fire station at Tramway Path, Mitcham. Construction is expected to be completed in 2014, when the fire services will move from this site to the new station. This site will then be disposed of with the allocation for alternative uses.

The upper floor of the fire station contains a range of uses ancillary to the fire station such as offices, meeting rooms, kitchen, mess room and resting areas. Access to the upper floors is via a separate door and stairway to the right of the entrance. The ground floor is largely one main hall suitable for one fire engine, with smaller rooms to the side.

The owners have provided information regarding other fire stations which have been converted to alternative uses including community uses, public houses, restaurants, residential, hotel, art galleries and shops.

# Brook House 1A Cricket Green, Mitcham, CR4 4LA



# Site area 0.28 ha

Site Proposal 53

**Site description** The site consists of a three storey office building with vehicle access on the western side off Cricket Green and on the eastern side off Chatsworth Place. To the north is a three storey former office building, Mitcham Court, which is currently used as a school and to the east are three storey blocks of flats. To the south of the site, on the opposite side of the footpath (Cold Blows), is a two-storey house that has been converted into a day care nursery and numerous single and two storey buildings accommodating specialist NHS clinics at Birches Close (Site 21).

Strategic planningThe site is within the Mitcham Cricket Green Conservation Area, anfactorsArchaeological Priority Zone and an area with good access to public transport<br/>(PTAL 4).

The Mitcham Cricket Green to the west of the site is designated as Metropolitan Open Land, Open Space, Green Corridor, Green Chain and within in the Wandle Valley Regional Country Park. The footpath (Cold Blows) along the southern boundary needs to be preserved. 'Mitcham Court', to the north of the site is a Locally Listed building.

Parts of the eastern and western portions of the site are within a Critical Drainage Area.

Current use The site has been vacant since 2008 but the established use is for office

London Borough of Merton | Sites and Policies DPD

(B1[a] Use Class). Planning permission (11/P2839) was granted on 16 February 2012 for the change of use of the property to class D1 educational use. This proposal was submitted and obtained by a third party and not on behalf of the owner.

Use suggested / Residential including retirement housing (C3 Use Class), nursing home/care organisation home (C2 Use Class), hotel (C1 Use Class), or day nurseries/crèches (D1 Use Class) – by planning consultant (Gary Thomas, Planning Works) for owners (Liongate Properties).

Allocated use Any of the following uses or a suitable mix of community (including education D1 Use Class), nursing home/care home (C2 Use Class), hotel (C1 Use Class), and/or residential (C3 Use Class).

# **Delivery timescale** 2014 – 2018.

Issues Potential loss of employment space considered against the contribution this site has made as an employment location in recent years. The site has been marketed both in whole and in part since 2008 without occupation.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the Conservation Area.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

A request for analysis of the sites role within the Mitcham Cricket

Summary of Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

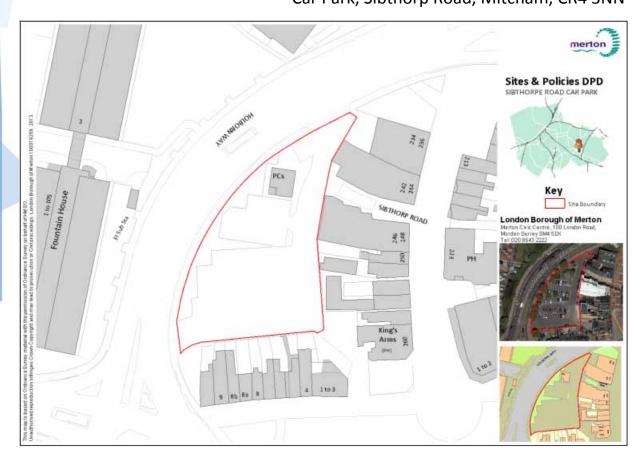
- consultation responses
- The site should be for a school or employment use ٠
- (this section will be removed in the adopted document)
- Green Conservation Area The site should be for D1 (community) use
- Further research

(this section will be removed in the adopted document)

Further evidence was presented to council regarding the history of the site and the marketing of the site for office uses. Two of the three floors have been vacant since 2008 and the third since 2003. Marketing evidence for this duration has been obtained by the owner which concluded that B1[a] office use is not viable based on the lack of demand for offices in this location. The site was marketed both as one office as well as in part and both options were not successful.

The planning application for use of the building as a school was made by a third party and concentrated on change of use only, with no changes proposed to the external or internal layout. The third party has not contacted the owner with a view to delivering a school on this site

# Sibthorp Road Car Park Car Park, Sibthorp Road, Mitcham, CR4 3NN



# Site area 0.26 ha

Site Proposal 69

**Site description** The site is an irregular quadrant shape, is adjacent a busy main road and is occupied by parking spaces for approximately 50 vehicles, redundant public conveniences and a community recycling area.

Access to the site is via an entry from Holborn Way at the northeast boundary with egress along the southwest boundary. There are two points of pedestrian access to the site from London Road via Sibthorp Road and from the Mitcham Fair Green via a passage adjacent the King's Arms Pub.

The site is surrounded by business uses which generally address the pedestrianised section of London Road to the east or Upper Green West to the south, however there are also several businesses which have shop fronts orientated toward the car park.

To the west of the site on the opposite side of Holborn Road are large four to five storey residential apartment buildings at Sadlers Close.

**Strategic** South east of the site is susceptible to surface water flooding.

# planning factors

This site is within an Archaeological Priority Zone.

The site is within the wider setting of a Grade I listed building (Eagle House).

London Borough of Merton | Sites and Policies DPD

The site has a good level of access to public transport services (PTAL 4).

There are several businesses which have oriented shop fronts toward the car park (eastern side) to the detriment of the local high street on London Road.

Current use Car park.

**Use suggested /** Town centre uses and residential - London Borough of Merton.

Allocated use Town centre type uses and residential.

Delivery 2017 – 2024. timescale

organisation

**Issues** Mitcham town centre is receiving c£6.2 million in investment between 2012-2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure. The project is known as "Rediscover Mitcham". Redevelopment of the site will be considered after the completion of the Rediscover Mitcham project and the delivery timescale has been adjusted to reflect this.

Research and consultation responses associated with the Rediscover Mitcham project will be used to help inform the future of this site. Redevelopment proposals should be considered after the Rediscover Mitcham project has been delivered and evaluated.

This site is adjacent a heavy vehicular traffic route along Holborn Way. Any potential redevelopment should seek to mitigate traffic noise for its occupiers.

The developable portion of the site is constrained by the dual frontage businesses addressing the site along the eastern side. There may be opportunities to create an attractive streetscape along the eastern side of the site (opposite side to Holborn Way).

The potential loss or relocation of town centre car parking spaces will need to be considered.

Respecting and enhancing the character and the views into and from neighbouring Mitcham Fair Green.

Mitigating parking, traffic and road safety impacts on neighbouring streets and local amenity.

Limiting traffic movements so as not to hinder traffic flow on the surrounding roads or cause safety concerns for other road and pavement users.

London Borough of Merton | Sites and Policies DPD

# Summary of consultation responses

**of** Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

(this section will be removed in the adopted

document)

•

• Loss of town centre parking

Support for council's preferred use

- Reference should be made to the fact the site is in the wider setting of a Grade I listed building (Eagle House)
- Retention of the existing driver mess room for London Buses in any redevelopment
- Any redevelopment of the site should make adequate provision for parking and address the character of Fair Green

Research and consultation responses associated with the "Rediscover Mitcham" project will be used to help inform the future of this site.

# Further research

(this section will be removed in the adopted document)

**h** Mitcham town centre is receiving c£6.2 million in investment between 2012-2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure. The project is known as "Rediscover Mitcham". Redevelopment of the site will respond to this project and the delivery timescale has been adjusted to reflect this.

London Borough of Merton | Sites and Policies DPD

# Former Mitcham Gasworks

49 Seagas House, Western Road, Mitcham, CR4 3ED



# Site area 2.4 ha

Site Proposal

**Site description** The site has been cleared with the exception of a large gas holder in the northern corner of the site.

Access to the site is via a driveway entrance from Western Road, a reasonably busy road which connects the site with Mitcham town centre.

To the north of the site is a recently completed supermarket, to the west and east are two storey residential dwellings, whilst to the south is the excluded part of the gasholder site beyond which are three storey residential apartment buildings and a medical centre.

Strategic Planning<br/>FactorsThe site had outline planning permission for a major residential and<br/>employment scheme. A reserved matters application was submitted for the<br/>residential component (indicated by the hatched area) was approved in<br/>November 2012.

The employment component of the permission (which extended onto the site surrounded by the red line, reaching Western Road) lapsed in July 2012 due to a lack of demand from occupiers for that use.

The site's potential uses and layout is currently constrained by the gasholder on the corner of Western Road and Portland Road.

Development within the vicinity of the gasholder is subject to restrictions set out in the Health and Safety Executive's land use planning methodology (PADHI), which limits the potential for residential-led mixed use development at present.

National Grid Property states that the gasholder is expected to be decommissioned within the next five years.

The site located on the opposite side of Western Road has been redeveloped to provide a large supermarket.

The site is within the Mitcham Archaeological Priority Zone. The site has moderate/good accessibility to public transport services (PTAL 3/4) and is approximately 100 m from the Mitcham town centre boundary.

- **Current use** Vacant. Last used as regional offices for the National Grid. The adjacent site has full planning permission for a major residential scheme.
- **Use suggested /** Residential and retail (convenience) Drivers Jonas Deloitte on behalf of **organisation** National Grid.
  - Allocated use Residential led redevelopment with open space and some community use (e.g. crèche, healthcare).

If the gasholder is decommissioned, it is recommended that site redevelopment is taken forward through the preparation of a planning brief (supplementary planning document) to clarify the proposed uses, address the layout, design, essential infrastructure requirements (including school places) and deliverability taking into account the unique issues associated with this site.

- **Delivery timescale** 2015 2021, however is dependent on decommissioning of the gasholder. Decommission is expected to take approximately 18 – 24 months.
  - **Issues** The site is currently constrained by the gasholder on the corner of Western Road and Portland Road. Development within the vicinity of the gasholder is subject to restrictions set out in the HSE's land use planning methodology (PADHI), which limits the potential for residential-led mixed use development at present.

National Grid Property states that the gasholder is expected to be decommissioned within the next 5 years.

If the gasholder is decommissioned and the site decontaminated and cleared, this will remove any HSE restriction on use, function and layout of the site.

Subject to the above, the site may be able to accommodate more residential development and may therefore need to consider how the needs for school places may be met on or off site.

# Summary of consultation responses

(this section will be removed in the adopted document)

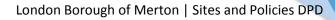
**f** Issues were raised from various parties during the consultation stage and**n** are summarised generally as follows (abridged):

- Support for council's preferred use
- The site is suitable for residential use but lacks public transport infrastructure
- Potential impact on policing needs
- Due to the significant decommissioning costs of the existing gasholder, a residential and convenience retail scheme is required to ensure redevelopment is viable

# Further research

(this section will be removed in the adopted document) Council has met with representatives of the site owners. Council has requested more information regarding the viability of future uses on the site.

**November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of location, cost and time delays.



# Crusoe Road Industrial Buildings 45A and 45B, Crusoe Road, Mitcham, CR4 3LJ



# Site area 0.12 ha

Site Proposal 80

**Site description** The site is occupied by single storey commercial buildings, and has a small concrete forecourt which is informally utilised for parking and loading associated with the businesses.

The adjoining site to the west contains a two storey industrial building which is vacant on the ground floor and accommodates the Rhema Church Ministries on the first floor. The general character of the surrounding area is dominated by two storey residential terraces.

Strategic PlanningThe site is in an area with moderate accessibility to public transportFactorsservices (PTAL 3).

The site is within a Critical Drainage Area and the southern boundary of the site is susceptible to surface water flooding.

Current use Light Industrial.

**Use suggested /** Residential – respective site owners of 45A and 45B. **organisation** 

Allocated use Residential (C3 Use Class).

**Delivery timescale** 2014 – 2019.

London Borough of Merton | Sites and Policies DPD

# Issues Protecting the residential amenity of the adjoining properties.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.

**Summary of** Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

The site should be retained for light industrial use

Support for council's preferred use

# consultation responses

•

(this section will be removed in the adopted document)

#### Further research

(this section will be removed in the adopted document) Council has met with the site owners to discuss the deliverability of the site. The owners advised they are working together to deliver residential use on the site.

**April 2013:** The owner of 45A Crusoe Road has engaged the same architect as Site 18 (60 Pitcairn Road) to aide with delivery of the site.

Site Proposal 80



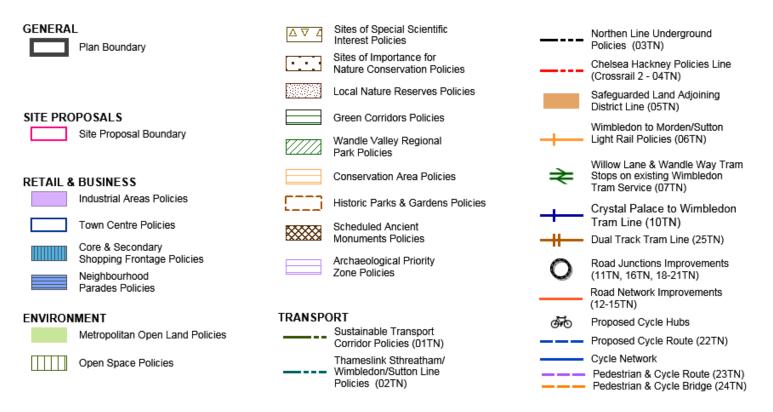
# Morden

# **Draft Policies Map**

# Submission

# **Public Consultation July - August 2013**

# Legend

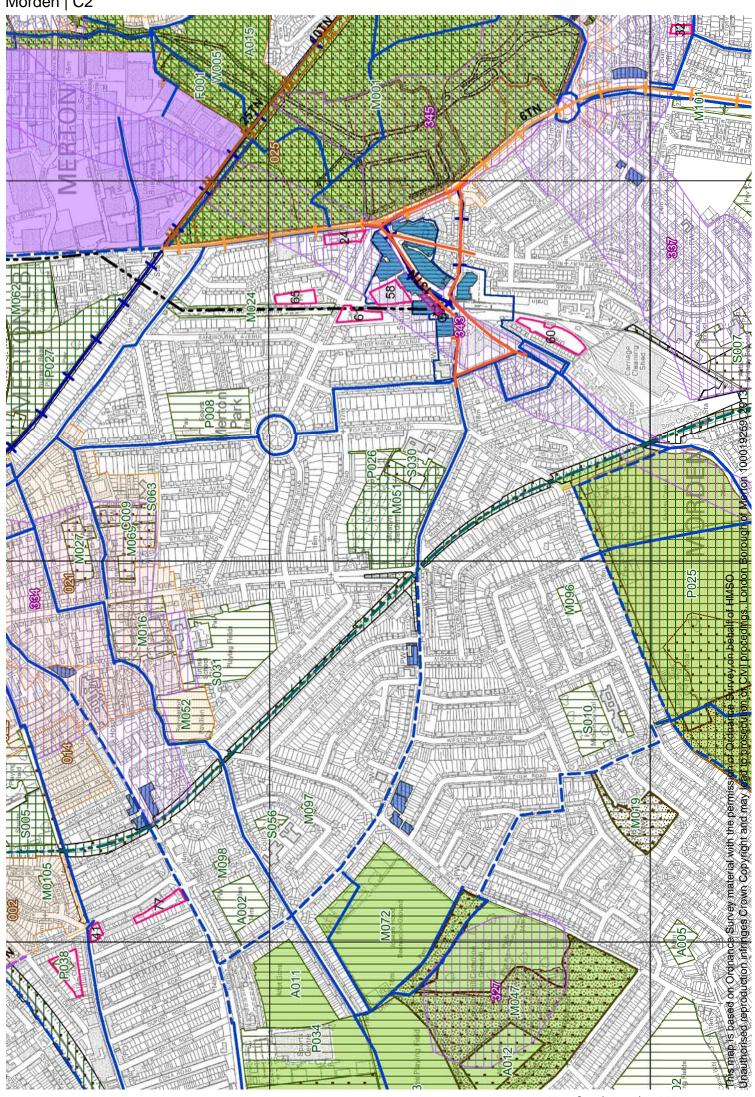


This legend is repeated for all Merton's sub-areas.

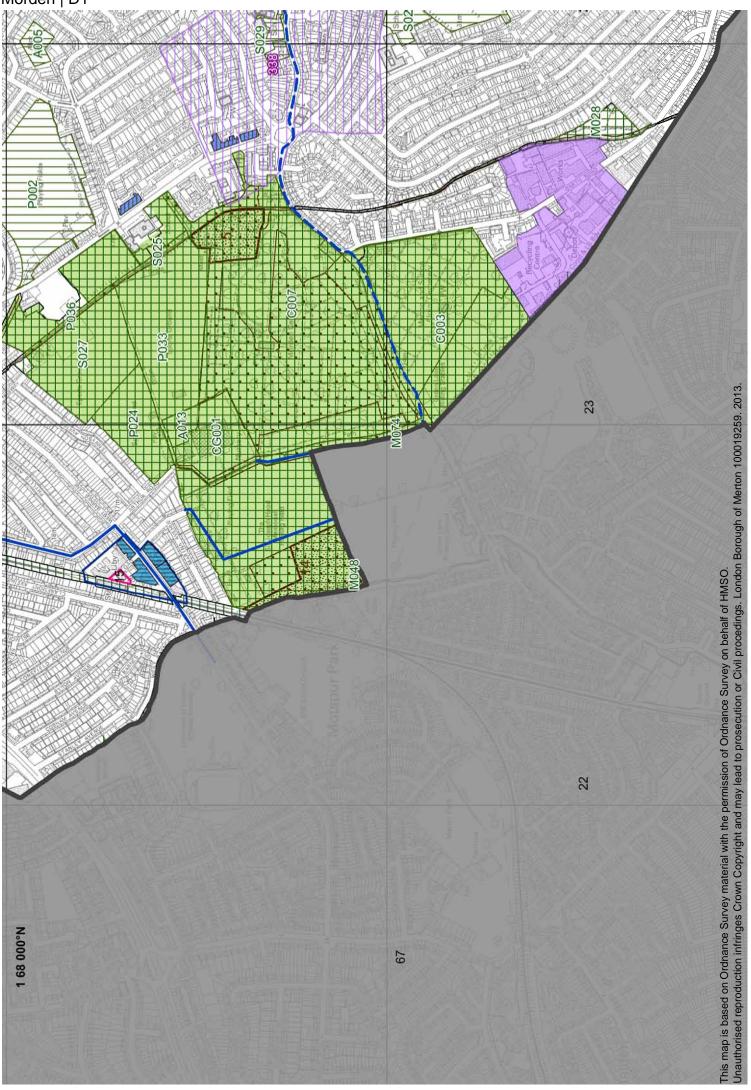
If you require more detailed maps, please contact us through post, email or phone:

Address: Future Merton, London Borough of Merton, 12th Floor Civic Centre, London Roar, Morden, SM\$ 5DX Email: ldf@merton.gov.uk Telephone: 020 8545 3837 / 4141



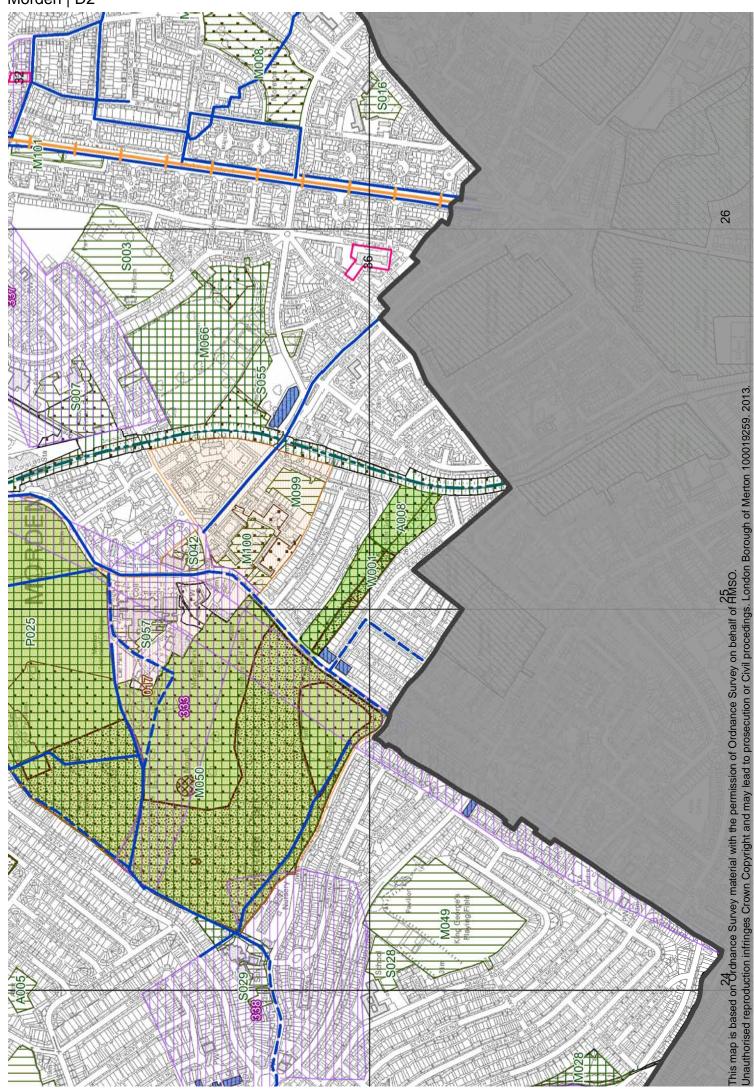


Morden | D1



Sites & Policies Plan 281

Morden | D2

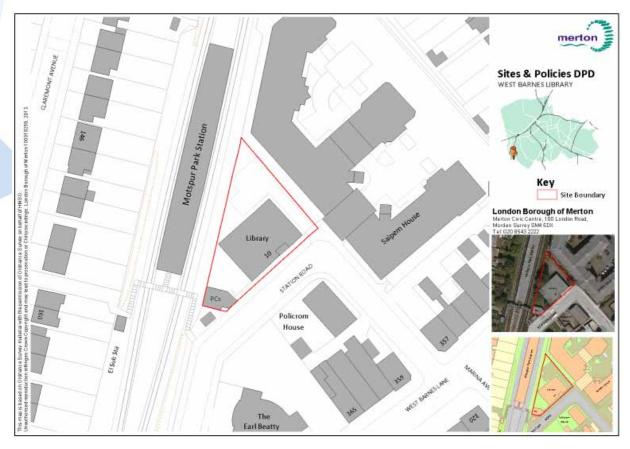


Sites & Policies Plan 282

# West Barnes Library

Site Proposal 15

West Barnes Lane, 10 Station Road, New Malden, KT3 6JJ



Site area 0.1 ha

**Site description** The site contains a single storey building tucked away behind Motspur Park station. To the west the site is bounded by the railway lines. To the east there is a two to three storey office building.

The site has no active frontage along the street except for the library entrance.

Strategic planning<br/>factorsThe site is within an area with poor accessibility to public transport<br/>(PTAL 2) despite the proximity adjacent to Motspur Park station. The<br/>site is also within Flood Zone 2 and a Critical Drainage Area.

Current use Library (D1 Use Class).

- **Use suggested /** Library to be retained and improved. Residential on part of site to **organisation** support library function London Borough of Merton.
  - Allocated use Library (D1 Use Class) with residential (C3 Use Class) on upper floors.

**Delivery timetable** 2014 – 2019.

**Issues** Library to be retained and improved to service specifications including space for a new public/community space. Service specifications should increase customer floor area and provide more adaptable and suitable modern space.

The design of any proposals will need to be sensitive to the railway lines.

In a mixed use development, residential uses should be on upper floors.

A mix of uses will facilitate the provision of upgraded community uses on lower floors and create a more secure environment.

Manage parking, traffic and road safety impacts on neighbouring residents.

The site is known to be susceptible to flooding during very heavy rainfall events. The pluvial flooding does not result in deep ponding. However, blocked drains and gullies are known to contribute to flooding in this area.

The railway embankment acts as a barrier to surface water flow through the centre of the Critical Drainage Area.

Historic surface water flooding records identify drainage network capacity issues which cause water flooding in this area during heavy rainfall.

Initial space requirements for a new library have been drawn up and will be assessed for deliverability and viability during 2013 and 2014.

**of** Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Retention and enhancement of a library on the site
- The provision of parking for future development and increased traffic
- Potential future use could include a GP surgery/health centre

Initial space requirements for a new library have been drawn up and will be assessed for deliverability and viability during 2013 and 2014.

Summary of consultation responses (this section will be

ite Proposal

(this section will be removed in the adopted document)

# **Further research**

(this section will be removed in the adopted document)

# Morden Road Clinic



Site area 0.26 ha

Site Proposal 24

**Site description** The site consists of a part single and part two-storey building and is surrounded by single and two storey houses.

On the opposite side of Morden Road to the east of the site is Morden Hall Park.

**Strategic Planning** The site is within an Archaeological Priority Zone and an area with **Factors** excellent access to public transport (PTAL 6a).

Morden Hall Park to the east of the site is a registered Historic Park which is within the Wandle Valley Conservation Area and the Wandle Valley Regional Park. The park is also designated as Metropolitan Open Land, Green Corridor, Green Chain and a Site of Importance for Nature Conservation.

**Current use** Medical clinic and retail (pharmacy).

Use suggested / GP plus D1 expansion – Sutton and Merton PCT.
 organisation
 Allocated use
 A healthcare (D1 Use Class) led mixed use scheme with some residential (C3 Use Class).

## Delivery timetable 2019 – 2024.

Issues The expansion of this site to provide additional healthcare capacity would depend on the additional needs assessed from redevelopment of other sites in Morden town centre (e.g. sites 57, 58, 60 and 61). Therefore expansion is a long term project in conjunction with the redevelopment of Morden town centre.

> A mix of uses on this site that include residential will ensure a more effective use of this property which has a good level of access to public transport (PTAL 6a).

In a mixed use development, residential uses should be on upper floors.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Respecting the character and the views to and from the adjacent Wandle Valley Conservation Area and Morden Hall Park which is a Registered Park of Historic Interest (by English Heritage) containing a range of Grade II listed assets.

To mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.

Summary of consultation responses

(this section will be removed in the adopted document)

# Further research

(this section will be removed in the adopted document)

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- That the site has poor access to public transport
- Retention of the healthcare facility
- The site should acknowledge its proximity to Morden Hall Park's • **Registered Historic Park status**

November 2012: The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of cost in comparison to other nearby sites.

April 2013 Sutton and Merton Primary Care Trust (PCT) ceased to exist from 01 April 2013. The new structure for NHS South West London includes the Merton Clinical Commissioning Group to commission and design local health services, a Director of Public Health at each council to protect and improve health and wellbeing and reduce inequalities; a London-wide NHS Commissioning Board; and NHS Property Services Ltd, who are now the freeholder, to provide day-to-day estate management.

# Wyvern Youth Centre 18 Arras Avenue, Morden, SM4 6DF



Site area 0.12 ha

32

Site Proposal

Site descriptionThe site is a two to three storey detached building in a<br/>residential area. To the east, west and opposite to the south are<br/>2 storey semi-detached houses. To the north are terraced<br/>houses.

**Strategic planning factors** The site is in an area with poor accessibility to public transport (PTAL 2).

The site is within an Archaeological Priority Zone.

**Current use** Vacant – former youth centre.

**Use suggested / organisation** Residential – London Borough of Merton.

Allocated use Residential (C3 Use Class).

**Delivery timescale** 2014 – 2019.

IssuesProtecting the residential amenity of those properties adjacent(this section will be removed in<br/>the adopted document)to or in the vicinity of the site.

Investigating the potential impact of any proposed development on archaeological heritage.

London Borough of Merton | Sites and Policies DPD

Connaught Garden is susceptible to surface water flooding.

# **Further research**

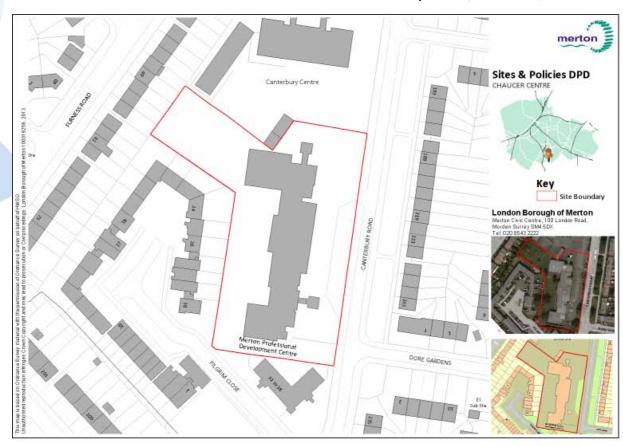
(this section will be removed in the adopted document)

**July 2012:** Cabinet resolved that the community centre should be closed as being surplus to requirements and that it was not viable to continue community uses.

**February 2013:** The site was sold by the council. Council officers have made contact with the new owners who advised that they intend to develop the site for residential use in accordance with the allocation within the next two years.

London Borough of Merton | Sites and Policies DPD

# Chaucer Centre Canterbury Road, Morden, SM4 6QB



### Site area 0.63 ha

300

Site Proposal

**Site description** The Chaucer Centre is a two storey building used as a venue for training, meetings and conferences, mainly for council staff and Merton Music Foundation.

Adjacent to the north of the site is the Smart Centre which is an education facility and a former nursery school building. The site is mainly surrounded by two storey terraced houses.

Access to the site is obtained from Canterbury Road.

Portions of the north and west of the site are within a Critical Drainage Area.

**Strategic planning factors** The site is located in an area with moderate accessibility to public transport services (PTAL level 3).

The Chaucer Centre was allocated for a mix of community and residential uses in Merton's Unitary Development Plan 2003.

Current use Training, meeting and conference centre.

**Use suggested / organisation** Consider the potential for a mix of uses or single uses: community and residential – London Borough of Merton.

Allocated use Mixed use residential and community (D1 Use Class) or solely residential use (C3 Use Class) subject to the existing training facility being provided on a suitable site elsewhere.

Delivery timetable 2018 – 2024.

**Issues** In a mixed use development residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment helping to minimise vandalism and crime.

Mitigate potential parking, traffic and road safety impacts on neighbouring street and local amenity.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Summary of consultationIssues were raised from various parties during the consultationresponsesstage and are summarised generally as follows (abridged):

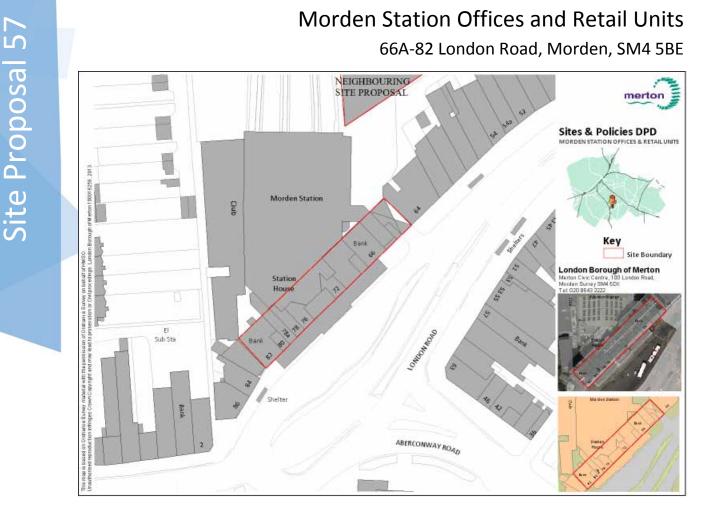
- The site should be used for education and community use
- The site is suitable for mixed use community and residential
- Clarification that the Merton Music Foundation operates from within the site not adjacent to it. Merton Music Foundation has also signalled their intention to expand within the site in the future.
- Potential impact on policing needs

**Further research** (this section will be removed in the adopted document)

(this section will be removed in

the adopted document)

Council has sufficient information regarding the ability to deliver this site for the preferred use.



### Site area 0.09 ha

**Site description** The site comprises a four storey building at the entrance of Morden Underground Station.

The allocation only refers to the offices and retail units adjacent to above Morden Station. The ground level station entrance and other buildings directly associated with the functions of the train station are therefore excluded from the site.

To the southwest of the site are single storey retail units and to the northeast of the site is a two storey parade of shops with flats and/or offices above. Northwest of the site is the Morden Underground Station with various buildings ranging between one and three storeys in height. To the south of the site is the hard standing of the Morden Bus Station, London Road and on the opposite side of London Road are various mixed use three and four storey buildings.

Strategic Planning<br/>FactorsThe site is with in the proposed moreMorden Masterplan area, an area with<br/>an excellent level of access to public transport services (PTAL 6b), an<br/>Archaeological Priority Zone and a small part of the southern corner of the<br/>site is within a Critical Drainage Area.

The Morden Underground Station is a locally listed building (though not the office building above it).

Current use Retail units at ground level and offices above.

**Use suggested / Stage 2:** Residential – Transport for London. **organisation** 

Stage 3: Hotel (C1 Use Class) – Transport for London.

Allocated use Upper floors - hotel (C1 Use Class) and/or offices (B1[a]) Use Class).

The ground floor is considered suitable for any of the following uses or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant and cafes (A3 Use Class), drinking establishments (A4 Use Class), offices (B1[a] Use Class) and community (D1 Use Class).

**Delivery timescale** 2017 – 2024.

**Issues** An exemplary design would be required at this central site.

Enabling and managing appropriate parking and servicing arrangements.

The redevelopment of this site will be part of the proposed moreMorden regeneration proposals, which include redeveloping the public realm.

Core strategy Policy CS14 refers to the appropriateness of tall buildings in Morden town centre.

Facilitating improved public transport, walking and cycling infrastructure and connections.

Improving connectivity from London Road to Morden Park and Morden Hall Park and legibility along London Road.

Developing a facility which could make heat and/or power available to local users.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Currently (2013) residential development (C3 use class) is not deliverable on this site. If residential development were to become deliverable on this site, it would be an appropriate use for the site on the upper floors.

**Summary of** Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

### responses

(this section will be removed in the adopted document)

### Further research

(this section will be removed in the adopted document)

- Site should be used for retail/office use
- Any addition of residential units will need to address the need for essential services such as schools and healthcare
- Support for council's preferred use for the development

Council is in ongoing discussions with Transport for London regarding the delivery of this site in accordance with the Sites and Policies DPD and the moreMorden Masterplan. The use suggested for the site by Transport for London has been amended from residential to hotel following these discussions.

Both Transport for London and council support the redevelopment of this site. The site is likely to come forward as part of the Morden Station Planning Brief, due for public consultation in 2013.

Currently (2013) residential development (C3 use class) is not deliverable on this site. If residential development were to become deliverable on this site, it would be an appropriate use for the site on the upper floors.



# Sainsbury's (Peel House) Car Park

Car Park Rear of 127 to 149 Kenley Road, Morden, SM4 5BE



Site area 0.42 ha

о С

Site Proposal

Site description The site consists of a two storey car park located on land to the rear of 127 – 149 Kenley Road. Adjacent to the site to the south is a two-storey terrace of mixed commercial and residential properties on London Road. Kenley Road, which is northeast of the site, is predominately made up of two storey terraced housing. Adjacent to the site to the east is a four storey building at 34-44 London Road with a Sainsbury's supermarket at ground level and an educational establishment (Morden College) above. West of the site is Morden Underground Station.

Strategic Planning<br/>FactorsThe site is within the proposed moreMorden Masterplan area, an area with<br/>an excellent level of access to public transport services (PTAL 6a), an<br/>Archaeological Priority Zone and a small part of the site is within a Critical<br/>Drainage Area.

There has been a positive sighting of a protected species (House Sparrow) within vicinity of the site.

**Current use** Car park (short/long stay).

Use suggested / Residential or mixed use development – Transport for London.

organisation

Allocated use Any of the following uses or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurants or cafes (A3 Use Class),

### Delivery timescale 2017 – 2024.

Issues Enabling and managing appropriate parking and servicing arrangements.

> The redevelopment of this site will be part of the proposed moreMorden regeneration proposals, which include developing the public realm.

Core Planning Strategy Policy CS14 refers to the appropriateness of tall buildings in Morden town centre.

The impact of traffic on congestion, movement and road safety need to be carefully scrutinised and managed.

Better connectivity and permeability by walking and cycling is required.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

Developing a facility which could make heat and/or power available to local users.

Investigating the potential impact of any proposed development on archaeological heritage.

This site could be considered for redevelopment in conjunction with other sites in Morden.

### Summary of Issues were raised from various parties during the consultation stages and consultation are summarised generally as follows (abridged): responses

- Site should be retained as a car park
- Potential loss of parking space in town centre and for supermarket
  - Any addition of residential units will need to address the need for essential services such as schools and healthcare
- Potential impact on policing needs
- Support for council's preferred use for the development

Both Transport for London and the council support the redevelopment of this site and are investigating various options in conjunction with other sites in the town centre. The site is likely to come forward as part of the Morden Station Planning Brief, due for public consultation in 2013.

(this section will be removed in the adopted document)

### Further research

(this section will be removed in the adopted

document)

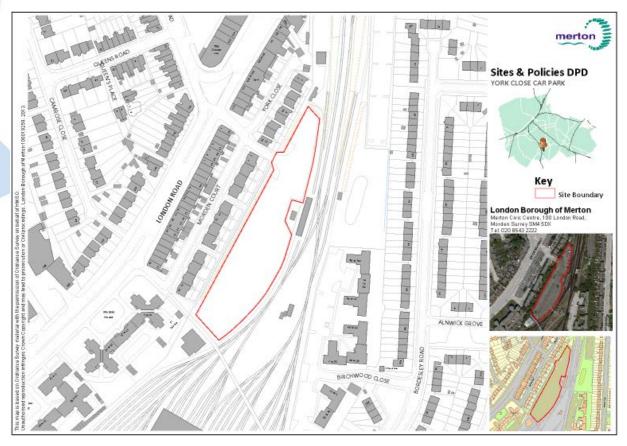
**June 2012:** a parking survey was carried out in Morden town centre to help objectively assess parking demand, as raised in consultation responses. This car park was occupied most on the weekday, with most occupants (70%) staying for less than two hours. It was less heavily used at the weekend.

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# York Close Car Park

## Car Park Adj No 18, York Close, Morden, SM4 5HW



### Site area 0.56 ha

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**Site description** This site is a pay-and-display car park which is predominately used by London Borough of Merton staff.

Adjoining the west of the site is York Close and Morden Court which are characterised by residential two storey semi detached and terraced housing. The Morden underground railway depot adjoins the east of the site.

- **Strategic planning factors** The site is within the proposed moreMorden Masterplan area and an area with an excellent level of access to public transport services (PTAL 6a). A small part of the site at the north-eastern boundary is within a Critical Drainage Area.
  - Current use Surface car park.
- Use suggested / organisation Residential Transport for London.

Allocated use Residential (C3 Use Class).

**Delivery timescale** 2018 – 2024.

Potential impacts of displaced commuter parking on neighbouring streets and local amenity needs to be carefully managed.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

Developing a facility which could make heat and/or power available to local users.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

This site could be considered for redevelopment in conjunction with other sites.

**Summary of consultation** Issues were raised from various parties during the consultation responses stage and are summarised generally as follows (abridged):

(this section will be removed in the adopted document)

• Site should be retained as a car park

- Apartments should be established on the site
- Potential loss of parking space in the town centre

### Further research

(this section will be removed in the adopted document)

Council is in ongoing discussions with TfL regarding the delivery of this site, following the delivery of other sites in Morden town centre.

**June 2012**: a parking survey was carried out in Morden town centre. It found that York Close car park was heavily used (close to capacity) during the weekdays: half long-stay and half for less than two hours. York Road car park was very lightly used during the weekend (approximately 10%).

**2013:** The council is working with TfL to explore deliverability of other sites in Morden town centre (including Sites 57, 58 and 61). Delivery of the York Close site is only likely following delivery of other sites.

# Morden Station Car Park

Car Park Station House, Kenley Road, Merton Park, SW19



### Site area 0.33 ha

**Site description** The site comprises hardstanding land currently used as a car park for staff of Morden Station and long stay visitors.

Adjacent to the north and west of the site are two storey terraced houses and adjoining the east of the site is Morden Underground Station.

Strategic PlanningThe site is within the proposed moreMorden Masterplan area and an areaFactorswith an excellent level of access to public transport services (PTAL 6a).

**Current use** Car parking for Morden Underground Station staff and commuters.

**Use suggested /** Mixed use development – Transport for London.

organisation Allocated use Any of the following uses or a suitable mix of residential (C3 Use Class), employment (B1[a], B1[b], B1[c] Use Classes) and community (D1 Use Class).

### **Delivery timescale** 2017 – 2024.

**Issues** Enabling and managing appropriate parking and servicing arrangements.

The redevelopment of this site will be part of the moreMorden regeneration proposals, which include developing the public realm.

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Managing traffic demand, congestion, movement and road safety, including impacts on Kenley Road.

Facilitating improved public transport, walking and cycling infrastructure.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

Developing a facility which could make heat and/or power available to local users.

This site could be considered for redevelopment in conjunction with other sites.

Summary of consultation responses

(this section will) be removed in the adopted document)

ite Proposal

### Further research

(this section will) be removed in the adopted document)

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- The allocation should include retail use
- Potential loss of parking space in the town centre
- Apartments should be established on the site

Council is in ongoing discussions with TfL regarding the delivery of this site in accordance with the Sites and Policies DPD and the moreMorden Masterplan. Both Transport for London and council support the redevelopment of this site. The site is likely to come forward as part of the Morden Station Planning Brief, due for public consultation in 2013.

**June 2012**: a parking survey was carried out in Morden town centre to help objectively assess parking demand, arising from consultation responses. The survey results show that Morden station staff car park is heavily occupied during the week (circa 90%) with 10% occupation at weekends. Vehicles stayed for a shorted amount of time at weekends.

**November 2012:** The site was assessed in a "long list" for its suitability as a school but was rejected on grounds of cost in an external report commissioned by the London Borough of Merton.

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