

Merton Council

Planning Applications Committee

8 March 2018

Supplementary agenda

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Agenda Item 5: High Path 17/P1721 - Outline Planning application with all matters reserved

*Additional information to be inserted into the Agenda item 5 Committee report page 96, under heading “**drawing numbers** and on page 206, **Planning Condition 4 list of approved drawings**”*

2001 REV A , Site Location Plan

2002 REV A , Site Topographical Survey

2003 REV A , Existing Elevations 1

2004 REV A , Existing Elevations 2

2005 REV A , Existing Elevations 3

2007 REV A , Proposed Demolition Plan

2008 REV A , Proposed Block Plan

2009 REV A , Proposed Land Use Plan

2010 REV B , Proposed Layout Parameters Plan

2011 REV C , Proposed Maximum Building Heights

2012 REV A , Illustrative Masterplan

2013 REV A , Proposed Indicative Phasing Plan

2014 REV A , Proposed Vehicular Access and Movement

2015 REV A , Proposed Open Place and Landscape

2016 REV A , Pedestrian and Cycle Movement

2017 REV C , Proposed Indicative Site Cross Sections

2018 REV C , Proposed Indicative Site Cross Sections

[no plan number] Proposed Vehicular Assess and movement Option 2

[no plan number] Proposed Vehicular Assess and movement Option 3

*Additional information be inserted into the Agenda item 5 High Path 17/P1721 Committee report page 96, under heading “**Documents**”*

Minimum Courtyard Dimensions

South Wimbledon Station Study

*Additional information be inserted into the Agenda item 5 High Path 17/P1721 Committee report page 225 at the end of the **Planning Conditions** / prior to the heading "informatives"*

50 Contamination Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A site investigation scheme, based on the Ground Conditions Assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: For the protection of Controlled Waters. The site is located over a Secondary Aquifer and within SPZ2 and it is possible that the site may be affected by contamination from historic uses.

51 Contamination remediation If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

REASON There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

52 Contamination verification Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and

arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

53 Drainage scheme infiltration Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

REASON: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

54 Piling Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

55. Design code Prior to the submission of any reserved matters application and within 3 months of the date of this decision, a revised Design Code must be submitted and approved in writing by the Local Planning Authority. The developer must enter into discussions with the Local Planning Authority about the content of this Design Code and it must take into account the revisions necessary and omissions identified in the comments made by the LPAs Urban Design Officer dated 26 February, 2018.

REASON To safeguard the special architectural or historic interest of the South Wimbledon Station and wider townscape area, in compliance with the following Development Plan policies for Merton: policy 7.3, 7.4, 7.5, 7.6, and 7.8 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 and D4 of Merton's Sites and Polices Plan 2014, and OEP 3 of the Merton Estates Local Plan 2018.

56 – Tree Protection

57 F8 – Site Supervision (Trees)

58 Landscaping - No development shall take place until full details of a comprehensive design strategy for a landscaping and planting scheme for the phased development relating to the Neighbourhood park and along Merton High Street has been submitted to and approved in writing by the LPA. The details shall include on a plan, full details of the size, species, quantities and location of the proposed plants. The approved works shall be carried out in the first available planting season following the development of the relevant phase or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with semi-mature London Plane trees of a minimum 30 – 35 cm girth so as to restore the amenity provided by the existing trees, unless the LPA gives written consent to any variation.

- The landscaping scheme must make use of green roofs throughout the development.
- The landscaping plan should indicate the planting of appropriate native species throughout the site.

REASON: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2011, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Polices Plan 2014.

59 Junctions on Transport for London roads The applicant must consult Transport for London on any proposed improvements to the Morden Road/ High Path junction or any other such planned highway works, in order to advise if the changes are acceptable from a design/ signals perspective. The applicant must submit the following information for approval unless otherwise agreed in writing by the Local Planning Authority:

- Full AutoCAD design files outlining the proposed improvements.
- The use of LinSig to assess the impact of the proposals and development trips at the junction is considered to be acceptable in principle; however, TfL requests that this is updated to reflect any design review comments. The 2014 baseline flows that inform the 2014 baseline and future year assessment are also considered to be old and should be updated as part of this process. The LinSig assessments should include a baseline year, an opening year baseline (base + growth + committed development) and an opening year with development (opening year baseline + development).
- The LinSig model files and any corresponding documents informing the assessment (signal data information, validation data, flow and queue length datasheets and a Technical Note with validation tables showing comparison between modelled and surveyed results and explaining any assumptions that have been made during model development) should be provided. This will enable TfL to undertake a review of the model against Model Audit Process (MAP) standards. TfL have a recent Transyt model for this junction which could be leased to the applicant for

a fee and used for the assessment. It is based on 2017 data and considers on site collection of DoS and signal data and recent traffic flows.

- A Stage 1 Road Safety Audit should also be undertaken for the proposed junction design.

Should any improvements be proposed to the Merton High Street / Pincott Road priority T-junction TfL must be consulted to enable any impacts on the segregated cycle path which crosses the junction to be reviewed and the details as above must be provided by the developer for approval in writing by the local Planning Authority.

REASON In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014 and the Estates Local Plan Policy EP H3.

60 Bus stop relocation Prior to the commencement of development, the developer must enter into discussion with TfL concerning the details of the proposed relocation options and assessments study to be undertaken in application for any bus stops to be relocated as a result of the development. The developer must submit for approval in writing to the Council the relocation strategy and evidence of approval from TfL of the relocation of the bus stops.

Reason:

In the interests of Highway safety and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014, and EPH3 of the Estates Local Plan 2018.

61 Archaeology Written Scheme of investigation No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent

analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

62 Foundation design No development shall take place until details of the foundation design and construction method to protect archaeological remains have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON The planning authority wishes to secure physical preservation of the site's archaeological interest in accordance with the NPPF

63 Protective Fencing No development shall commence until details of fencing, signage and other control measures to protect archaeological remains in-situ have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and maintained for the duration of operational works.

REASON The planning authority wishes to protect archaeological remains during development works.

64 Bats: Prior to the first reserved matters application, a new bat survey is to be carried out by an appropriately qualified person in accordance with Natural England's standing advice and the bat survey guidance published by the Bat Conservation Trust and a bat survey report is to be submitted for approval in writing by the local planning authority. The report must specifically identify relevant mitigation and biodiversity enhancement features for the site. A mitigation strategy is also to be prepared by an appropriately qualified person and submitted to the local planning authority for written approval, including details of the proposed replacement purpose built bat roost, ecological enhancement and other biodiversity features as recommended by the appointed person. Any lighting strategy for the entire site should be provided and reviewed by an appropriately qualified person to ensure that there are no undue effects of lighting on any protected species.

Reason: To safeguard the amenities of protected species

65 Energy Strategy

Unless otherwise agreed in writing no part of the development hereby approved shall commence until a detailed energy strategy is submitted to and approved in writing by the Local Planning Authority confirming. The energy strategy must demonstrate compliance with current development plan objectives and targets at the time of submission.

REASON: To ensure that the development performs in accordance with the approved plans, achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2015 and Policy CS15 of Merton's Core Planning Strategy 2011 or their successors.

66 Sustainable Design and construction – Prior to the commencement of any development and prior to each phase of the development, the applicant must produce a Sustainable Design and Construction Report, to be submitted to and approved in writing by the Local Planning Authority, which demonstrates that the development will achieve the highest CO2 reductions, fabric efficiency standards and internal water usage targets required by national, regional or local policies, unless otherwise agreed in writing.

REASON To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: policy 5.2, 5.3 and 5.7 of the London Plan 2016, Draft London Plan 2018 and policy CS15 of Merton's Core Planning Strategy 2011.

67 Play space Prior to commencement of any phase of the development, submit a comprehensive play space strategy showing details of the areas and features of the dedicated children's play space to be provided on site meeting the minimum play space requirements for all age groups in accordance with the Mayor's Supplementary Planning Guidance "Shaping Neighbourhoods: Play and Informal Recreation" (or any subsequent guidance) for approval in writing by the local planning authority. The development shall be carried out in accordance with the approved details and maintained for the duration of operational works.

REASON: To ensure the provision and retention of suitable children's play space in accordance with the requirements of Merton's Core Planning Strategy policy CS 13 and The London Plan 2016 and Policy EPH5 of the Estates Local Plan 2018.

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Item 6 – Ravensbury Estate 17/P17/P1718:

To be included as section 31 (continuation from the committee report)

31.0 CONCLUSION

31.1 The proposal would represent a significant major regeneration for the estate and for this part of the Borough as a whole. The Development Plan and the Estates Local Plan support the redevelopment of the site as part of Merton's Estate Regeneration Project for Ravensbury estate. The principle of development is therefore supported. The site is currently a residential estate and this is protected in the Sites and Policies Plan (2014) as the following; Conservation Area: small part within Wandle Valley CA, Flood Zone 3, Archaeological Priority Zone, Wandle Valley Regional Park 400m buffer, a small part within Ravensbury Park Open Space, adjacent to Wandle Valley Metropolitan Open Land, Sites of Importance for Nature Conservation (SINC), Green Corridors, Wandle Valley Regional Park & Local Nature Reserves. The site is also situated within close proximity to the Ravensbury Mill, Morden Hall Park, Morden Hall & Morden Lodge

Heritage

31.2 The surrounding heritage assets comprise of the Grade II Listed Ravensbury Mill, Grade II Listed White Cottage and Grade II Listed Morden Lodge, in addition to the Grade II Registered Park and Garden at Morden Hall and associated Listed Buildings. The Wandle Valley Conservation Area sub-area 5 (the Parks, containing Ravensbury Park and Morden Park) has also been considered as part of the detailed settings assessment.

31.3 The heritage assessment has demonstrated that the regeneration of Ravensbury Estate would not result in any harm to the significance of the majority of the designated heritage assets in the proximity of the Site, including the Grade II Listed Ravensbury Mill. The applicants would also be required to provide appropriate detailed design of the new residential properties and the accompanying landscaping for the scheme to improve the setting of the Conservation Area and Registered Park and Garden. As such the proposal would be considered acceptable in terms of heritage and protecting the conservation area and open space. It is therefore considered that the proposed development at Ravensbury would be in accordance with Policy DM D4 Sites Policies Plan (2014) as the proposed redevelopment scheme demonstrates significant regard to the pattern and grain of existing buildings, spaces and streets; including the urban structure and the surrounding historic environment.

31.4 Furthermore it should be noted that both Historic England and LBM Conservation Officers were consulted on the proposed redevelopment and have raised no objections to the proposed scheme. The details of the

appearance of the proposed new buildings will be developed at reserved matters. The height of the buildings in relation to surrounding trees and neighbouring heritage buildings have also been taken into significant consideration, as such it was concluded that there would be no significant impact on scale and massing of the surrounding neighbouring area. At this outline stage it can be commented that the initial proposals have intended to respond to the local traditions and to the industrial history of the area, with the form of the buildings (i.e. pitched roofs to town houses) and some of the proposed materials (including brick) complementary to local architectural traditions and therefore compliant with Policy of policy EP R1 (c) of the Estates Local Plan. Further assessments of this would also be carried out at the reserved matters stage. It should also be noted that condition 10 attached would also ensure that reserved matters applications for each relevant phase of development submitted relating to appearance and landscaping shall be accompanied by an Urban Design Report, which explains the approach to the design and how it takes into account the approved Design Code.

- 31.5 The Locally Listed Buildings have also been considered as part of this assessment. It has been established that the majority of these do not require a detailed assessment. However, the Locally Listed Building Morden Hall Park Lodge adjacent to Surrey Arms Public House (which is not Locally Listed), located c. 25m west of the Site, has been included and is discussed within the main body of the report.
- 31.6 The applicant has demonstrated that the re-development of the estate would safeguard the architectural/historical character of the surrounding neighbouring area and would ensure good design is followed throughout the development in line with the principles of the NPPF (2012), Policies 3.5 and 7.3 of the London Plan (2016), Policies DM D1, DM D2 & DM D4 of the SPP Local Plan 2014, Policies CS2 & CS14 of the Core Planning Strategy 2011 and Policies OEP.1, OPE.2 and EP R4 of the Adopted Estates Local Plan 2018

Flood Risk

- 31.7 In terms of flood risk, as the site is located within Flood Zone 3a and the most significant risk of flooding to the site is associated with the River Wandle, the flood mitigation for all finished floor levels of residential uses on the site are now raised above the 1 in 100 year + climate change (35%) + 300mm (freeboard). Modelled flood levels across the site vary and are specified in section 5.2 of the Flood Risk Assessment. As noted already within the main body of the report the flood depths are greatest in the central area of the site and are generally shallower at the perimeters of the site. The Environment Agency and the Council's Drainage Officer have recommended flood risk mitigation measures to be imposed as conditions and will need to be designed in

detail at the reserved matters stage. As such no objections were raised for the scheme regarding flood risk and drainage matters, the flood risk assessment and drainage strategy that was submitted by the applicants was considered acceptable to the EA and Council Drainage Officers requirements.

Ecology & Biodiversity

- 31.8 The proposed redevelopment of Ravensbury Estate has been designed to avoid or mitigate either direct or indirect negative impacts on the adjacent wildlife sites, and particularly those that could harm their function as a wildlife corridor. As such the proposal in its current design form and scale is anticipated to have no significant negative impact on nature conservation or ecological value.
- 31.9 Therefore the proposed redevelopment of the estate would represent an opportunity to significantly improve the biodiversity of the area and it is proposed this be achieved through the provision of open space and landscaping opportunities at the Reserved Matters stage. Accordingly, the proposal would comply with Policy 7.19 of the London Plan (2016), Policy DM O2 of the Sites and Policies Plan 2014 and Policy CS 13 of the Core Planning Strategy 2011, and which will be secured by condition on the outline permission. Conditions 10 & 51 are imposed in order to safeguard neighbouring ecology and bio-diversity.

Consultation

- 31.10 This Outline planning application was the subject of the following consultations; Conservation Area Consultation; (Majors) Outline Planning Application Consultation; (Majors) Advertised as a departure application for public consultation. Site and press Notice - 30 site notices were displayed within and around the Ravensbury estate, advertising the planning application.

Overall conclusion

- 31.11 The officer's report has highlighted a range of planning and housing benefits that would result from the development including financial and non-financial commitments as part of any s106 Agreement. The proposal has been developed from a masterplan stage to this current outline scheme over the past 4 years. It represents a form of development which would be acceptable in accessibility terms, using the existing means of vehicular access into and out of the estate.

- 31.12 Officers have engaged with, and considered carefully, the representations from those likely to be affected by the proposals and, in partnership with the applicants, have sought to identify ways of addressing or mitigating such impacts to an acceptable level through the imposition of planning conditions.
- 31.13 Following Reserved Matters applications, it is considered that the scheme would provide the opportunity to regenerate Ravensbury Estate and secure high quality urban design that achieves additional housing. The scheme would make a positive contribution to the economic, social and environmental well-being of the area and the Borough as a whole. In view of Development Plan policies, guidance set in the NPPF (2012) and an assessment of other material considerations, officers are satisfied that the proposed scheme has met in principle the requirements for a development of this size and scale in relation to the planning issues considered under the main assessment section of this report. The scheme presented will deliver a high quality and improved environment which will meet the needs of future occupiers and bring about a number of benefits for the local community.
- 31.14 In that context, it is not considered that there are any material considerations that would warrant refusal of outline planning permission in this instance. The conditions that are recommended and the s106 obligations package that is set out would ensure that any adverse impacts of the scheme are mitigated against. Taking into account the consistency of the scheme with the national and local policies and guidance and weighing this against all material planning considerations, the proposal is considered to be acceptable in planning terms.