London Borough of Merton

Revised Sustainability Appraisal

Revised Draft Estates Local Plan

Stage 3 Publication

Revised Proposed Submission

Revised Sustainability Appraisal

APPENDICES

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Appendices

A1 SA and SEA requirements

A Sustainability Appraisal is required Under Section 19(5) of the Planning and Compulsory Purchase Act 2004 (the 2004 Act). Sustainability Appraisal (SA) of all Local Development Documents (LDD), including Development Plan Documents (DPD), is mandatory.

Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC (transposed into the UK legislation by the Environmental Assessment of Plans and Programmes Regulations 2004, Regulation 12), which requires formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. The focus of SEA is environmental effects.

Whilst the Directive defines the environment broadly, in that it includes factors such as population, human health and cultural heritage, SA goes further by examining all the sustainability related effects of plans, whether they are social, environmental or economic. SA under the 2004 Act incorporates the requirements of the SEA Directive.

The requirements of the Directive and the location of the information within the SA report are set out overleaf.

Information required in the Environment Report according to the SEA Directive

Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2). The information to be given in the report is set out in Article 5 and Annex I of the Directive as follows:

	SEA Directive Requirements	Location in SA Report
a	An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plan and programmes	Non-technical summary Sections 1, 2 and 4 of SA report
b	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Scoping report and Section 4
c	The environmental characteristics of areas likely to be significantly affected	Scoping Report, Issues & Option SA and Sections 4 and 5
d	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Sections 4 and 5
e	The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Sections 4 and 5, Appendix A4
f	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Section 8 and 9, Appendices A3-A8

g	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 9 and Appendices A5-A6
h	An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered	Sections 7 and 8, Appendix A5
SEA Directive Requirements		**Location in SA Report**
Consultation:		
	• authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4).	Scoping report issued to statutory consultees for consultation. Responses to consultation provided in Section 3.6 of the SA Report and Council website
	• authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme	Scoping Report, September 2014 Issues & Options SA Report, September 2014

	and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	Draft Estates Local Plan SA Report, Feb. 2016 Revised dELP SA Report, October 2016
	• other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8) Provision of information on the decision:		
	When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed: • the plan or programme as adopted • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with the measures decided concerning monitoring (Art. 9 and 10)	N/A
Monitoring		
	• of the significant environmental effects of the plan's or programme's implementation (Art. 10)	N/A
Quality assurance:		
	• environmental reports should be of a sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12).	

A2 Plans, Policies and Programmes

All of the plans and programmes influence Merton's Local Plan documents to some degree. The London Plan, as the spatial strategy for London, the various Mayoral strategies and the adopted Merton plans, strategies and guidance including the Core Planning Strategy and Sites and Policies Plan are of particular relevance.

International	
Policy or Plan	
Kyoto Protocol to the United nations Framework convention on climate change (1997)	
Johannesburg Declaration on Sustainable development 2002	
European	
Policy or Plan	
EU Biodiversity Strategy (1998)	
EU Biodiversity Action Plan (2006)	
European Landscape Convention (ratified by the UK Government in 2006)	
EU Sixth Environment Action Plan (Sustainable Development Strategy) (2002)	
European Spatial Development Perspective Report (1999)	
EU Sustainable Development Strategy 2002 (revised 2006) (reviewed 2009)	
EU Directives	
Air Quality Framework (EU Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)	
Assessment of the Effects of Certain Public and Private Projects on the Environment (**EIA Directive 85/337/EEC**)	
Assessment and Management of Environmental Noise (**END Directive 2002/49/EC**)	
Conservation on Natural Habitats and of Wild Fauna and Flora (Directive 92/43/EEC)	
Conservation of Wild Birds (Directive 79/409/EEC)	
Energy Performance of Buildings (EU Directive 2002/91/EC)	
Floods Directive (**EU Directive 2007/60/EC**)	
Landfill Directive 1999/31/EC	
Promotion of the use of Biofuels or other Renewable Fuels for Transport (EU Directive 2003/30/EC)	
Renewable Energy (EU Directive 2009/28/EC)	
Strategic Environmental Assessment (SEA Directive 2001/42/EC)	Requires the formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. The focus of SEA is environmental effects.
Urban Waste Water Directive (91/271/EEC)	
Waste Framework Directive 75/442/EEC	
Water Framework Directive (**EU Directive 2000/60/EC**)	

National	
Regulations	
Air Quality Standards Regulations (2010)	These Regulations replace the Air Quality Standards Regulations 2007 implement the following Directives: Directive 2008/50/EC on ambient air quality and cleaner air for Europe (this Directive replaces Council Directive 96/62/EC on ambient air quality assessment and management, Council Directive 1999/30 EC relating to limits for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in ambient air, Council Directive 2000/69/EC relating to limit values for benzene and carbon monoxide in ambient air, Council directive 2002/3/EC relating to ozone in ambient air.) Directive 2004/107/EC relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air.
Building Regulations: England and Wales (Part L – Conservation of Fuel and Power, 2010) and (Part G Sanitation, hot water safety and water efficiency, 2010)	Part L – Conservation of fuel and power. The legal framework and Approved Documents for Part L (Conservation of fuel and power) were last revised by amendments that came into effect on 1 October 2010 and provide practical guidance on ways of complying with the energy efficiency requirements and regulation 7 of the Building Regulations 2010 (SI2010/2214) for England and Wales. The 2010 edition of Approved Document G - Sanitation, hot water safety and water efficiency, has been updated to incorporate amendments made to reflect any changes arising as a result of the Building Regulations 2010 and replaces the previous edition of Approved Document G - Sanitation, hot water safety and water efficiency.
Climate Change Act (2008)	The Climate Change Act creates a new approach to managing and responding to climate change in the UK, by: • setting ambitious, legally binding targets, including a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050 and 34% by 2020 against a 1990 baseline. • taking powers to help meet those targets • strengthening the institutional framework • enhancing the UK's ability to adapt to the impact of climate change • establishing clear and regular accountability to the UK Parliament and to the devolved legislatures
Energy Act 2008	The Energy Act 2008 updates energy legislation to: • reflect the availability of new technologies and emerging renewable technologies • correspond with the UK's changing requirements for secure energy supply • protect our environment and the tax payer as the energy market changes
Environmental Assessment of Plans and Programmes regulations 2004	Provides the regulations for the implementation of the Strategic Environmental Assessment Directive (EU/2001/42/EC) for certain plans and programmes that are likely to have significant environmental impacts
Environmental Noise (England) Regulations 2006 (as amended)	The regulations transpose the EU Directive 2002/49/EC that relates to the assessment and management of environmental noise.
Local Government White Paper: Strong and Prosperous Communities (2009)	The aim of this White Paper is to give local people and local communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a rebalancing of the relationship between central government, local government and local people.
Natural Environment and Rural Communities Act (2006)	The Natural Environment and Rural Communities Act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy. The Act was published by Parliament and is accompanied by a set of explanatory notes, a Regulatory Impact Assessment and a policy statement.

National	
Policy or Plan	**Summary of objectives and targets**
Regulations	
Planning and Compulsory Purchase Act (2004)	The Act received Royal Assent on 13 May 2004 and the provisions of the Act were introduced through a series of Commencement Orders and Regulations. The Act strengthened the focus on sustainability, transparency, flexibility and speed. The aim of the Act is to give effect to the Government's policy on the reform of the planning system, the principal features of which are set out in the policy statement Sustainable communities: Delivering through planning which was published on 23 July 2002.
Planning and Energy Act (2008)	This Act allows local councils to set targets in their areas for on-site renewable energy, on-site low carbon electricity and energy efficiency standards in addition to national requirements. It requires developers to source at least 10% of any new building's energy from renewable sources.
Planning Act (2008)	The Planning Act 2008 was granted Royal Assent on 26 November 2008. The Act introduced a new stream-lined system for decisions on applications to build nationally significant infrastructure projects (NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).
Localism Act 2011	The Localism Act takes power from central government and hands it back to local authorities and communities - giving them the freedom and flexibility to achieve their own ambitions. There are five key measures in the Localism act: • Community Rights • Neighbourhood Planning • Housing • Empowering cities and other local areas • General power of competence Different parts of the Act will come into effect at different times.
Town and Country Planning Act (1990)	The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales
The Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008	These Regulations amend the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1991 so that they apply to applications for subsequent approval of matters under conditions attached to planning permissions.
The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999	These regulations outline the procedure for considering environmental impact when deterring planning permission applications.
The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 And Amendment 2015	These Regulations replace the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI No. 293) ("the 1999 Regulations") and subsequent amending instruments. The Town and Country Planning (Environmental Impact Assessment) (Mineral Permissions and Amendment) (England) Regulations 2008 remain in force. These Regulations, except for the provisions relating to projects serving national defence purposes, extend to England only. The 1999 Regulations remain in force for Wales. These regulations provide a consolidation of the 1999 regulations to reflect amendments to the EIA directive and recent case law.
The Town and Country Planning (Environmental Assessment and Permitted Development) Regulations 1995	These Regulations are concerned with the further implementation in England and Wales of Council Directive 85/337/EEC.

National	
Policy or Plan	**Summary of objectives and targets**
Regulations	
The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010	This order amends the GDPO 1995 in relation to: • Design and access statements • Publicity of planning applications • Time limits for lodging certain planning appeals • Provisions to include on the planning register applications for non-material amendments
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2012	The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2012 amends the Town and Country Planning (General Permitted Development) Order 1995 ("GPDO") by: • adding a new Part 43 to Schedule 2 to introduce permitted development rights for solar panels, ground and water source heat pumps, and flues forming part of biomass and combined heat and power systems installed on non-domestic premises. • inserting new paragraphs into Parts 6 and 7 of Schedule 2 to clarify that permitted development rights can apply under those Parts to structures to house biomass boilers, anaerobic digestion systems and associated waste and fuel stores, and hydro turbines installed on agricultural and forestry units, and • amending paragraph J of Part 40 of Schedule 2 (interpretation of Part 40) to delete the words "product and installation" from the definition of "MCS Planning Standards".
The Town and Country Planning (Local Planning) (England) Regulations 2012	The Regulations (a) consolidate the existing Town and Country Planning (Local Development) (England) Regulations 2004 and the amendments made to them; and (b) make new provision and amendments to take account of the changes made by the Localism Act2011.
The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010	This amendment introduces a definition of houses in multiple occupation into the Use Classes Order.

National	
Policy or Plan	**Summary of objectives and targets**
Planning Policy	
National Planning Policy Framework March 2012	The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**. For **plan-making** this means that: • local planning authorities should positively seek opportunities to meet the development needs of their area; • Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or - specific policies in this Framework indicate development should be restricted. For **decision-taking** this means: • approving development proposals that accord with the development plan without delay; and • where the development plan is absent, silent or relevant policies are out of date, granting permission unless: - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or - specific policies in this Framework indicate development should be restricted.
Technical Guidance to the NPPF March 2012	This document provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction. This guidance retains key elements of Planning Policy Statement 25 and of the existing minerals policy statements and minerals planning guidance notes which are considered necessary and helpful in relation to these policy areas. The retention of this guidance is an interim measure pending a wider review of guidance to support planning policy.
National Planning Practice Guidance	Provides guidance on how to implement the NPPF.
Government Strategies	
Securing the Future – UK Sustainable Development Strategy (2005)	This sets out the national framework for Sustainable Development based on 4 central aims: • social progress which recognises the needs of everyone • effective protection of the environment • prudent use of natural resources • maintenance of high and stable levels of economic growth and employment The strategy sets five guiding principles to achieve sustainable development: • living within environmental limits • ensuring a strong, healthy and just society • achieving a sustainable economy • promoting good governance • using sound science responsibly

National	
Policy or Plan	**Summary of objectives and targets**
Sustainable Construction Strategy (2008)	This Strategy is aimed at providing clarity around the existing policy framework and signalling the future direction of Government policy. It aims to realise the shared vision of sustainable construction by: • Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability • Setting and committing to higher standards to help achieve sustainability in specific areas • Making specific commitments by industry and Government to take the sustainable construction agenda forward
Carbon Plan 2011	The Carbon Plan, published in December 2011, sets out the Government's plans for achieving the emissions reductions committed to in the first four carbon budgets, on a pathway consistent with meeting the 2050 target. This publication brings together the Government's strategy to curb greenhouse gas emissions and deliver our climate change targets, as well as the updated version of our actions and milestones for the next five years; replacing the draft Carbon Plan published in March 2011. Part 1, 2 and 3 of the report, Annex A and Annex B set out the Government's strategy for delivering carbon budgets and fulfill the legal obligation to report on what the UK is doing to ensure it meets carbon budgets set in law. Annex C of this report sets out, department by department, actions and deadlines for the next five years.
UK Low Carbon Transition Plan (2009)	The low carbon transition plan sets out how the government is to meet its binding carbon budget – an 18% cut in emissions on 2008 levels by 2020 (34% on 1990 levels). It also allocated individual carbon budgets for the major UK government departments, which are expected to produce their own plans.
Laying the Foundations: A Housing Strategy for England (2011)	A radical new strategy to reignite the housing market and get the nation building again was launched on 21 November by the Prime Minister. The Housing Strategy sets out a package of reforms to: • get the housing market moving again • lay the foundations for a more responsive, effective and stable housing market in the future • support choice and quality for tenants • improve environmental standards and design quality. The new strategy addresses concerns across the housing market making it easier to secure mortgages on new homes, improving fairness in social housing and ensuring homes that have been left empty for years are lived in once again.
Water Strategy Future Water: The Government's Water Strategy for England (2008)	The overarching aim of the Water Strategy is to improve standards of service and quality, through sustainable water management, whilst achieving a balance between environmental impacts, water quality of surface and ground waters, supply and demand, and social and economic effects. The intermediate outcomes are: • No deterioration in water quality in the environment, aiming for improvement to good ecological status by 2015, and improved biodiversity and ecology with increased value from sustainable recreation • Climate change mitigation and adaptation • Sustainable use of water resources with no essential supply interruptions during drought • High levels of drinking water quality • Fair, affordable and cost-reflective charges.

National	
Policy or Plan	**Summary of objectives and targets**
Government Strategies	
Waste Strategy (2007)	This new strategy builds on Waste Strategy 2000 (WS2000) and the progress since then but aims for greater ambition by addressing the key challenges for the future through additional steps. The Government's key objectives are to: • decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use; • meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; • increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; • secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and • get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
UK Sustainable Procurement Action Plan (2007)	The Government launched a package of actions to deliver the step change needed to ensure that supply chains and public services will be increasingly low carbon, low waste and water efficient, respect biodiversity and deliver wider sustainable development goals. The Action Plan puts in place clear lines of accountabilities and reporting, and develops plans to raise the standards and status of procurement practice in Government, which will strengthen delivery of these targets.
Air Quality Strategy (2007)	The Strategy: sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.
Noise Policy Statement for England (DEFRA 2010)	This statement sets out the long-term vision of Government noise policy, which is to promote good health and a good quality of life through the management of noise within the context of Government policy on sustainable development. The policy seeks to make explicit the implicit underlying principles and aims regarding noise management and control that are to be found in existing policy documents, legislation and guidance.
Biodiversity – The UK Action Plan (1994)	The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources. The Government published the first lists of Priority Species and Habitats in 1995 as part of the UK Biodiversity Action Plan (UK BAP), which included over 300 species.
Natural England's – England Biodiversity (2002)	England Biodiversity Strategy was published in 2002. It brings together England's key contributions to achieving the 2010 target to halt biodiversity loss. It also seeks to make biodiversity part of mainstream thinking and emphasises that healthy, thriving and diverse ecosystems are essential to everybody's quality of life and wellbeing. The Strategy has five themes: • Protecting the best wildlife sites • Promoting the recovery of declining species and habitats • Embedding biodiversity in all sectors of policy and decision making • Enthusing people • Developing the evidence base. An important aim of the strategy is to deliver the UK Biodiversity Action Plan in England, and a measure of success of

	conserving England's biodiversity is how the status of priority species and habitats is changing.

National	
Policy or Plan	**Summary of objectives and targets**
Conserving Biodiversity – the UK approach (DEFRA 2007)	The UK Biodiversity Standing Committee, on behalf of the UK Biodiversity Partnership, prepared this statement. Its purpose is to set out the vision and approach to conserving biodiversity within the UK's devolved framework for anyone with a policy interest in biodiversity conservation. It sets out an approach to biodiversity conservation that is designed not only to meet the commitment to halt the loss of biodiversity by 2010, but to guide action well into the second decade of the 21st century at a time when the challenges faced by the natural environment are great.
Healthy lives, healthy people: our strategy for public health in England 2010 and update 2011	The strategy sets out a bold vision for a reformed public health system in England including: • Local authorities to take new responsibilities for public health • Local authorities to be supported by a new integrated public health service – Public Health England • A stronger focus to be placed on outcomes across the system • Public health as a clear priority and a core part of business • A commitment to reduce health inequalities.
Guidance and other Reference Documents	
Environment Agency – Creating a better place. Our corporate strategy (2010-2015)	
Environment Agency – Climate Change, adapting for tomorrow (2009)	
Environment Agency State of Environment Report for Haringey (2011)	
Environment Agency – Water for people and the environment. Water resources strategy for England and Wales (2009)	
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	
English Heritage, Guidance on Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010)	
English Indices of Deprivation 2010	
Guidance on Tall Buildings CABE and English Heritage (2007)	
Model Procedures for the Management of Contaminated Land-Environment Agency.	

Regional	
Policy or Plan	**Summary of objectives and targets**
Air Quality	
Clearing London's Air - Air Quality Strategy (2010)	The strategy sets out a framework for improving London's air quality and measures aimed at reducing emissions from transport, homes, offices and new developments, as well as raising awareness of air quality issues.
The Control of Dust and emission form construction and demolition best practice 2006	
Accessibility and Equity	
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)	This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people.
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)	This SPG provides guidance to boroughs, partners and developers on the implementation of policies in the London Plan, which relate to equalities issues and addressing the needs of London's diverse communities.
Mayor's Equality Framework 2009	
Culture	
Cultural Strategy: Cultural Metropolis (2010)	The Mayor's Cultural Strategy sets out his vision, priorities and recommendations for how to strengthen the cultural life of Londoners across the capital. The strategy recognises the significance of the cultural and creative sectors in making London a successful world city, and puts forward a case for its continued support and investment – particularly in the run up to the 2012 Olympics and the opportunity it presents for London to undertake a step change in cultural activity and participation.
Economy	
Mayors Economic Development Strategy (2010)	The Mayor's vision is for London to be the best big city in the world. The Strategy sets out this vision with respect to the London economy, and how it can be realised. The Mayor's ambitions are for London to be the World Capital of Business, and to have the most competitive business environment in the world; to be one of the world's leading low carbon capitals, for all Londoners to share in London's economic success and for London to maximise the benefits of the 2012 Olympic and Paralympic games.
Energy and Climate Change	
Climate Change Mitigation and Energy Strategy (2011)	This Strategy has a positive message on targets. The strategy shows that if all the existing policies and programmes that are already in train – whether at national or local level – actually deliver as promised, it will be possible to get very close to London's ambitious CO2 reduction target of 60 per cent against 1990 levels. The Strategy also identifies the further measures needed to close the gap.
Draft Climate Change Adaptation Strategy for London (2010)	The Mayor's Climate Change Adaptation Strategy: • identifies who and what is most at risk today • analyses how climate change will change the risk of flood, drought and heat-wave through the century • describes what action is needed to manage the changes and who is responsible. The key actions proposed in the strategy are: • To improve our understanding and management of surface water flood risk • An urban greening programme to increase the quality and quantity of green space and vegetation in London – this will buffer us from floods and hot weather • To retro-fit up to 1.2m homes by 2015 to improve the water and energy efficiency of London homes

Regional	
Policy or Plan	**Summary of objectives and targets**
Flood Risk	
Thames Region Catchment Flood Management Plan, 2009	This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. The plan is based on extensive research into the catchment characteristics of the region and the options available for managing the risk to people, properties and the environment. The likely impacts of climate change and the plans for future development are also taken into account.
Regional Flood Risk Appraisal (2009)	The Mayor published the Regional Flood Risk Appraisal (RFRA) in October 2009. The RFRA examines the nature and implication of flood risk in London and how the risk should be managed. The RFRA contains 19 recommendations, involving or lead by a range of organisations. Progress against the recommendations will be monitored annually in the London Plan Annual Monitoring Report.
Mayor of London:Regional Flood Risk Assessment (2014)	
Health	
The London Health Inequalities Strategy (2010)	The strategy sets out the Mayor's framework to reduce health inequalities in the capital. Key aims of the strategy include encouraging physical activity, supporting long-term investment to reduce poverty, improving access to primary care and NHS services, supporting individuals to make healthier choices and promoting well being in the workplace.
NHS London: Strategic Plan (2008-13)	A strategic plan that sets out an ambitious programme of work to deliver high-quality, value for money services.
Heritage	
Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment - English Heritage 2010	Whilst this guidance focuses on SEA/SA for development plans, including neighbourhood plans, it is equally applicable to the preparation of SEA/SAs for other types of documents such as Local Transport Plans and Water Resource Management Plans.
English Heritage's Heritage at Risk Register - London 2011	Identifies listed buildings at risk from neglect, decay, under-use or redundancy in London.

Regional	
Policy or Plan	**Summary of objectives and targets**
Housing	
London Housing Strategy (2010) Draft London Housing Strategy 2012	London's first statutory housing strategy was published on 27 February 2010, embodying the Mayor's vision for housing in London to: • Raise aspirations and promote opportunity: by producing more affordable homes, particularly for families and by increasing opportunities for home ownership through the new First Steps housing programme • Improve homes and transform neighbourhoods: by improving design quality, by greening homes, by promoting successful, strong and mixed communities and by tackling empty homes • Maximise delivery and optimise value for money: by creating a new architecture for delivery, by developing new investment models and by promoting new delivery mechanisms.
GLA Housing Design Guide 2010	The new 'interim edition' of the London Housing Design Guide sets out the Mayor of London's aspirations for the design of new housing in the capital. The Mayor is committed not just to delivering more homes in London, but also to improving the quality of our homes. The London Development Agency has published the new London Housing Design Guide, which sets a new benchmark for housing design in London. All housing built on London Development Agency land is expected to meet these standards. The standards will also start to be applied to housing schemes applying for funding from the London Homes and Communities Agency from April 2011.
Housing Mayor's Supplementary Planning Guidance (2012)	This draft document sets out proposed guidance to supplement the housing policies in the 2011 London Plan (LP). In particular, it provides detail on how to carry forward the Mayor's view that: "providing good homes for Londoners is not just about numbers. The quality and design of homes, and the facilities provided for those living in them, are vital to ensuring good liveable neighbourhoods". The SPG is informed by the Government's draft National Planning Policy Framework and by its new Housing Strategy for England.
Draft Affordable Housing SPG 2012	The draft supplementary planning guidance note on affordable housing deals with how the Government's new affordable rent housing product can be used to implement the policies in the Plan. The guidance deals both with setting affordable housing targets in Local Development Frameworks, and with negotiation of affordable housing on private residential and mixed use development sites.
Housing Standards 2016	Minor alterations to the London Plan on Housing Quality and Design, Housing Choice, Sustainable Design and Construction, Water Use and Supplies Policy and Lifetime Neighbourhoods Policy
Infrastructure	
Central London Infrastructure Study (2009)	The study aims to provide a strategic understanding of the implications of growth for the whole of Central London, with an indication of how growth, and therefore demand for infrastructure, is distributed across the study area. This analysis allows Central London Forward to build a robust case for additional infrastructure investment for Central London to achieve sustainable growth up to 2026. In particular, as well as offering local authority level information and analysis, the report provides evidence of sub-regional issues and opportunities, encouraging joint solutions wherever appropriate. This study also identifies existing gaps and shortfalls in infrastructure provision.

Regional	
Policy or Plan	**Summary of objectives and targets**
London Plan	
London Plan (2011) Further Alterations to the London Plan (FALP) 2015	The London Plan describes an integrated economic, social, environmental and transport framework for the development of London over the next 20-25 years. London boroughs' local plans need to work within this larger structure, and its policies guide decisions on planning applications by councils and the Mayor. The new London Plan sets out to: • Meet the needs of a growing population with policy on new homes, including affordable housing, housing design and quality, and social infrastructure, which will promote diverse, happy and safe local communities. • Support an increase in London's development and employment with policy on: outer London, inner and central London; finding the best locations for development and regeneration, and protecting town centres; encouraging a connected economy and improving job opportunities for everyone, so that London maintains its success and competitiveness. • Improve the environment and tackle climate change by: reducing CO2 emissions and heat loss from new developments; increasing renewable energy; managing flood risk, ensuring water supply and quality; improving sewerage systems; improving London's recycling performance and waste management; and protecting our open spaces making London a green and more pleasant place to live and visit. Ensure that London's transport is easy, safe and convenient for everyone and encourage cycling, walking and electric vehicles.
Noise	
London Agglomeration Noise Action Plan (2010)	The purpose of the Noise Action Plan is to assist in the management of environmental noise and its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008.
Sounder City: The Mayors Ambient Noise Strategy (2004)	The aim of the Mayor's ambient noise strategy is a practical one – to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practices and technology within a sustainable development framework. Three key issues are: 1. Securing good noise reducing road surfaces 2. Securing a night aircraft ban across London 3. Reducing noise through better planning and design of new housing

Regional	
Policy or Plan	**Summary of objectives and targets**
Open Space and Biodiversity	
London's Natural Signatures: The London Landscape Framework – Natural England 2011	The London Landscape Framework aims to support but also go beyond existing green space policy. The Natural Signatures are a means of encapsulating and evoking the key natural characteristics of the Natural Landscape Areas.
All London Green Grid March 2012	The All London Green Grid takes the principles of the East London Green Grid and applies them across London. • The concept of a "green grid" – an integrated network of green and open spaces together with the Blue Ribbon Network of rivers and waterways – is at the centre of the London Plan's approach to the provision, enhancement and management of green infrastructure (Policy 2.18). This network of spaces functions best when designed and managed as an interdependent 'grid'. • The ALGG SPG aims to promote the concept of green infrastructure, and increase its delivery by boroughs, developers, and communities, by describing and advocating an approach to the design and management of green and open spaces to deliver hitherto unrealised benefits. These benefits include sustainable travel, flood management, healthy living, and creating distinctive destinations; and the economic and social uplift these support.
Shaping Neighbourhoods: Play and Informal Recreation SPG - 2012	The guidance supports the implementation of the London Plan Policy 3.6 on 'Children and Young People's Play and Informal Recreation Facilities,' and other policies on shaping neighbourhoods (Chapter 7 of the London Plan), in particular Policy 7.1 on Lifetime Neighbourhoods. The SPG: promotes an approach that supports the presence of children and young people in the built environment/public realm and encourages the creation of 'shared' public and communal space used by adults and children at the same time (Chapter 3); introduces the concept of lifetime neighbourhoods and the importance of play and recreation opportunities to create places that meet the needs of all Londoners, at every stage of their lives (Chapter 3); promotes more innovative approaches to play provision in terms of facilities, locations, design and management such as the opening of schools' play facilities to the community, the use of natural features (Chapter 3); promotes healthy lifestyles and access to nature (Chapter 3) provides benchmark standards on play requirements that can be used as a reference to guide boroughs in the development of their own local standards and to secure places to play in existing and new housing developments (Chapter 4) provides updated child yield figures for boroughs and developers to assess child occupancy and play space requirements (See 'Assessing child occupancy and play space requirements' calculator file linked below); supports community involvement and volunteering to increase the use and enhanced the quality of play provision (Chapter 5); and provides more detailed guidance on the Community Infrastructure Levy (CIL) (Chapter 5)
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)	The document details the Mayor's vision for protecting and conserving London's natural open spaces. It seeks to ensure that there is no overall loss of wildlife habitats in London, and that open spaces are created and made accessible, so that all Londoners are within walking distance of a quality natural space. The strategy is an important step in establishing a London-wide framework for maintaining London's diversity of wildlife.

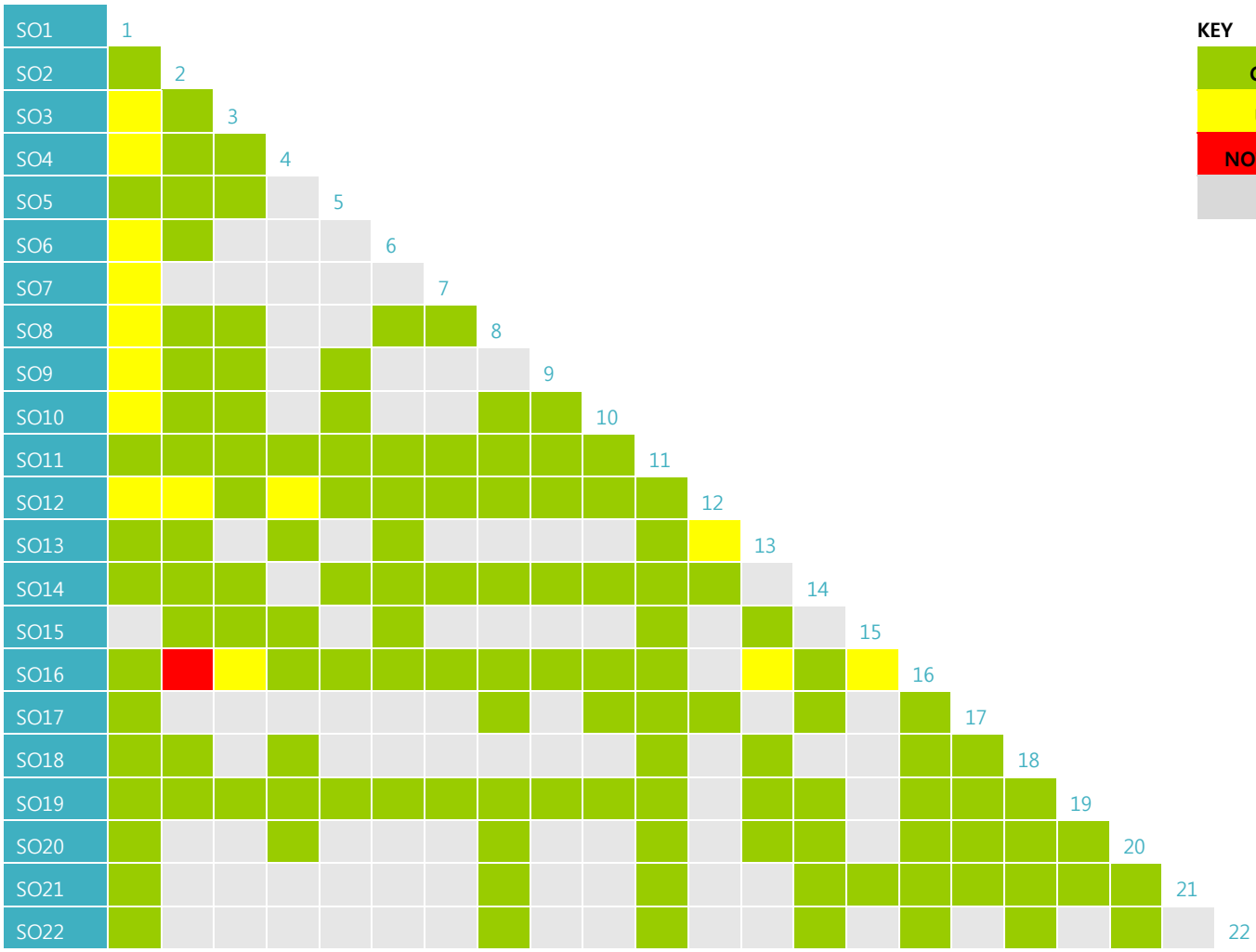
Regional	
Policy or Plan	**Summary of objectives and targets**
Sustainability	
Sustainable Design and Construction SPG, 2014	This SPG provides guidance on the implementation of London Plan policy 5.3 - Sustainable Design and Construction, as well as a range of policies, primarily in Chapters 5 and 7 that deal with matters relating to environmental sustainability.
Transport	
Mayors Transport Strategy (2010)	The Mayor's Transport Strategy is a statutory document, developed alongside the London Plan and Economic Development Strategy as part of a strategic policy framework to support and shape the economic and social development of London over the next 20 years. It sets out the Mayor's transport vision and describes how Transport for London (TfL) and its partners, including the London boroughs, will deliver that vision.
Transport Assessment Best Practice Guidance 2010	
A New Way to Plan - Travel Planning for new development in London 2010	
Waste	
Mayors Draft Replacement Municipal Waste Management Strategy (2010)	The Strategy is made up of six key policy chapters, outlining where the Mayor thinks he can make most difference. The six overarching policies are: • Inform producers and consumers of the value of reducing, reusing and recycling • Provide a greenhouse gas standard for municipal waste management activities to reduce their impact on climate change • Capture the economic benefits of waste management • Achieve 50 per cent municipal waste recycling or composting performance (including anaerobic digestion) by 2020 and 60 per cent by 2031 • Catalyse municipal waste infrastructure in London, particularly low-carbon technologies • Achieve a high level of street cleanliness.

Regional	
Policy or Plan	**Summary of objectives and targets**
Water	
Securing London's Water Future (2011)	This is the first water strategy for London and provides a complete picture of the capital's water needs. The strategy calls for organisations involved in the city's water management to: • invest in a water management and sewerage system to ensure London has the water services fit for a world class city and create jobs • support and encourage Londoners to take practical action to save water, save energy and save on their utility bills (a standard package of water saving measures can save a household around 35,000 litres of water per year and £90 off their bills) • realise the potential of London's sewage as a clean energy resource to help reduce greenhouse gas emissions and improve energy security • work in partnership with the Mayor, boroughs and communities to seek and develop opportunities to manage flood risk through enhancing London's green spaces. At the heart of the strategy is a six-point plan to reduce London's water demand. At a time of decreasing supply and increasing demand for water, it makes sense to use the water we have more wisely. The strategy promotes increasing water efficiency and reducing water wastage to balance supply and demand for water, safeguard the environment and help tackle water affordability problems.
Thames River Basin Management Plan (2009)	The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) to promote the concept of sustainable water management. The aims of the plan is: • To safeguard the sustainable use of water • To protect and restore the status of aquatic ecosystems • To improve aquatic environments by the reduction of hazardous substances • To reduce groundwater pollution • To help mitigate the effects of flood and droughts
Taking Care of Water - Our Plan for the next 25 years (Thames Water Utilities 2007)	Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the likely impact on bills.
Water Resources Management Plan (Thames Water Utilities) 2010-2035	Sets out how demand for water is balanced against the supply over the next 25-year period.
Our Plans for Water (Thames Water Utilities) 2010-2015	A five-year Plan, which sets out proposals to maintain and improve services during the period 2010 to 2015.

Local
Policy or Plan
Community
Community Plan 2011
Merton's Cultural Strategy - A better Future for All 2007-10
Economy
Employment Land Study 2010
Merton's Economic Development Strategy 2010 and Refresh 2012
Merton's Employment and Akills Action Plan 2013-14
Education
Site options for a new Secondary School - Capita Symonds 2013
Energy and Climate Change
Climate Change Strategy 2009-2015
Carbon Assessment of Domestic Housing in London Borough of Merton 2010
Merton Climate Change Research: Town Centre Morden: CHP Plant Option Appraisal 2010
Merton Climate Change: Renewable Energy Resources in Merton - A Preliminary Assessment 2009
Environment
Nature Reserve Management Plans (13 int total) 1997-2007
Thames Landscape Strategy 2012
Flood Risk
London Borough's of Wandsworth, Merton, Sutton and Croydon Strategic Flood Risk Assessment (Level 1 and 2) 2008 and 2009
Draft Local Flood Risk Management Strategy
Health
Merton Sport, Health and Physical Activity Strategy
Merton's Healthier Communities Strategy 2008-12
Joint Strategic needs Assessment 2012
Childcare sufficiency in Merton Annual report 2013
Heritage and Archaeology
Merton's Conservation Area Character Assessments
Borough Character Sudy
Housing
Housing Strategy 2012 -15
Tenancy Strategy 2013
Merton's Older Person Housing Strategy 2008-12
Merton's Neighbourhood renewal Strategy 2005-10
Affordable Housing Viability Study 2010
Strategic Housing Market Assessment 2010

Infrastructure
Infrastructure Projects (table 27.2 Core Planning Strategy)
Infrastructure Needs Assessment Study 2008
Open Space and Biodiversity
Merton's Public Realm Strategy 2009
Merton's Allotment Strategy 2007-10
Borough's Sport, Open Space and Recreation Needs Assessment
Merton's Open Space Strategy 2010
Merton's Free Play Strategy 2007-2012
Wandle Valley Regional Park: A vision for the future update 2009
Planning
Core Planning Strategy 2011
Sites and Policies Plan 2014
Policies Map 2014
Pollution
Air Quality Action Plan Progress Report 2014
Contaminated Land Strategy 2005
Transport
Local Implementation Plan for Transport 2011-2031
Waste
South London Waste Plan DPD 2012

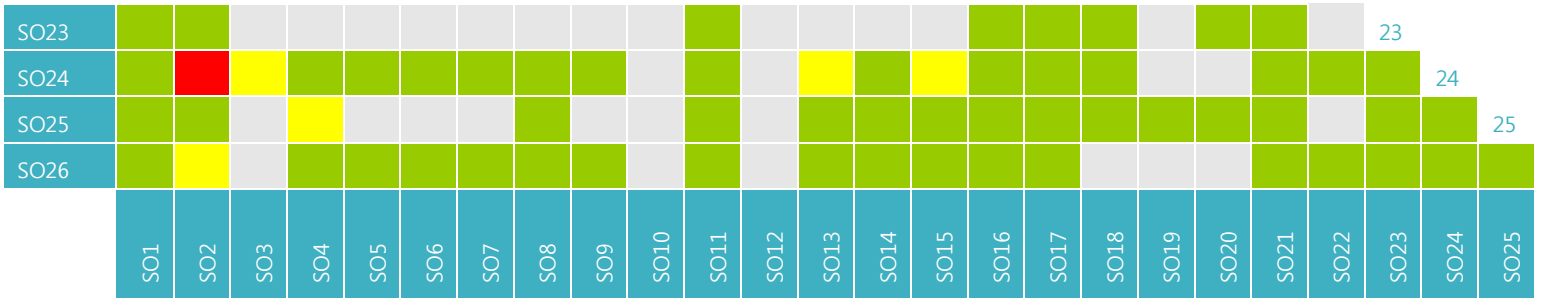
A3 Compatibility Matrix of Sustainability Objectives



KEY

COMPATIBLE
UNCERTAIN
NOT COMPATIBLE
NEUTRAL

SO1 - LAND USE
SO2 - CLIMATE CHANGE
SO3 - WATER QUALITY
SO4 - WATER RESOURCES
SO5 - SOIL & LAND QUALITY
SO6 - AIR QUALITY
SO7 - NOISE
SO8 - TRANSPORT
SO9 - ECONOMIC GROWTH
SO10 - BIODIVERSITY
SO11 - BUILT ENVIRONMENT
SO12 - HISTORIC ENVIRONMENT
SO13 - ENERGY & CARBON
SO14 - OPEN SPACE
SO15 - WASTE
SO16 - HOUSING
SO17 - ACCESS TO ACTIVITIES
SO18 - SOCIAL DEPRIVATION
SO19 - HEALTH & WELLBEING
SO20 - DIVERSITY & EQUALITY
SO21 - SERVICES & FACILITIES
CS22 - CRIME



SO23 - EDUCATION & SKILLS
SO24 - ECONOMIC GROWTH
SO25 - EMPLOYMENT
SO26 - VIABILITY & DELIVERABILITY

Compatibility Assessment Results

	compatible
	uncertain
	not compatible
	no link

KEY

The colour coding above provides a clear overview of the relationship of the Sustainability Objectives. It is an important strategic exercise to ensure that the overarching Objectives are not at odds with one another.

The matrix shows that the relationships between the Sustainability Objectives are predominantly compatible or neutral (no link). Where uncertain relationships are shown, the likely impact could be positive or negative depending on implementation. These impacts have been shown to highlight any potential incompatibilities.

The objectives where an uncertain impact has been identified are:

SO1 Land Use
SO2 Climate Change
SO3 Water Quality
SO4 Water Resources
SO12 Historic Environment
SO13 Energy & Carbon
SO15 Waste

Potential incompatibility is shown against the following objectives in relation to SO2 Climate Change

SO16 Housing
SO24 Economic Growth

The building of new homes and economic growth is likely to have a negative impact on the amount of resources used and increase CO_2 emissions. However, such impacts may be able to be mitigated through the design and approach to development, which will be managed by development management policies, in particular the following:

Core Planning Strategy

CS 14: Design

CS 15: Climate Change

CS 16: Flood Risk Management

Sites and Policies Plan

DM D2: Design Considerations in all developments

DM EP1: Opportunities for decentralised energy newtworks

DM EP3: Allowable Solutions

DM EP4: Pollutants

A4 Assessment of Estates Local Plan Objectives

Estates Local Plan Objectives

The ELP Objectives listed below have been assessed against the Sustainability Objectives to check that they are compatible.

ELP1	**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.
ELP2	**To promote social cohesion** and tackle deprivation by reducing inequalities.
ELP3	**To provide new homes and infrastructure** within Merton's town centre and residential areas, through physical regeneration and effective use of space.
ELP4	**To make Merton more prosperous** with strong and diverse long-term economic growth
ELP5	**To make Merton a healthier and better place** for people to live, work or

	visit.
ELP6	**To make Merton an exemplary borough in mitigating and adapting to climate change** and to make it a more attractive and green place
ELP7	**To make Merton a well connected place** where walking, cycling and public transport are the modes of choice when planning all journeys.
ELP8	**To promote a high quality urban and suburban environment** in Merton where development is well designed and contributes to the function and character of the Borough.

Compatibility Assessment of Plan Objectives

Sustainability Objectives		ELP Objectives							
		1	2	3	4	5	6	7	8
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.								
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.								
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.								

SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.								
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.								
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.								
SO7	NOISE To improve amenity by minimising the impact associated with noise.								
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.								
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.								
SO10	BIODIVERSITY To protect and enhance biodiversity.								
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character								
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings								
		ELP Objectives							

Sustainability Objectives		1	2	3	4	5	6	7	8
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.								
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.								
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.								
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.								
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.								
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.								
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.								
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.								
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.								

SO22	CRIME To reduce crime and the fear of crime.								
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.								
SO24	ECONOMIC GROWTH To support economic growth and business development								
SO25	EMPLOYMENT To increase local employment and skills								
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development								

Results of Compatibility Assessment of Plan Objectives

The assessment shows that the ELP objectives are largely compatible. Two areas of potential incompatibility are shown with regards to ELP Objective 3 - To provide New Homes and Infrastructure and ELP 4 To make Merton more Prosperous, which score uncertain impacts against the majority of objectives.

However, mitigation of the potential negative impacts of new development should be considered in the SA of the options and policies and through the design and approach to development, which will be managed by the development management policies, in both the Core Planning Strategy and Sites and Policies Plan.

Where uncertain relationships are shown, the likely impact could be positive or negative depending on implementation. These impacts have been shown to highlight any potential incompatibilities and for suitable mitigation measures to be identified during the SA process.

A5 Assessment of Estates Local Plan Options

The options that have been assessed are as set out in the Case for Regeneration prepared by Savills, September 2015 on behalf of Circle Housing Merton Priory:

Eastfields Option 1 (EO1): Refurbishment to Decent Homes (Merton Standard)

Eastfields Option 2 (EO2): Refurbishment to Enhanced Standard

Eastfields Option 3 (EO3): Full Redevelopment

High Path Option 1 (HP1): Refurbishment to Decent Homes (Merton Standard)

High Path Option 2 (HP2): Refurbishment to Enhanced Standard

High Path Option 3 (HP3): Full Redevelopment

Ravensbury Option 1 (RO1): Refurbishment to Decent Homes (Merton Standard)

Ravensbury Option 2 (RO2): Refurbishment to Enhanced Standard

Ravensbury Option 3 (RO3): Partial Redevelopment

KEY

	Major negative impact
	Minor negative impact
	Uncertain impact

	Minor positive impact
	Major positive impact
	No significant impact

Summary Results of Estates Local Plan Options

Sustainability Objectives		ESTATES LOCAL PLAN OPTIONS								
		EO1	EO2	EO3	HP1	HP2	HP3	RO1	RO2	RO3
SO1	LAND USE									
SO2	CLIMATE CHANGE									
SO3	WATER QUALITY									
SO4	WATER RESOURCES									
SO5	SOIL & LAND QUALITY									
SO6	AIR QUALITY									
SO7	NOISE									
SO8	TRANSPORT									
SO9	FLOOD RISK									
SO10	BIODIVERSITY									
SO11	BUILT ENVIRONMENT									
SO12	HISTORIC ENVIRONMENT									
SO13	ENERGY & CARBON									
SO14	OPEN SPACE									
SO15	WASTE									
SO16	HOUSING									
SO17	ACCESS TO ACTIVITIES									

SO18	**SOCIAL DEPRIVATION**										
SO19	**HEALTH & WELLBEING**										
SO20	**DIVERSITY & EQUALITY**										
SO21	**SERVICES & FACILITIES**										
SO22	**CRIME**										
SO23	**EDUCATION & SKILLS**										
SO24	**ECONOMIC GROWTH**										
SO25	**EMPLOYMENT**										
SO26	**VIABILITY & DELIVERABILITY**										

Detailed SA Results of Estates Local Plan Options

Sustainability Objectives		EASTFIELDS OPTION 1: Refurbishment to decent homes standard				
		1	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					The proposed improvements to the properties are predominantly for internal works. The Energy and Sustainability Report prepared by MLM Consulting November 2014 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term.
SO3	WATER QUALITY					No significant impact - internal works only

	To reduce water pollution and improve water quality and resources in the River Wandle.		
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.		Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.		No significant impact - internal works only
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.		No significant impact - internal works only
SO7	NOISE To improve amenity by minimising the impact associated with noise.		The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.		No significant impact - internal works only
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.		No significant impact - internal works only
SO10	BIODIVERSITY To protect and enhance biodiversity.		No significant impact - internal works only

Sustainability Objectives		EASTFIELDS OPTION 1: Refurbishment to decent homes standard				
		1	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					No significant impact - internal works only
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact - internal works only
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					The proposed improvements to the properties are predominantly for internal works. The Energy and Sustainability Report prepared by MLM Consulting November 2014 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable significant measures to be introduced that will reduce CO_2 emissions for the long term
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					No significant impact - internal works only
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact - internal works only
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity or type of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for

						housing increases.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					No significant impact - internal works only
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The improvements to the properties are likely to improve the health and general well-being of residents as a result of more efficient, warmer, well maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey will be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See Baily Garner Condition Survey Report 2014)

Sustainability Objectives		EASTFIELDS OPTION 1: Refurbishment to decent homes standard				
		1	S	M	L	Commentary
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact - internal works only
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact - internal works only
SO22	CRIME To reduce crime and the fear of crime.					No significant impact - internal works only
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact - internal works only
SO24	ECONOMIC GROWTH To support economic growth and business development					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain
SO25	EMPLOYMENT To increase local employment and skills					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The refurbishment would involve significant costs in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

Eastfields Option 1 Summary:

Positive Impacts: Option 1 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health and Wellbeing** as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents.

Uncertain Impacts:, Uncertain impacts are identified for **SO7 Noise, SO24 Economic Growth and SO25 Employment**. The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

Negative Impacts: Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The proposed improvements to the properties are predominantly for internal works. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

Sustainability Objectives		EASTFIELDS OPTION 2: Refurbishment to enhanced standard				
		2	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					The proposed improvements to the properties are for internal and external works. The Energy and Sustainability Report prepared by MLM Consulting November 2014 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a positive impact in the short to medium term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					No significant impact - works only to existing buildings
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact - works only to existing buildings
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact - works only to existing buildings
SO7	NOISE To improve amenity by minimising the impact associated with noise.					The improvement works may have a minor negative impact in the short term, however suitable mitigation measures, such as hours of work, should minimise likely disruption

SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					No significant impact - works only to existing buildings
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact - works only to existing buildings
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact - works only to existing buildings

Sustainability Objectives		EASTFIELDS OPTION 2: Refurbishment to enhanced standard				
		2	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance, however, does not enable the structure or open space to be improved or redesigned
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact - works only to existing buildings
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					The proposed improvements to the properties are for internal and external works. The Energy and Sustainability Report prepared by MLM Consulting November 2014 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short - medium term, the improvements will not enable significant measures to be introduced that will reduce CO_2 emissions for the long term
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					No significant impact - works only to existing buildings
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact - works only to existing buildings
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity or type of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for

						housing increases.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					No significant impact - works only to existing buildings
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The improvements to the properties are likely to improve the health and general well-being of residents as a result of more efficient, warmer, well maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey will be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See Baily Garner Condition Survey Report 2014)

Sustainability Objectives		EASTFIELDS OPTION 2: Refurbishment to enhanced standard				
		2	S	M	L	Commentary
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact - works only to existing buildings
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact - works only to existing buildings
SO22	CRIME To reduce crime and the fear of crime.					No significant impact - works only to existing buildings
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact - works only to existing buildings
SO24	ECONOMIC GROWTH To support economic growth and business development					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain
SO25	EMPLOYMENT To increase local employment and skills					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard

Eastfields Option 2 Summary:

Positive Impacts: Option 2 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health and Wellbeing** as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents. Any disruption from the refurbishment works is likely to be short term.

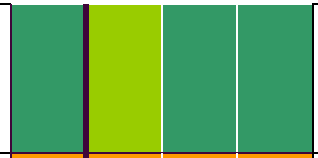
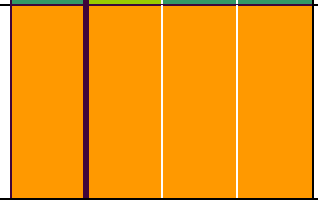
Uncertain Impacts:, Uncertain impacts are identified for **SO11 Built Environment, SO24 Economic Growth and SO25 Employment**. External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance, however, does not enable the structure or open space to be improved or redesigned. The improvement works may have a minor negative impact in the short term for noise, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

Negative Impacts: Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

Sustainability Objectives		EASTFIELDS OPTION 3: Full Redevelopment				
		3	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The Energy and Sustainability Report prepared by MLM Consulting November 2014 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations and Decent Home Standards. The redevelopment of the estate will enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					A culverted watercourse at the eastern boundary of the estate offers the opportunity to create a swale, which would assist in reducing runoff as well as the potential for surface water flooding.
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The planned upgrade works to the Crossness sewage treatment works will allow for a 6% increase in population by 2021. The need for additional capacity beyond this date will need to be considered.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					A Geotechnical and Geoenvironmental Study was carried out by PBA in February 2014. Whilst the study identifies that there is moderate likelihood for contamination within the estate, to be expected with brownfield land, it does not identify any factors that should prevent the potential for redevelopment or onerous cost implications.
SO6	AIR QUALITY					Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be

	To ensure the risks of air pollution to human health and environment are reduced.					required as part of any future planning application to ensure suitable mitigation measures have been identified. Such impacts are likely to occur in the short to medium term and be of a temporary nature.
SO7	NOISE To improve amenity by minimising the impact associated with noise.					The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term.
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					The estate currently has a PTAL rating of 2 (poor) with poor accessibility to the surrounding area and poor layout and connectivity through the site for all modes of transport. The redevelopment offers the opportunity to improve accessibility to Mitcham Eastfields Railway Station and wider area as well as the internal layout, which will need to be considered further in the detailed design and Transport Assessment.

Sustainability Objectives		EASTFIELDS OPTION 3: Full Redevelopment				
		3	S	M	L	Commentary
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					PBA's Environmental Desk Study 2014 considers flood risk in relation to the estate. The Site is within Flood Zone 1 (less than 0.1% annual probability) and has no recent historic record of flooding. The redevelopment of the site offers the opportunity to increase the density of housing in a low flood risk area and the introduction of SuDS to help mitigate against surface water flooding. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan.
SO10	BIODIVERSITY To protect and enhance biodiversity.					The site is adjacent to and incorporates a large volume of open space, generally of good quality, including mature trees. Landscape within the estate is in need of improved maintenance. The redevelopment offers the opportunity to improve the quality of provision and enhance the biodiversity of the site and surrounding area through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible.
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, landscape and accessibility of the site.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					The redevelopment of the site provides the opportunity to provide new energy efficient homes that will reduce carbon emissions and provide better quality and more efficient housing over the long term. The redevelopment also offers the potential to incorporate renewable energy, CHP and link to decentralised energy networks, which should be considered through the detailed design and consideration of the energy hierarchy. However the increase in development will result in an increase in emissions.
SO14	OPEN SPACE					The site is adjacent to and incorporates a large volume of open space, generally of good quality but with poor visibility, overlooking and access through the site. The redevelopment

	To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.		offers the opportunity to improve the quality of provision and enhance the accessibility through the site and to the wider area. Clarity on whether areas are public or private open space should be addressed and adequate facilities that meet a range of users needs incorporated.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.		The redevelopment will result in waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development.

Sustainability Objectives		EASTFIELDS OPTION 3: Full Redevelopment				
		3	S	M	L	Commentary
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					The estate currently comprises 466 dwellings. The redevelopment will enable the provision of up to 700 new high quality, energy efficient homes, which will help meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The existing housing does not meet current space standards or building regulations, which would be addressed through the new build. The redevelopment would also enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					A new community/commercial space of c.1,000 sqm would be provided as part of the redevelopment to help to meet the needs of the estate and neighbouring properties. Improvements to accessibility within the estate and to the wider area should also be incorporated. Funds from S106/CIL could also be used to fund improvements to existing or new social infrastructure provision.
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty and deprivation levels, particularly fuel poverty. The redevelopment will enable a higher standard of energy efficiency and thermal performance to be achieved, with a longer life span.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See Baily Garner Condition Survey Report 2014)
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					The redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. The redevelopment will offer the opportunity to diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of a new community space and improved accessibility within the estate and to the

						wider area will help to promote community cohesion.
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					The opportunity for a new layout that the redevelopment provides should ensure that accessibility to and within the site is improved. PBA's Socio-Economic Analysis Report, July 2015 notes that the site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process.
SO22	CRIME To reduce crime and the fear of crime.					SMUD's Urban Design study, Feb 2015 found the estate currently experiences poor visibility and accessibility, resulting in areas where people are likely to fee unsafe. The redevelopment provides the opportunity to improve the layout and building design to reduce opportunities both for, and the fear of, crime.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					PBA's report on Socio-Economic Analysis concludes that the redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development. Current capacity of schools is considered adequate.

Sustainability Objectives		EASTFIELDS OPTION 3: Full Redevelopment				
		3	S	M	L	Commentary
SO24	ECONOMIC GROWTH To support economic growth and business development					The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area.
SO25	EMPLOYMENT To increase local employment and skills					The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs.
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. There are no

						sites on the site that offer the opportunity to build new housing. Sites adjacent to the estate will therefore need to be considered, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents.

Eastfields Options 3 Summary:

Major Positive Impacts: Option 3 is likely to have a major positive impact in relation to the following objectives:

SO1 Land Use, SO11 Built Environment, SO14 Open Space, SO16 Housing, SO17 Access to Activities, SO18 Social Deprivation and SO22 Crime - The redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, landscape, accessibility and safety of the site with the provision of appropriate services and facilities.

Minor Positive Impacts:

SO5 Soil and Land Quality, SO9 Flood Risk, SO10 Biodiversity, SO13 Energy and Carbon Reduction - The Geotechnical and Geoenvironmental Study identifies that there is moderate likelihood for contamination within the estate, to be expected with brownfield land, it does not identify any factors that should prevent the potential for redevelopment or onerous cost implications. The Site is within Flood Zone 1 (less than 0.1% annual probability) and has no recent historic record of flooding. The redevelopment of the site offers the opportunity to increase the density of housing in a low flood risk area and the introduction of SuDS to help mitigate against surface water flooding. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan.. The redevelopment offers the opportunity to improve the quality of provision and enhance the biodiversity of the site and surrounding area through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible. The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards.

SO20 Diversity and Equality, SO23 Education and Skills, SO24 Economic Growth and SO25 Employment - The redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. The redevelopment will offer the opportunity to diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of a new community space and improved accessibility within the estate and to the wider area will help to promote community cohesion. Redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development.

Uncertain Impacts:

SO 3 Water Quality, SO4 Water Resources - A culverted watercourse at the eastern boundary of the estate offers the opportunity to create a swale, which would assist in reducing runoff as well as the potential for surface water flooding. The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The planned upgrade works to the Crossness sewage treatment works will allow for a 6% increase in population by 2021. The need for additional capacity beyond this date will need to be considered.

SO6 Air Quality, SO7 Noise - Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term. The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption.

SO19 Health, SO21 Services and Facilities - The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. The opportunity for a new layout that the redevelopment provides should ensure that accessibility to and within the site is improved. The site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process.

SO26 Viability & Deliverability - Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. There are no sites on the site that offer the opportunity to build new housing. Sites adjacent to the estate will therefore need to be considered, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents. Further information on the phasing and decanting will need to be considered as it becomes available.

Negative Impacts:

SO2 Climate Change, SO8 Transport, SO15 Waste - Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. The redevelopment of the estate will enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties. The estate currently has a PTAL rating of 2 (poor) with poor accessibility to the surrounding area and poor layout and connectivity through the site for all modes of transport. The redevelopment offers the opportunity to improve accessibility to Mitcham Eastfields Railway Station and wider area as well as the internal layout, which will need to be considered further in the detailed design and Transport Assessment. The redevelopment will increase waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development.

Sustainability Objectives		HIGH PATH OPTION 1: Refurbishment to decent homes standard				
		1	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					The proposed improvements to the properties are predominantly for internal works. The Dwelling Condition Appraisal by PPS, Nov 2015 notes that many of the existing properties are considered to have a low thermal performance and are significantly below Building Regulations and Decent Home Standards. Whilst refurbishment is likely to achieve a minor positive impact in the short term, the improvements will not enable climate mitigation measures to be introduced that will reduce CO_2 emissions and adaptation measures for the long term.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact - internal works only
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact - internal works only
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact - internal works only
SO7	NOISE To improve amenity by minimising the impact associated with					The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption

	noise.					
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					No significant impact - internal works only
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact - internal works only
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact - internal works only

Sustainability Objectives		HIGH PATH OPTION 1: Refurbishment to decent homes standard				
		1	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					No significant impact - internal works only
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact - internal works only
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					The proposed improvements to the properties are predominantly for internal works. Detailed analysis of the energy performance improvements that could be achieved has not been carried out. However, PRP Environmental have considered the energy consumption and costs for two typical properties, which showed substantial savings could be achieved. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable significant measures to be introduced that will reduce CO_2 emissions for the long term
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					No significant impact - internal works only
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact - internal works only
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity, type or mix of accommodation on the Estate to be realised. The estate currently suffers from overcrowding, which would not be addressed. Refurbishment will also not address the needs

						for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for housing increases.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					No significant impact - internal works only

Sustainability Objectives		HIGH PATH OPTION 1: Refurbishment to decent homes standard				
		1	S	M	L	Commentary
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The improvements to the properties are likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey will be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See PPS Dwelling Condition Assessment, Nov 2014)
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact - internal works only
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact - internal works only
SO22	CRIME To reduce crime and the fear of crime.					No significant impact - internal works only
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact - internal works only
SO24	ECONOMIC GROWTH To support economic growth and business development					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain
SO25	EMPLOYMENT To increase local employment and skills					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain
SO26	VIABILITY AND DELIVERABILITY					Financial modelling has been carried out over a 50year period. The refurbishment would

	To ensure the deliverability of viable development					involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard

High Path Option 1 Summary:

Positive Impacts:

Option 1 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health** and Wellbeing as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents. Any disruption from the refurbishment works is likely to be short term.

Uncertain Impacts:

Uncertain impacts are identified for **SO7 Noise, SO24 Economic Growth and SO25 Employment**. The Improvement works may have The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

Negative Impacts:

Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The proposed improvements to the properties are predominantly for internal works. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

Sustainability Objectives		HIGH PATH OPTION 2: Refurbishment to enhanced standard				
		2	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					The proposed improvements to the properties are predominantly for internal works. The Dwelling Condition Appraisal by PPS, Nov 2015 notes that many of the existing properties are considered to have a low thermal performance and are significantly below Building Regulations and Decent Home Standards. Whilst refurbishment is likely to achieve a minor positive impact in the short term, the improvements will not enable climate mitigation measures to be introduced that will reduce CO_2 emissions and adaptation measures for the long term.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact - works only to existing buildings
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact - works only to existing buildings
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact - works only to existing buildings
SO7	NOISE To improve amenity by minimising the impact associated with					The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption

	noise.					
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					No significant impact - works only to existing buildings
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact - works only to existing buildings
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact - works only to existing buildings

Sustainability Objectives		HIGH PATH OPTION 2: Refurbishment to enhanced standard				
		2	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance however does not enable the structure or open space to be improved or redesigned
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact - works only to existing buildings
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					The proposed improvements to the properties are for internal and external works. The Dwelling Condition Appraisal by PPS, November 2015 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations, Decent Home Standards and National Space Standards. Whilst there is likely to be a minor positive impact in the short - medium term, the improvements will not enable significant measures to be introduced that will reduce CO_2 emissions or improve efficiency for the long term
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					No significant impact - works only to existing buildings
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact - works only to existing buildings
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity, type or mix of accommodation on the Estate to be realised. The estate currently suffers from overcrowding, which would not be addressed. Refurbishment will also not address the needs for the Borough in terms of current housing needs and projected changes in population

						growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for housing increases.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					No significant impact - works only to existing buildings
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The improvements to the properties are likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey will be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See PPS Dwelling Condition Assessment, Nov 2014)

Sustainability Objectives		HIGH PATH OPTION 2: Refurbishment to enhanced standard				
		2	S	M	L	Commentary
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact - works only to existing buildings
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact - works only to existing buildings
SO22	CRIME To reduce crime and the fear of crime.					No significant impact - works only to existing buildings
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact - works only to existing buildings
SO24	ECONOMIC GROWTH To support economic growth and business development					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain
SO25	EMPLOYMENT To increase local employment and skills					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

High Path Option 2 Summary:

Positive Impacts:

Option 2 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health** and Wellbeing as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents. Any disruption from the refurbishment works is likely to be

short term.

Uncertain Impacts:

Uncertain impacts are identified for **SO11 Built Environment, SO24 Economic Growth and SO25 Employment**. External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance, however, does not enable the structure or open space to be improved or redesigned. The improvement works may have a minor negative impact in the short term for noise, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

Negative Impacts:

Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

Sustainability Objectives		HIGH PATH OPTION 3: Full Redevelopment				
		3	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment would make more efficient use of the land, as well as offering significant improvements to South Wimbledon.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The Dwelling Condition Appraisal by PPS, November 2015 addresses the current condition of the stock, which finds the properties are significantly below Decent Home and National Space Standards. The redevelopment of the estate will enable climate mitigation measures to be introduced that will reduce CO_2 emissions and adaptation measures for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties. Owing to the timescale of the development the full impact is not likely to be achieved until the long term.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					The site is predominantly Flood Zone 1 and is considered to have a low likelihood of flooding. The River Wandle lies approx. 180m to the east of the site boundary and Bunce's Ditch is to the South of Merantun Way. The proposed development is considered unlikely to result in water displacement. Safe escape and egress routes to and from the site would be available in the unlikely event of a flood. SuDS strategy would be developed to manage surface water runoff.
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The planned upgrade works to the Crossness sewage treatment works will allow for a 6% increase in population by 2021. The need for additional capacity beyond this date will need to be considered.
SO5	SOIL AND LAND QUALITY					A Geotechnical and Geoenvironmental Study was carried out by PBA in February 2014.

	To maintain and improve soil and land quality.					Whilst the study identifies that there is moderate likelihood for contamination within the estate, to be expected with brownfield land, it does not identify any factors that should prevent the potential for redevelopment or onerous cost implications.
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. Such impacts are likely to occur in the short to medium term and be of a temporary nature.
SO7	NOISE To improve amenity by minimising the impact associated with noise.					The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term.

Sustainability Objectives		HIGH PATH OPTION 3: Full Redevelopment				
		3	S	M	L	Commentary
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					The estate currently has a PTAL rating of 4 (good) and is well located strategically with strong links to tube, train and bus services, as well as the potential extension of the tram in the future. The estate performs well internally for pedestrians but has few good logical connections to the wider strategic network. The redevelopment offers the opportunity for improving the integration and connectivity of pedestrian routes to the wider area, particularly facilities, through the redesign of the internal spatial structure. Increased density will increase pressure on existing public transport provision and will need to be assessed. The improvements to connectivity will also need to be considered further in the detailed design and TA.
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					PBA's Environmental Desk Study 2014 considers the flood risk in relation to the estate. The site is predominantly Flood Zone 1 (less than 0.1% annual probability) with part of the western end of the site is Flood Zone 2 (0.1-1% annual probability) and is considered to have a low likelihood of flooding. The redevelopment of the site offers the opportunity to increase the density of housing in a low flood risk area and the introduction of SuDS to help mitigate against surface water flooding. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan.
SO10	BIODIVERSITY To protect and enhance biodiversity.					The estate contains relatively high levels of open space but often of a poor quality and with a poor relationship to the buildings. Most of the landscape is undifferentiated mown grass as well as a number of mature trees. The redevelopment offers the opportunity to improve the quality of the landscape and open space and provide opportunities for the protection and enhancement of biodiversity through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible.
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the					The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban

	townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					design, landscape and accessibility of the site. The redevelopment provides the opportunity to redesign the block layout, remove dead frontages, improve the public realm and the quality and relationship of landscaped areas to the built development.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					There are several listed buildings within close proximity to the site and it is within an Archaeological Priority Area. Development will need to make sure that it does not have an adverse impact upon the assets or their settings.
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					The redevelopment of the site provides the opportunity to provide new energy efficient homes that will reduce carbon emissions and provide better quality and more efficient housing over the long term. The redevelopment also offers the potential to incorporate renewable energy, CHP and link to decentralised energy networks, which should be considered through the detailed design and consideration of the energy hierarchy. However the increase in development will result in an increase in emissions.
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The estate contains relatively high levels of open space but often of a poor quality and with a poor relationship to the buildings. Most of the landscape is undifferentiated mown grass as well as a number of mature trees. The redevelopment offers the opportunity to improve the quality of the landscape and open. Clarity on whether areas are public or private open space should be addressed and adequate facilities that meet a range of users needs incorporated.

Sustainability Objectives		HIGH PATH OPTION 3: Full Redevelopment				
		3	S	M	L	Commentary
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					The redevelopment will result in waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development.
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					The estate currently comprises 608 dwellings in a mix of building types and tenures. The redevelopment will enable the provision of up to 1,400 new high quality, energy efficient homes, which will help meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The existing

						housing does not meet decent home or current space standards, which would be addressed through the new build. The redevelopment would also enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					Non-residential floorspace of c.5,000 sqm would be provided as part of the redevelopment to help to meet the needs of the estate and neighbouring properties. Improvements to accessibility within the estate and to the wider area should also be incorporated. Funds from S106/CIL could also be used to fund improvements to existing or new social infrastructure provision.
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty and deprivation levels, particularly fuel poverty. The redevelopment will enable a higher standard of energy efficiency and thermal performance to be achieved, with a longer life span.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See PPS Dwelling Condition Report, Nov 2014)
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					The redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. Proudlock Associates Accessibility Audit, Oct 2014 identified issues regarding accessibility of both the car parking areas and building entrances. The redevelopment will offer the opportunity to improve accessibility and diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of improved accessibility within the estate and to the wider area will also help to promote community cohesion.
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					The redevelopment presents an opportunity to integrate the estate into the surrounding area and to potentially enhance the commercial/community space offered within South Wimbledon. The opportunity for a new layout should also ensure that accessibility to and within the site is improved. PBA's Socio-Economic Analysis Report, July 2015 notes that the site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the

						existing facilities will be required as part of the design process.

Sustainability Objectives		HIGH PATH OPTION 3: Full Redevelopment				
		3	S	M	L	Commentary
SO22	CRIME To reduce crime and the fear of crime.					SMUD's Urban Design study, Feb 2015 found the estate currently experiences poor integration and connectivity to the wider network for pedestrians, creating maze like routes where people are likely to feel unsafe. The redevelopment provides the opportunity to improve the internal spatial structure to reduce opportunities both for, and the fear of, crime.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					PBA's report on Socio-Economic Analysis concludes that the redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development. A new secondary school is also proposed adjacent to the High path estate, which can serve existing and new residents.
SO24	ECONOMIC GROWTH To support economic growth and business development					The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The incorporation of up to 5,000 sqm of non-residential floorspace could transform South Wimbledon as a place and destination, delivering benefits for the wider community.
SO25	EMPLOYMENT To increase local employment and skills					The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs.
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. A garage site on the site offers the opportunity to build new housing, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents.

High Path Option 3 Summary:

Major Positive Impacts: Option 3 is likely to have a major positive impact in relation to the following objectives:

SO1 Land Use, SO11 Built Environment, SO14 Open Space, SO16 Housing, SO17 Access to Activities, SO18 Social Deprivation and SO22 Crime - The redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, landscape, accessibility and safety of the site with the provision of appropriate services and facilities.

Minor Positive Impacts:

SO5 Soil and Land Quality, SO10 Biodiversity SO13 Energy and Carbon Reduction- The Geotechnical and Geoenvironmental Study identifies that there is moderate likelihood for contamination within the estate, to be expected with brownfield land, it does not identify any factors that should prevent the potential for redevelopment or onerous cost implications. The redevelopment offers the opportunity to improve the quality of provision and enhance the biodiversity of the site and surrounding area through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible. The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards.

SO20 Diversity and Equality, SO23 Education and Skills, SO24 Economic Growth and SO25 Employment - The redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. The redevelopment will offer the opportunity to diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of a new community space and improved accessibility within the estate and to the wider area will help to promote community cohesion. Redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development.

Uncertain Impacts:

SO 3 Water Quality, SO4 Water Resources SO9 Flood Risk - The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The planned upgrade works to the Crossness sewage treatment works will allow for a 6% increase in population by 2021. The need for additional capacity beyond this date will need to be considered. The site is predominantly Flood Zone 1 (less than 0.1% annual probability) with part of the western end of the site is Flood Zone 2 (0.1-1% annual probability) and is considered to have a low likelihood of flooding. The redevelopment of the site offers the opportunity to increase the density of housing in a low flood risk area and the introduction of SuDS to help mitigate against surface water flooding. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan.

SO6 Air Quality, SO7 Noise - Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term. The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption.

SO8 Transport - The estate currently has a PTAL rating of 4 (good) and is well located strategically with strong links to tube, train and bus services, as well as the potential extension of the tram in the future. The estate performs well internally for pedestrians but has few good logical connections to the wider strategic network. The redevelopment offers the opportunity for improving the integration and connectivity of pedestrian routes to the wider area, particularly facilities, through the redesign of the internal spatial structure. Increased density will increase pressure on existing public transport provision and will need to be assessed. The improvements to connectivity will also need to be considered further in the detailed design and TA.

SO12 Historic Environment - There are several listed buildings within close proximity to the site and it is within an Archaeological Priority Area. Development will need to make sure that it does have an adverse impact upon the assets or their settings.

SO19 Health, SO21 Services and Facilities - The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. The opportunity for a new layout that the redevelopment provides should ensure that accessibility to and within the site is improved. The site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process.

SO26 Viability & Deliverability - Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is

being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. A garage site on the site offers the opportunity to build new housing, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents. Further information on the phasing and decanting will need to be considered as it becomes available.

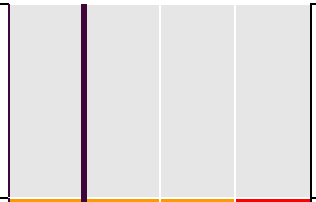
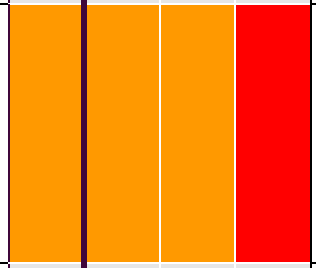
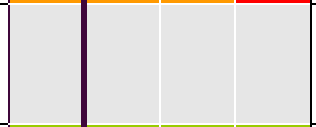
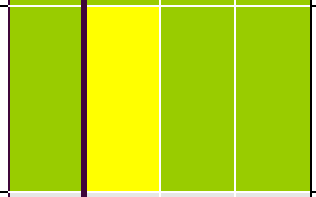
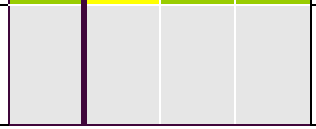
Negative Impacts:

SO2 Climate Change, SO8 Transport, SO15 Waste - Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. The redevelopment of the estate will enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties. The redevelopment will result in waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development.

Sustainability Objectives		RAVENSBURY OPTION 1: Refurbishment to decent homes standard				
		1	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					The proposed improvements to the properties are predominantly for internal works. The study by HTA Architects, Nov 2014 considered the energy performance of the stock, which indicated that the majority of the stock have a middle to low energy performance. Whilst refurbishment is likely to achieve a minor positive impact in the short term, the improvements will not enable climate mitigation measures to be introduced that will reduce CO_2 emissions and adaptation measures for the long term.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact - internal works only
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact - internal works only
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact - internal works only
SO7	NOISE To improve amenity by minimising the impact associated with noise.					The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption

SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					No significant impact - internal works only
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact - internal works only
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact - internal works only
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					No significant impact - internal works only

Sustainability Objectives		RAVENSBURY OPTION 1: Refurbishment to decent homes standard				
		1	S	M	L	Commentary
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact - internal works only
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					The proposed improvements to the properties are predominantly for internal works. Detailed analysis of the energy performance improvements that could be achieved has not been carried out. HTA Architects has considered the energy consumption and costs for two typical properties, which showed substantial savings could be achieved, however, these measures would still leave the stock with significantly lower energy performance ratings when compared to a similar building built to current Building Regulations.
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					No significant impact - internal works only

SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.		No significant impact - internal works only
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.		Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity, type or mix of accommodation on the Estate to be realised. Improvement works will also not resolve the issue of the Orlit houses, which are of a defective type of construction. Refurbishment will also not address the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for housing increases.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.		No significant impact - internal works only
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.		The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.		The improvements to the properties are likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey by Pennington Choices Ltd, Sept. 2014 has identified that there is asbestos within the roof eaves of all the surveyed properties.
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.		No significant impact - internal works only

Sustainability Objectives		RAVENSBURY OPTION 1: Refurbishment to decent homes standard				
		1	S	M	L	Commentary
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact - internal works only
SO22	CRIME To reduce crime and the fear of crime.					No significant impact - internal works only
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact - internal works only
SO24	ECONOMIC GROWTH To support economic growth and business development					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain
SO25	EMPLOYMENT To increase local employment and skills					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard

Ravensbury Option 1 Summary:

Positive Impacts:

Option 1 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health** and Wellbeing as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents. Any disruption from the refurbishment works is likely to be short term.

Uncertain Impacts:

Uncertain impacts are identified for **SO7 Noise, SO24 Economic Growth and SO25 Employment**. The Improvement works may have The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

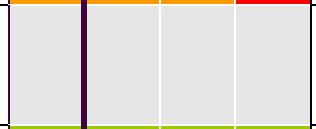
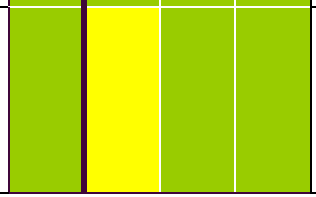
Negative Impacts:

Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The proposed improvements to the properties are predominantly for internal works. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

Sustainability Objectives		RAVENSBURY OPTION 2: Refurbishment to enhanced standard				
		2	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					The proposed improvements to the properties are for internal and external works. The study by HTA Architects, Nov 2014 considered the energy performance of the stock, which indicated that the majority of the stock have a middle to low energy performance. Whilst refurbishment is likely to achieve a minor positive impact in the short term, the improvements will not enable climate mitigation measures to be introduced that will reduce CO_2 emissions and adaptation measures for the long term.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact - works only to existing buildings
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact - works only to existing buildings
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact - works only to existing buildings
SO7	NOISE To improve amenity by minimising the impact associated with noise.					The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption

SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					No significant impact - works only to existing buildings
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact - works only to existing buildings
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact - works only to existing buildings

Sustainability Objectives		RAVENSBURY OPTION 2: Refurbishment to enhanced standard				
		2	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance however does not enable the structure or open space to be improved or redesigned
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact - works only to existing buildings
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					The proposed improvements to the properties are for internal and external works. Detailed analysis of the energy performance improvements that could be achieved has not been carried out. HTA Architects has considered the energy consumption and costs for two typical properties, which showed substantial savings could be achieved, however, these measures would still leave the stock with significantly lower energy performance ratings when compared to a similar building built to current Building Regulations.
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					No significant impact - works only to existing buildings
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact - works only to existing buildings
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity, type or mix of accommodation on the Estate to be realised. Improvement works will also not resolve the issue of the Orlit houses, which are of a defective type of construction. Refurbishment will

			also not address the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for housing increases.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.		No significant impact - works only to existing buildings
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.		The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.		The improvements to the properties are likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey by Pennington Choices Ltd, Sept. 2014 has identified that there is asbestos within the roof eaves of all the surveyed properties.

Sustainability Objectives		RAVENSBURY OPTION 2: Refurbishment to enhanced standard				
		2	S	M	L	Commentary
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact - works only to existing buildings
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact - works only to existing buildings
SO22	CRIME To reduce crime and the fear of crime.					No significant impact - works only to existing buildings
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact - works only to existing buildings
SO24	ECONOMIC GROWTH To support economic growth and business development					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain
SO25	EMPLOYMENT To increase local employment and skills					The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

Ravensbury Option 2 Summary:

Positive Impacts:

Option 2 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health** and Wellbeing as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents. Any disruption from the refurbishment works is likely to be

short term.

Uncertain Impacts:

Uncertain impacts are identified for **SO11 Built Environment, SO24 Economic Growth and SO25 Employment**. External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance, however, does not enable the structure or open space to be improved or redesigned. The improvement works may have a minor negative impact in the short term for noise, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

Negative Impacts:

Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

Sustainability Objectives		RAVENSBURY OPTION 3: Partial Redevelopment				
		3	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The partial redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment would make more efficient use of the land, as well as offering the replacement of the Orlit Homes, which are of a defective type of construction.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. HTA Architects report 2014 assesses the current condition of the stock, particularly energy performance. The partial redevelopment and refurbishment of the estate will enable climate mitigation measures to be introduced that will reduce CO_2 emissions and adaptation measures for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					The site is mainly in Flood Zone 2 with some areas of Flood Zones 3a and 3b and is in the functional floodplain of the River Wandle, although there is no recorded history of the site being flooded. A SuDS strategy would be developed to provide on site attenuation and manage surface water runoff.
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The planned upgrade works to the Crossness sewage treatment works will allow for a 6% increase in population by 2021. The need for additional capacity beyond this date will need to be considered.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					A Geotechnical and Geoenvironmental Study was carried out by PBA in February 2014. The study identifies that there is a low likelihood for contamination within the majority of the estate rising to moderate in some areas, to be expected with brownfield land. The study does not identify any factors that should prevent the potential for redevelopment or onerous cost implications.

SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. Such impacts are likely to occur in the short to medium term and be of a temporary nature.
SO7	NOISE To improve amenity by minimising the impact associated with noise.					The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term.
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					The estate currently has a PTAL rating of 2 (poor) and is a relatively isolated location. The estate is bounded by; the river, parks and railway line, providing the feeling of a segregated enclave and reliance on the private car. Potential for significant improvements to connectivity are relatively limited and will need to be considered further in the detailed design and TA.

Sustainability Objectives		RAVENSBURY OPTION 3: Partial Redevelopment				
		3	S	M	L	Commentary
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					PBA 's Environment Desk Study, Feb 2014 considers the flood risk for the site. The site is mainly in Flood Zone 2 with some areas of Flood Zones 3a and 3b and is in the functional floodplain of the River Wandle, although there is no recorded history of the site being flooded. The partial redevelopment would result in a higher concentration of dwellings in the functional floodplain. However, the site is already developed for residential use and new development would offer the potential to incorporate mitigation measures such as setting accommodation at 300mm above the relevant 1% annual probability flooding event (including climate change allowance). A SuDS strategy would need to be developed to provide on site attenuation and manage surface water runoff. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan.
SO10	BIODIVERSITY To protect and enhance biodiversity.					The estate has an open and green character, with good access to wider areas of parkland and the green corridor of the River Wandle, with good sized private gardens. The redevelopment offers the opportunity to improve the quality of the landscape and open space and provide opportunities for the protection and enhancement of biodiversity through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible.
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, landscape and accessibility of the site. The redevelopment provides the opportunity to replace the Orlit homes, improve the quality and layout of the built form, remove 'dead' areas, improve pedestrian areas and maximise the river frontage.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					There are several listed buildings within close proximity to the site and it is within an Archaeological Priority Area. Development will need to make sure that it does have an adverse impact upon the assets or their settings. The site is also in the Wandle Conservation Area.

SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					HTA Architects report 2014 assesses the current condition of the stock, particularly energy performance. The partial redevelopment and refurbishment of the estate will enable. The partial redevelopment and refurbishment of the site provides the opportunity to provide new energy efficient homes that will reduce carbon emissions and provide better quality and more efficient housing over the long term. The redevelopment also offers the potential to incorporate renewable energy, CHP and link to decentralised energy networks, which should be considered through the detailed design and consideration of the energy hierarchy. However the increase in development will result in an increase in emissions.
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The estate contains relatively high levels of open space, which are well maintained and provide an attractive setting. The partial redevelopment offers the opportunity to improve the quality of the amenity space including greater natural surveillance and designated parking areas.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					The redevelopment will result in waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development.

Sustainability Objectives		RAVENSBURY OPTION 3: Partial Redevelopment				
		3	S	M	L	Commentary
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					The estate currently comprises 192 dwellings in a mix of building types and tenures. The redevelopment will enable the provision of up to 230 new high quality, energy efficient homes, which will help meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The existing housing does not meet decent home or current space standards, which would be addressed through the new build. The redevelopment would also enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social					Improvements to accessibility within the estate and to the wider area should also be incorporated. Funds from S106/CIL could also be used to fund improvements to existing or new social infrastructure provision.

	activities within the estate and / or by improving access to facilities.					
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty and deprivation levels, particularly fuel poverty. The redevelopment will enable a higher standard of energy efficiency and thermal performance to be achieved, with a longer life span.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey by Pennington Choices Ltd, Sept. 2014 has identified that there is asbestos within the roof eaves of all the surveyed properties.
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					The redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. PBA Socio-Economic Report, July 2015 considers the partial redevelopment and refurbishment is likely to have a positive effect on socio-economic inequalities. The redevelopment will offer the opportunity to improve accessibility and diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of improved accessibility within the estate and to the wider area will also help to promote community cohesion.
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					The redevelopment presents an opportunity to integrate the estate into the surrounding area. The opportunity for a new layout should also ensure that accessibility to and within the site is improved. PBA's Socio-Economic Analysis Report, July 2015 notes that the site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process.
SO22	CRIME To reduce crime and the fear of crime.					SMUD's Urban Design study, March 2015 considers the regeneration provides the opportunity for better connections to be created to nearby focal points , whilst avoiding over-permeability, which could undermine the secluded feel and feeling of safety. 'Dead' areas with little surveillance could also be removed to improve crime and the fear of crime.

Sustainability Objectives		RAVENSBURY OPTION 3: Partial Redevelopment				
		3	S	M	L	Commentary
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					PBA's report on Socio-Economic Analysis, July 2015 concludes that the redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development. The site is currently well served for schools.
SO24	ECONOMIC GROWTH To support economic growth and business development					The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area.
SO25	EMPLOYMENT To increase local employment and skills					The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs.
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed, a garage site on the site offers the opportunity to build new housing, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents.

Ravensbury Option 3 Summary:

Major Positive Impacts: Option 3 is likely to have a major positive impact in relation to the following objectives:

SO1 Land Use, SO11 Built Environment, , SO14 Open Space, SO16 Housing - The partial redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment would make more efficient use of the land, as well as offering the replacement of the Orlit Homes, which are of a defective type of construction. The partial redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, landscape, accessibility and safety of the site with the provision of

appropriate services and facilities.

Minor Positive Impacts:

SO5 Soil and Land Quality, SO10 Biodiversity, SO13 Energy and Carbon Reduction - The Geotechnical and Geoenvironmental Study identifies that there is moderate likelihood for contamination within the estate, to be expected with brownfield land, it does not identify any factors that should prevent the potential for redevelopment or onerous cost implications. The Site is within Flood Zone 1 (less than 0.1% annual probability) and has no recent historic record of flooding. The redevelopment of the site offers the opportunity to increase the density of housing in a low flood risk area and the introduction of SuDS to help mitigate against surface water flooding. Any development will be subject to a Sequential test and Strategic Flood Risk Assessment in accordance with the NPPF. The redevelopment offers the opportunity to improve the quality of provision and enhance the biodiversity of the site and surrounding area through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible. The partial redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards.

SO18 Social Deprivation, SO20 Diversity and Equality, SO22 Crime , SO23 Education and Skills, SO24 Economic Growth and SO25 Employment - The partial redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. The redevelopment will offer the opportunity to diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of a new community space and improved accessibility within the estate and to the wider area will help to promote community cohesion. Redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development.

Uncertain Impacts:

SO 3 Water Quality, SO4 Water Resources, SO9 Flood Risk - The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The planned upgrade works to the Crossness sewage treatment works will allow for a 6% increase in population by 2021. The need for additional capacity beyond this date will need to be considered. The site is mainly in Flood Zone 2 with some areas of Flood Zones 3a and 3b and is in the functional floodplain of the River Wandle, although there is no recorded history of the site being flooded. The partial redevelopment would result in a higher concentration of dwellings in the functional floodplain. However, the site is already developed for residential use and new development would offer the potential to incorporate mitigation measures such as setting accommodation at 300mm above the relevant 1% annual probability flooding event (including climate change allowance). A SuDS strategy would also need to be developed to provide on site attenuation and manage surface water runoff. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan.

SO6 Air Quality, SO7 Noise - Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term. The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption.

SO12 Historic Environment - There are several listed buildings within close proximity to the site and it is within an Archaeological Priority Area. Development will need to make sure that it does have an adverse impact upon the assets or their settings. The site is also in the Wandle Conservation Area.

SO17 Access to Activities, SO19 Health, SO21 Services and Facilities - The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. The opportunity for a new layout that the redevelopment provides should ensure that accessibility to and within the site is improved. The site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process.

SO26 Viability & Deliverability - Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed, a garage site on the site offers the opportunity to build new housing, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents. Further information on the phasing and decanting will need to be considered as it becomes available.

Negative Impacts:

SO2 Climate Change, SO8 Transport, SO15 Waste - Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. The redevelopment of the estate will enable climate mitigation and adaptation measures to be introduced that will reduce CO_2 emissions for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties. The estate currently has a PTAL rating of 2 (poor) and is a relatively isolated location. The estate is bounded by; the river, parks and railway line, providing the feeling of a segregated enclave and reliance on the private car. Potential for significant improvements to connectivity are relatively limited and will need to be considered further in the detailed design and TA. The redevelopment offers the opportunity to improve accessibility to the wider area as well as the internal layout, which will need to be considered further in the detailed design and Transport Assessment. The redevelopment will result in waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development.

A6 Assessment of Estates Local Plan Policies

An assessment of each of the ELP Policies has been undertaken against each of the Sustainability Objectives and the results follow in this section. For ease of reference, the full text of each of the ELP Policies is set out below including the amendments made since February 2016 in pink. UPDATE

Eastfields Policies	Full Policy Wording
EP E1: Townscape	a. Proposals should demonstrate a well defined building line fronting onto the combined East-West street. Buildings should provide continuity and enclosure along the route ensuring buildings address the street. b. This frontage should not present a fortress-like wall between the street and the estate beyond. Therefore this frontage should be broken at intervals by streets into the estate. c. Proposals should create a focal point in the estate. The most suitable location for this is at the intersection of the north-south and east-west streets. d. The massing and layout of proposals should enable visual connectivity from within the estate to the attractive surroundings of the playground and cemetery.
EP E2: Street Network	a. The three streets of Acacia Road, Mulholland Close and Clay Avenue should be combined into one continuous East-West street on as straight an alignment as possible. b. The estate layout should accommodate the potential for a new traditional street following the location of the existing footpath running in a straight alignment from Grove Road to form a junction with Mulholland Close. This new street should be continued clearly through the estate, creating a new North-South street to the boundary with the cemetery with uninterrupted views. c. A new street should be provided parallel to Hammond Avenue such that the backs of new housing on its west side can face the backs of the existing bungalows on Hammond Avenue. d. On the east side of the estate a new street should be created to face Long Bolstead Recreation Ground and the cemetery, in order to retain the visual and physical link between the estate and the recreation ground. e. To the south of the estate there is a wide expanse of under-utilised road space and parking. Here, the existing perimeter street of Clay Avenue should either:- (i) be positioned closer to the estate boundary and lined with housing frontages overlooking the cemetery, the street being suitable as

	mews type street; or (ii) a new traditional street provided, set further north to enable new housing frontages to face north onto it, with backs facing the cemetery. This second option should also allow for North-South streets to penetrate this frontage and open up public views and potential future access into the cemetery.
EP E3: Movement and Access	a. Vehicular access arrangements should not divide the estate into two. Proposals for the estate must investigate the feasibility of Acacia Road, Mulholland Avenue and Clay Avenue being combined into a single street with full vehicular access at both ends. b. Pedestrian and cycle access from the north should be improved by upgrading the existing footway/access running south from Grove Road towards Mullholland Close. The potential to widen this link into a proper street with carriageway and footways either side should also be explored. c. c) Internal north-south streets should penetrate to the site boundary with the cemetery in a number of places on the southern boundary.
EP E4: Land Use	a. The primary land use for the site will be residential, to accord with the predominant land use of the existing site and surrounding area, The land use for the estate will remain predominantly residential with open space provision and with re-provision of existing non-residential uses and designated open space to meet relevant planning policy.

Eastfields Policies	Full Policy Wording
EP E5: Open Space	a. Equivalent or better re-provision of the area of designated open space at the boundary with the cemetery in terms of quantity and quality to a suitable location within the estate, with high quality landscaping and recreational uses. b. Suitably designed plays space(s) for all age groups need to be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012). c. As there are groups of large mature trees in the existing main open space, any new open space should incorporate these trees into it as key landscape feature. d. All new houses should have gardens that meet or exceed current space standards.
EP E6: Environmental Protection	a. Developments proposals will need to include appropriate flood mitigation measure in accordance with national, regional and local planning polices to ensure the development is safe and does not increase the risk of flooding from the development and to surrounding area. Sustainable Drainage Systems (SuDS) must be part of any major development proposal and can include a range of measures such as rain gardens, green roofs, balancing ponds, filter strips, green verges and swales; these should be designed to reduce post

	development runoff rates and to provide water quality, amenity benefits and to enhance biodiversity. b. The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible, as set out in London Plan policy 5.13 and the Mayor of London's sustainable design and construction supplementary planning guidance and the government National Standards for Sustainable Drainage which sets out the requirements for the design, construction operation and maintenance of SuDS. The development must be designed to take into consideration flow routes should flooding occur, i.e. designing for exceedence. c. Proposals should seek to link existing and proposed open space in a unified landscape layout; this should include minor green corridors that will encourage species to move from the cemetery into or through the development.
EP E7: Landscape	a. Street tree planting should be a key feature of landscape strategy which links into proposed open space with significant trees, the recreation ground and the adjacent cemetery. b. Landscaping layouts should where possible, form green links between open space and the public realm whilst framing visual links from the estate onto the adjacent cemetery and recreation ground. c. There should be street tree planting on the combined East-West street of Acacia Road, Mulholland Close and Clay Avenue, including the retention of established trees as well as the planting of new trees. d. Additions to existing tree planting should where necessary, reinforce the linear nature of the East-West street. In addition tree planting should create a landscape buffer between new development and any traffic flow on the route. e. Tree species should be specified to mitigate against pollution and noise. Planting layout and species need to be considered to ensure an attractive street scene whilst taking care not to restrict light or cause overshadowing to adjacent buildings. f. Landscaping proposals should address the perimeter of the estate in a unified manner. Unattractive scrub particularly on Mulholland Close should be removed to improve the setting of established trees and visual links to the surrounding area. Mature trees around the estate should be retained and the boundary treatment enhanced. g. The estate currently has a group of established mature trees in the central green space. These trees should be retained and be used to inform the design of landscape arrangements for example to provide cues for the location of focal points.

Eastfields Policies	Full Policy Wording
EP E8: Building Heights	a. The majority of buildings across the estate should be of a height similar and harmonious to surrounding residential areas to contribute to achieving consistency with the surrounding character. Building heights should be based on a comprehensive townscape appraisal and visual assessment, which builds on the analysis included in this document. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area. b. Buildings taller than this may be considered appropriate to facilitate intensified use of the site. Taller buildings are most appropriately located towards the centre / middle of site and should be informed by the existing mature trees. They should complement, rather than compete with the scale of this vegetation. c. Taller building may also be appropriate at the intersection of N/S & E/W streets and to a lesser extent along Acacia Road and Mulholland Close, to signify main routes into the estate and relate to St. Marks Academy. d. When viewed from outside the estate, taller buildings should not be seen to dominate the landscape or skyline.

High Path Policies	Full Policy Wording
EP H1: Townscape	a. Provision of a continuous building line fronting the street, punctuated by side streets into the estate, to the south side of Merton High Street, with buildings with entrances and windows facing the street (active frontages) and no blank walls or gable ends. b. Discussions will be required with TfL to understand how proposals for a tram from Morden Road Tram Stop to South Wimbledon underground station including enabling infrastructure, can be incorporated as part of any alterations to Morden Road. c. Streets should be designed to allow for clear unobstructed views along the whole length of the street particularly along Pincott Road and Nelson Grove Road. d. The key entry points into the estate at either end of Pincott Road and Nelson Grove Road, are the most suitable locations for landmark buildings. Other suitable locations could be at the junction of High Path and Morden Road (low-key) and in the vicinity of the junction of Abbey Road and Merantun Way. e. Design of a space as a focal point highlighting the significance of the areas local history particularly its connection to Lord Nelson. f. Design of the estate should be well integrated into the surrounding area.
EP H2: Street Network	a. Nelson Grove Road and Pincott Road, provide appropriate basis for the design of the new street network and should form the basis of the main routes into and out of the estate. Extension of Nelson Grove Road from Abbey Road in the east to Morden Road in the west will help provide an east to west link, with clear views along its whole length. b. The position of the historic street of High Path should be retained and the road should allow for improved accessibility from High Path to Nelson Gardens. The road should also respect the setting of St John's the Divine Church. c. Retention of Hayward Close which complements the historic street pattern, with its attractive tree-lined character. d. Design to increase accessibility for pedestrians and cyclists. e. Retention of the existing level of vehicular links along Merton High Street. f. Enable future extensions of the north-south streets ending at High Path to Merantun Way subject to TfL's support.
EP H3: Movement and Access	a. The main vehicle routes within the estate are currently Pincott Road and Nelson Grove Road, which are located centrally within the estate. Their character and layout should resemble a traditional street and serve the needs of all users, without the need to provide separate or segregated facilities for cyclists. b. Streets in the estate should connect in an open and easy to understand way that encourages movement by pedestrians and cycles. All

	streets should be safe, attractive and sociable places designed so as to manage vehicle speeds. Where streets are closed to vehicles at one end they should not restrict the possibility of vehicular movement in the future. c. Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground station including a new tram terminus can be incorporated as part of any development proposals. d. The inclusion of measures to reduce the physical barrier (severance) caused by Morden Road to east-west pedestrian and cycle movement to better link The Path and Milner Road. e. The pedestrian and cycle access from the south-east corner of the estate towards Abbey Mills and Merantun Way should be improved in quality, including better pedestrian facilities on the roundabout serving Abbey Mills, and reassessment of the siting of the existing pedestrian crossing by the River Wandle Bridge and its approach from Abbey Road. f. Parking should preferably be provided on-street & well integrated into the street design.

High Path Policies	Full Policy Wording
EP H4: Land Use	a. The primary land use for the site will be residential, to accord with the predominant land use of the existing site and surrounding area. Nonresidential uses may be appropriate. b. Development proposals must make more efficient use of the land by building in accordance with the London Plan density matrix that are higher than current and improving the urban design quality of the estate. c. In general, the residential density should be higher in the north-west corner of the site, gradually reducing towards the south-east, where the public transport accessibility (PTAL) is lower and there are smaller scale developments (e.g. d. Rodney Place) or more local streets (e.g. High Path). e. c) All new buildings must be provided that maximise the number of entrances and windows facing onto the street (active frontages) and for residential uses must provide well defined private space between the front of the building and the street (defensible space) e.g. for landscaping and the storage of bins etc.
EP H5: Open Space	a. Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with London Plan Policy 7.18 'Protecting Open Space and addressing Deficiency'. b. Suitably designed plays space(s) for all age groups need to be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012). c. All new houses should have gardens that meet or exceed current space standards.
EP H6: Environmental Protection	a. Retention of the existing mature tree groups and street trees including the trees fronting Merton High Street east of the junction with Pincott Rd are to form the basis of new open spaces and a network of biodiversity enhancing green corridors across the estate. b. Public and communal open spaces must contribute to the creation of an efficient system for surface water run-off via SuDS and the enhancement of biodiversity. c. Planting of new street trees on Pincott Rd and Nelson Grove Road to form the basis of a green corridor network across the estate based on the existing avenue of Hayward Close. d. Sustainable Drainage Systems (SuDS) must be part of any development proposal and can include a range of measures such as rain gardens, green roofs, filter strips, green verges and swales; these should be designed to reduce post development runoff and provide water quality, amenity benefits and enhance biodiversity. e. Developments proposals will need to include appropriate flood mitigation measure in accordance with national, regional and local

	planning polices to ensure the development is safe and does not increase the risk of flooding to the development and to surrounding area. The proposed development must aim to reduce post development runoff rates as close as possible to greenfield rates set out in London Plan policy 5.13 and the Mayor of London's sustainable design and construction supplementary planning guidance published and the government National Standards for Sustainable Drainage which sets out the requirements for the design, construction operation and maintenance of SuDS. The development must be designed to take into consideration flow routes should flooding occur, i.e. designing for exceedence f. The feasibility of CHP and district heating must be investigated. As a minimum this should include: (i) An assessment of the secondary heat sources within a 400 metre radius of the site boundary (e.g. river water heat recover from the Wandle, heat extraction from the London Underground). (ii) Evidence to demonstrate engagement with key stakeholders associated with the potential secondary heat sources such as transport for London and Environment agency have been full engaged in the development of the feasibility. (iii) Consideration of air quality issues should include an investigation in to the potential benefits that a district heat network could deliver to the wider area through the connection to existing buildings or development sites outside of the high path regeneration.

High Path Policies	Full Policy Wording
EP H7: Landscape	a. Retention of: (i) the existing mature tree groups fronting Merton High Street east of the junction with Pincott Road should be retained and the isolated trees to the west of Pincott Road should be augmented with new planting as a key linear landscape asset and to mitigate against local traffic pollution. (ii) Mature trees along Hayward Close should be retained and augmented with new tree planting along the whole length of the street to strengthen the attractive 'avenue' character of this street; (iii) the mature tree(s) in the vicinity of the playground within the 'Priory Close' block; (iv) the line of mature trees in the car park between the 'Ryder House' and Hudson Court' blocks; (v) the mature trees in the playground to the north of the 'Marsh Court' block. (vi) the mature trees to the west and south of the 'Merton Place' block, and to the north of the 'DeBurgh House' block. b. Landscaping must be a key feature in the provision of private space fronting houses and blocks of flats (defensible space). Frontages must be designed to incorporate where feasible soft landscaping, appropriate planting and permeable surfaces.

	c. Street trees should be located to enable the creation of well defined on-street parking spaces. This will soften the visual impact of vehicles and enhance the street. d. Landscaping the public open spaces and communal gardens must be of the highest quality, accessible and meet the needs of the residents by complying with the relevant policy requirements.
EP H8: Building Heights	a. General building height: The existing estate suffers from a mix of discordant characters due to the wide variety in heights, styles and siting of the buildings. Redevelopment of the estate should create a consistent character that fits in harmoniously with the surrounding development. A consistency in building heights is important in achieving this. The prevailing height across the estate should be lower than the heights along Morden Road and Merantun Way, but marginally higher than heights in the more sensitive areas of High Path, Abbey Road, Rodney Place and Merton High Street. Building heights should be based on a comprehensive townscape appraisal and visual assessment, which builds on the analysis included in this document. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area. b. Merton High Street: Buildings fronting Merton High Street should be of a scale that relates well to the building heights on the north side. They should not result in a lop-sided feel to the street or create unacceptable shadowing or blocking of sunlight. They should contribute to 'mending' the high street and stitching the estate seamlessly back into the existing urban fabric. c. Morden Road: Land around the Tube station and Morden Road is the focus of activity and uses in the local area. The street is quite wide and taller buildings are beginning to be built along Morden Road. This is the most suitable location on the estate for the tallest buildings and cues should be taken from emerging buildings to guide what is appropriate. Along Morden Road a consistent height should be sought, which is complementary to creating a boulevard feel to the street. d. Abbey Road: Buildings on the west side of Abbey Road should relate well to the existing housing on the east side and newer flats on the west side. Building heights should help create a consistent feel to the street, integrate well visually with the existing housing and not create a lopsided feel to the street. It is likely these will be lower in height than the buildings in the main part of the site. e. High Path: High Path currently lacks a sense of enclosure as the buildings along it do not address the street, new development should rectify this. There is scope to reinforce the narrow enclosure and intimate feel of this street particularly from Morden Road to Pincott Road. Building heights along High Path should reflect its historic character as a narrow historic street and ensure that it sensitively takes account of the setting of St Johns the Divine Church.

High Path Policies	Full Policy Wording
	f. Merantun Way: Land outside the estate boundary fronting Merantun Way is suitable for taller buildings to promote the transformation of this road into a boulevard street. Appropriate heights here will depend on the dimensions of a redesigned street and the possibility of urbanized development on the south side of the road. Heights similar to those appropriate for Morden Road are likely to be appropriate here. g. Station Road, Abbey Road & Merantun Way: Where Station Road, Abbey Road and Merantun Way meet is a sensitive area as there are likely to be awkward shaped sites. The close proximity of Rodney Place and Merantun Way create a need to respect existing low-rise development and make the most of the potential for taller buildings fronting Merantun Way.

Ravensbury Policies	Full Policy Wording
EP R1: Townscape	a. Proposals should provide widening and landscape improvements into Ravensbury Park entrance adjacent to Ravensbury Mill whilst providing clear views into the park from Morden Road. b. The corner of the estate adjacent to Ravensbury Park will be expected to make an architectural statement, which sensitively addresses the park entrance, river and mill buildings. c. Proposals should reinforce the corner of the estate opposite the Surrey Arms Public House as a space and a place. Proposals should have a sensitive relationship to the pub particularly in terms of massing and height. d. The setting around the entrance to Ravensbury Park should be improved and enhanced. The architecture and design of buildings should draw upon from the surrounding good quality townscape such as Ravensbury Mill, The Surrey Arms and White Cottage. e. There is also scope to utilise local history as a point of reference in the development of the scheme for example drawing on the sites past associations with industrial water mills and the estate of Ravensbury Manor.
EP R2: Street Network	a. The historic street pattern of Ravensbury Grove should be retained as the main route into and out of the estate and the basis of an internal network of streets. b. Ravensbury Grove should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park. c. Hengelo Gardens should be retained and enhanced, particularly with respect to arrangement of car parking, general landscaping and the potential for flood attenuation measures. d. New proposals should include a network of streets that provide clear connections from Ravensbury Grove to Morden Road and views to Ravensbury Park.
EP R3: Movement and Access	a. Proposals should improve pedestrian routes across the estate and to nearby parks, bus and tram stops. Routes should be linked into the proposed/existing street network along active frontages or existing walking routes, which should be well surveyed. Entrances into the park should be carefully designed and located to ensure accessibility into the park without undermining safety and biodiversity. b. The relocation of crossing point from Morden Hall Park to the estate to a position which allows for direct link to park route and new pedestrian / segregated cycle way along Morden Road should be investigated. Proposals should create a clear legible route from Morden Hall Park to the entrance of Ravensbury Park.

	c. Improvements to cycle links along Morden Road should create stronger links between Morden Hall Park and Ravensbury Park. Proposals should investigate the creation of a segregated cycle way along Morden Road, which feeds into Ravensbury Park from Morden Hall Park. Additions to the cycle network should be integrated into wider cycle network. d. The main route for vehicles into the estate is Ravensbury Grove. There is also scope to retain the existing slip road access off Morden Road as a secondary entrance into the site should this be required. Any new East-West links from the estate onto Morden Road should be clear and designed as traditional streets, irrespective of whether they are for vehicular use.
EP R4: Land Use	a. The predominant land use for this estate is to be retained as residential with the re-provision of the existing community room.

Ravensbury Policies	Full Policy Wording
EP R5: Open Space	a. Equivalent or better re-provision of the area of designated open space at the boundary with Ravensbury Park in terms of quantity and quality to a suitable location within the estate, with high quality landscaping and recreational uses. b. Proposals should retain and enhance existing communal garden on Hengelo Gardens and Ravensbury Grove principally for flood mitigation measures. New landscaping should connect to and complements these existing spaces. c. Suitably designed plays space(s) for all age groups need to be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012). d. All new houses and flats should have gardens or amenity space that meet or exceed current space standards.
EP R6: Environmental Protection	a. As the estate is in close proximity to the River Wandle, development proposals will need to include appropriate flood mitigation measures for the site in accordance with national, regional and local planning polices, to ensure the development is safe and does not increase the risk of flooding elsewhere. b. Sustainable Drainage Systems (SuDS) must be part of any major development proposal and can include a range of measures such as rain gardens, green roofs, balancing ponds, filter strips, green verges and swales; these should be designed to reduce post development runoff and provide water quality, amenity benefits and enhance biodiversity. c. The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible, as set out in London Plan policy 5.13 and the Mayor of London's sustainable design and construction supplementary planning guidance and the government National Standards for Sustainable Drainage which sets out the requirements for the design, construction operation and maintenance of SuDS. If this is not possible, post development rates must be no more than three times the greenfield rate. The development must be designed to take into consideration flow routes should flooding occur, i.e. designing for exceedence. d. Public realm proposals should be co-ordinated with the wider SuDS strategy for the site and the proposed linear swale network to ensure an appropriate distribution of species throughout the estate. e. Proposals should seek to create mini corridors which enhance biodiversity of the estate and create a link between the estate and the surrounding parkland and river corridor habitats. f. Under the terms of the Water Resources Act 1991 and Thames Region Land Drainage Byelaws 1981, the Environment Agency requires flood defence consent for any works within 8m from the top of the bank of a main river and they therefore seek an 8m wide

	undeveloped buffer strip from the top of the river bank on main rivers and Merton seeks a similar 5m wide strip on either side of ordinary watercourses, where possible these distances should be exceeded. Development should not encroach on this buffer zone, which should be managed for the enhancement of biodiversity and to allow maintenance access to the watercourse, where required. g. New development must ensure the preservation, protection and enhancement of protected species and habits within the adjacent Ravensbury Park and should demonstrate that the proposals would result in net biodiversity gains.

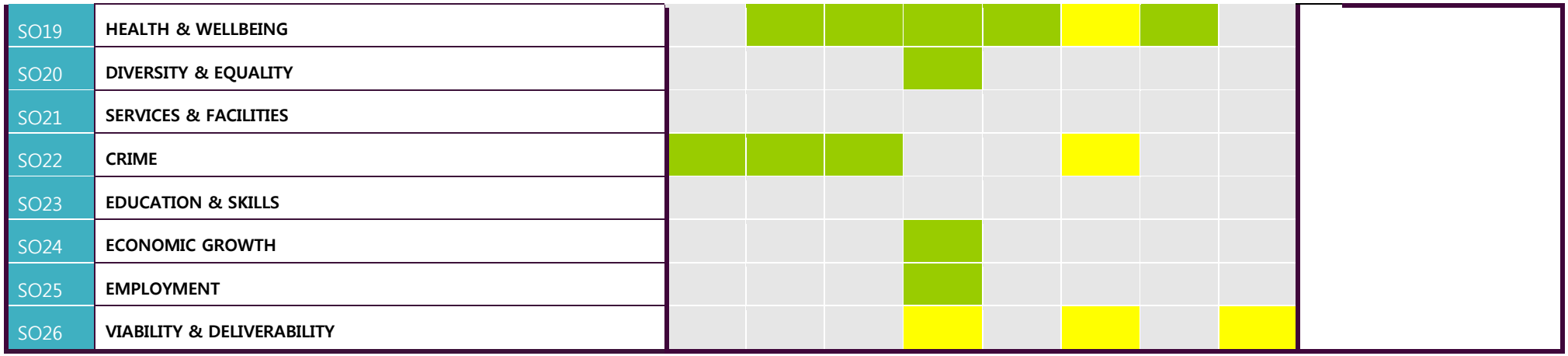
Ravensbury Policies	Full Policy Wording
EP R7: Landscape	a. Proposed landscaping should be a prominent feature within the public realm and create strong links to the surrounding parkland context. Landscaping treatments should emphasize green links and the river crossing. b. Street tree planting and landscaping should be incorporated into streets whilst integrating with existing open space functionality, biodiversity enhancements and flood mitigation measures. c. An integral part of any development proposals for the site should be the significant widening and enhancement of the entrance to Ravensbury Park off Morden Road. d. Along Morden Road tree planting should be extended to wrap around the perimeter of the estate following the curvature of the road. Tree species should be specified to mitigate against pollution and noise. e. The estate currently has a group of established mature trees along the northside facing Morden Road, on Ravensbury Grove and Hengelo Gardens. These trees should be retained and be used to inform the design of landscape arrangements for example to provide cues for the location of focal points.
EP R8: Building Heights	a. Whilst there is a need to increase density, to do so much would undermine the dominant landscape character of the area. Buildings heights should not compete with established mature trees which envelope the estate. Relatively open views from within the estate to the surrounding tree canopy are a defining characteristic of the estate and should generally be retained. To ensure this, taller buildings should be located around the edge of the estate and not extend higher than existing Ravensbury Court flats. Building heights should be based on a comprehensive townscape appraisal and visual assessment, which builds on the analysis included in this document. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area. b. **Core of the estate:** Within the estate building heights should generally be lower than other parts / edge / periphery of the estate. Heights should allow views to the surrounding established trees. c. **Morden Road:** Buildings along Morden Road should relate to the surrounding established tree canopy but not adversely affect views of it from the centre of the estate. Buildings here can be higher than the middle of the estate. d. **Ravensbury Grove:** Building heights along Ravensbury Grove should relate to the character and scale of existing buildings such as Ravensbury Court and the established trees. e. **Ravensbury Garages:** Building heights in the vicinity of Ravensbury garages should relate to the surrounding established tree canopy

	and to the scale of adjacent existing buildings.

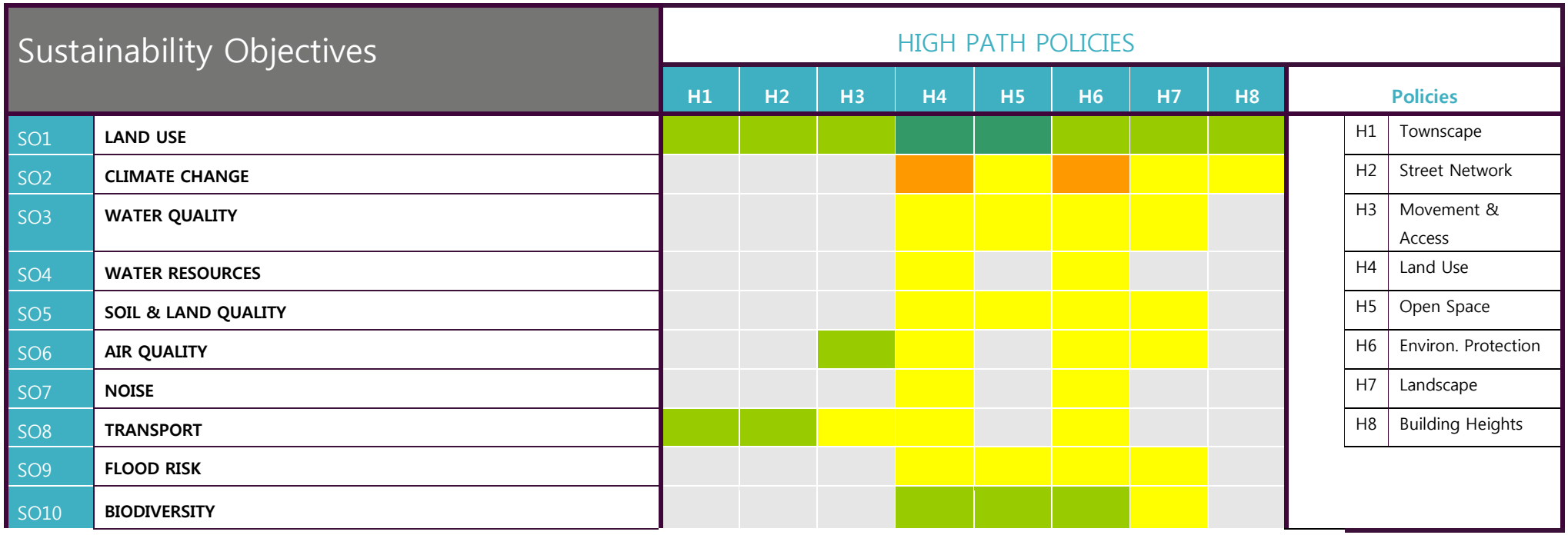
Summary Results of Estates Local Plan Policies

Sustainability Objectives		EASTFIELDS POLICIES							
		E1	E2	E3	E4	E5	E6	E7	E8
SO1	LAND USE								
SO2	CLIMATE CHANGE								
SO3	WATER QUALITY								
SO4	WATER RESOURCES								
SO5	SOIL & LAND QUALITY								
SO6	AIR QUALITY								
SO7	NOISE								
SO8	TRANSPORT								
SO9	FLOOD RISK								
SO10	BIODIVERSITY								
SO11	BUILT ENVIRONMENT								
SO12	HISTORIC ENVIRONMENT								
SO13	ENERGY & CARBON								
SO14	OPEN SPACE								
SO15	WASTE								
SO16	HOUSING								
SO17	ACCESS TO ACTIVITIES								
SO18	SOCIAL DEPRIVATION								

Policies	
E1	Townscape
E2	Street Network
E3	Movement & Access
E4	Land Use
E5	Open Space
E6	Environ. Protection
E7	Landscape
E8	Building Heights



SO19	HEALTH & WELLBEING
SO20	DIVERSITY & EQUALITY
SO21	SERVICES & FACILITIES
SO22	CRIME
SO23	EDUCATION & SKILLS
SO24	ECONOMIC GROWTH
SO25	EMPLOYMENT
SO26	VIABILITY & DELIVERABILITY



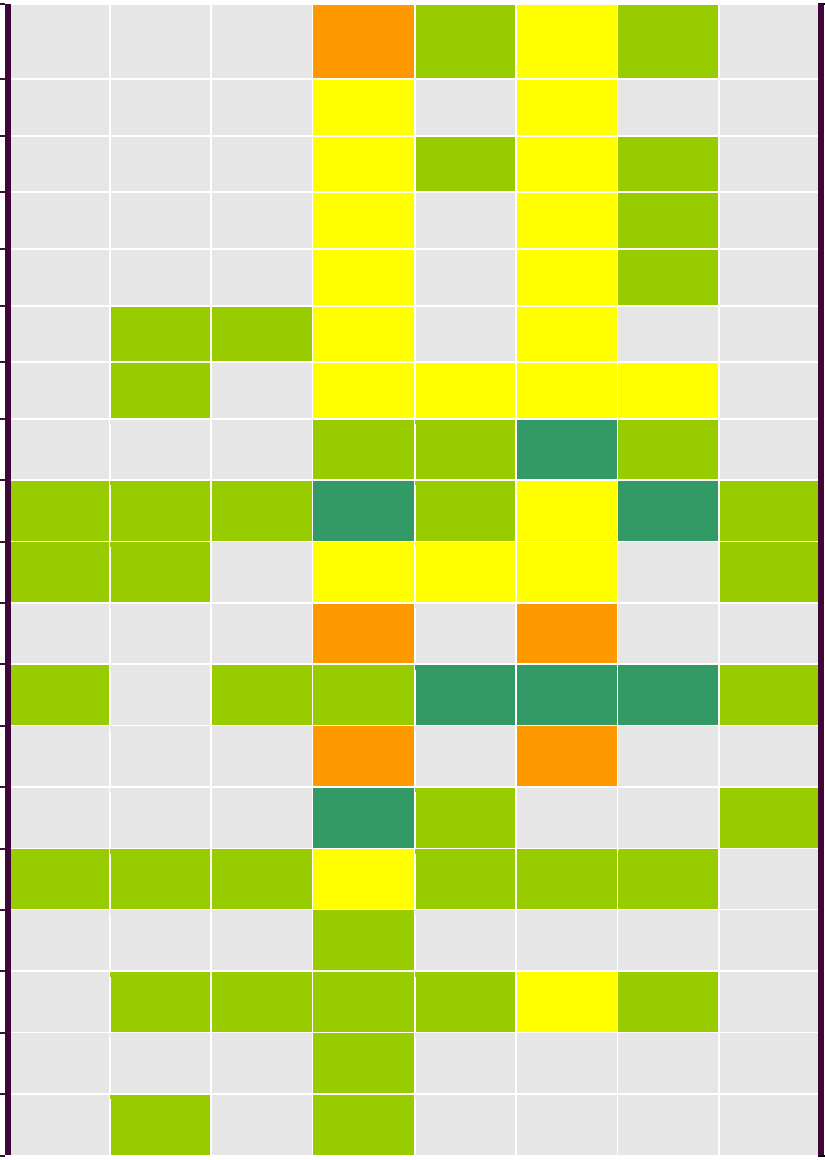
Sustainability Objectives		HIGH PATH POLICIES							
		H1	H2	H3	H4	H5	H6	H7	H8
SO1	LAND USE								
SO2	CLIMATE CHANGE								
SO3	WATER QUALITY								
SO4	WATER RESOURCES								
SO5	SOIL & LAND QUALITY								
SO6	AIR QUALITY								
SO7	NOISE								
SO8	TRANSPORT								
SO9	FLOOD RISK								
SO10	BIODIVERSITY								

Policies	
H1	Townscape
H2	Street Network
H3	Movement & Access
H4	Land Use
H5	Open Space
H6	Environ. Protection
H7	Landscape
H8	Building Heights

SO11	BUILT ENVIRONMENT
SO12	HISTORIC ENVIRONMENT
SO13	ENERGY & CARBON
SO14	OPEN SPACE
SO15	WASTE
SO16	HOUSING
SO17	ACCESS TO ACTIVITIES
SO18	SOCIAL DEPRIVATION
SO19	HEALTH & WELLBEING
SO20	DIVERSITY & EQUALITY
SO21	SERVICES & FACILITIES
SO22	CRIME
SO23	EDUCATION & SKILLS
SO24	ECONOMIC GROWTH
SO25	EMPLOYMENT
SO26	VIABILITY & DELIVERABILITY

Sustainability Objectives		RAVENSBURY POLICIES								POLICIES	
		R1	R2	R3	R4	R5	R6	R7	R8		
SO1	LAND USE									R1	Townscape
SO2	CLIMATE CHANGE									R2	Street Network

SO3	WATER QUALITY
SO4	WATER RESOURCES
SO5	SOIL & LAND QUALITY
SO6	AIR QUALITY
SO7	NOISE
SO8	TRANSPORT
SO9	FLOOD RISK
SO10	BIODIVERSITY
SO11	BUILT ENVIRONMENT
SO12	HISTORIC ENVIRONMENT
SO13	ENERGY & CARBON
SO14	OPEN SPACE
SO15	WASTE
SO16	HOUSING
SO17	ACCESS TO ACTIVITIES
SO18	SOCIAL DEPRIVATION
SO19	HEALTH & WELLBEING
SO20	DIVERSITY & EQUALITY
SO21	SERVICES & FACILITIES



R3	Movement & Access
R4	Land Use
R5	Open Space
R6	Environ. Protection
R7	Landscape
R8	Building Heights

SO22	**CRIME**									
SO23	**EDUCATION & SKILLS**									
SO24	**ECONOMIC GROWTH**									
SO25	**EMPLOYMENT**									
SO26	**VIABILITY & DELIVERABILITY**									

Detailed Results of Estates Local Plan Policies

Sustainability Objectives		EASTFIELDS EP E1: Townscape				
		E1	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Proposals will need to demonstrate a well defined building, fronting the East-West street, with an active frontage that enable a well connected neighbourhood
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					No significant impact
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact

SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					The massing and layout of the proposals should enable improvements to both visual and physical connectivity with the wider area.
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact

Sustainability Objectives		EASTFIELDS EP E1: Townscape				
		E1	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					Proposals will need to demonstrate a well defined building, fronting the East-West street, with an active frontage that enable a well connected neighbourhood. Fortress type buildings should be avoided with the frontage broken at regular intervals into the estate. Proposals should include a focal point into the estate.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					Views to landscaped areas, such as the playground and cemetery should be incorporated into the proposals.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING					No significant impact

	Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					The massing and layout of the proposals should enable improvements to both visual and physical connectivity with the wider area.
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					No significant impact

Sustainability Objectives		EASTFIELDS EP E1: Townscape				
		E1	S	M	L	Commentary
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					The massing and layout of the proposals should enable improvements to both visual and physical connectivity with the wider area, which should reduce crime and the fear of crime.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

Eastfields EP E1: Summary:

The Policy would have a major positive impact upon **SO11 Built Environment** and a minor positive impact for **SO1 Land Use, SO8 Transport, SO14 Open Space, So17 Access to Activities and SO22 Crime** as the policy seeks to improve the building form, massing and layout to the development to improve both visual and physical connectivity with the wider area

Sustainability Objectives		EASTFIELDS EPE2: Street Network				
		E2	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, although it is acknowledged that the road network and open space will be a limiting factor. The south of the estate offers a wide expanse of under-utilised road space and parking, which provides the opportunity for new streets which could open up public views and access to the cemetery.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					No significant impact
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact

SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, although it is acknowledged that the road network and open space will be a limiting factor. The conversion of the footpath running from Grove Road to Acacia road to a new street will enable pedestrian and cycle links between the estate and the railway footbridge to be improved.
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact

Sustainability Objectives		EASTFIELDS EPE2: Street Network				
		E2	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, although it is acknowledged that the road network and open space will be a limiting factor.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, although it is acknowledged that the road network and open space will be a limiting factor. The south of the estate offers a wide expanse of under-utilised road space and parking, which provides the opportunity for new streets which could open up public views and access to the cemetery.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social					No significant impact

	activities within the estate and / or by improving access to facilities.					
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, which should encourage residents to walk or cycle.

Sustainability Objectives		EASTFIELDS EPE2: Street Network				
		E2	S	M	L	Commentary
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, which should reduce crime and the fear of crime.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

Eastfields EP E2 Summary:

The Policy would have a positive impact upon **SO1 Land Use, SO8 Transport, SO11 Built Environment, SO14 Open Space, SO19 Health and Wellbeing and SO22 Crime.** The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, although it is acknowledged that the road network and open space will be a limiting factor. The conversion of the footpath running from Grove Road to Acacia road to a new street will enable pedestrian and cycle links between the estate and the railway footbridge to be improved.

Sustainability Objectives		EASTFIELDS EPE3: Movement & Access				
		E3	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					No significant impact
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices,					Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area, creating a more efficient less congested network. The

	promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					pedestrian and cycle access should also be upgraded to improve access and safety.
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact

Sustainability Objectives		EASTFIELDS EPE3: Movement & Access				
		E3	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. The pedestrian and cycle access should also be upgraded to improve access and safety.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. The pedestrian and cycle access should also be upgraded to improve access and safety.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. The pedestrian and cycle access should also be upgraded to improve access and safety.

SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. The pedestrian and cycle access should also be upgraded to improve access and safety.
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact

Sustainability Objectives		EASTFIELDS EPE3: Movement & Access				
		E3	S	M	L	Commentary
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					The pedestrian and cycle access should be upgraded to improve access and safety.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

Eastfields EP E3 Summary:

The Policy would have a major positive impact upon **SO8 Transport.** Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area, creating a more efficient less congested network. The pedestrian and cycle access should also be upgraded to improve access and safety.

The policy has a minor positive impact upon **SO1 Land Use, SO11 Built Environment, SO14 Open Space, SO17 Access to Activities, SO19 Health and Wellbeing, and SO22 Crime.** Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. The pedestrian and cycle access should also be upgraded to improve access and safety.

Sustainability Objectives		EASTFIELDS EPE4: Land use				
		E4	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The primary use of the land will remain as residential, however, the redevelopment of the site would allow the site to be optimised, providing a greater number of high quality homes with re-provision of non-residential uses and designated open space.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					Development will need to minimise pollution in line with DM EP4 Pollutants
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					The development will result in an increase in water consumption and wastewater infrastructure. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					Development will need to minimise pollution in line with DM EP4 Pollutants
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					Development will need to minimise pollution in line with DM EP4 Pollutants
SO7	NOISE To improve amenity by minimising the impact associated with noise.					Development will need to minimise pollution in line with DM EP4 Pollutants
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the					The site has a PTAL rating of 2 (poor). Measures should be considered that will improve the connectivity of the site.

	need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					Designated open space will need to be re-provided and the redevelopment will offer opportunities to enhance the landscape and biodiversity.

Sustainability Objectives		EASTFIELDS EPE4: Land use				
		E4	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The predominant land use will remain as residential to accord with the current land use and that of the surrounding area. Designated open space will need to be re-provided and the redevelopment will offer opportunities to enhance the landscape and biodiversity.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					The development will result in an increase in energy and green house gas emissions. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified.
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					Designated open space will need to be re-provided and the redevelopment will offer opportunities to enhance the landscape and biodiversity.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					The development will result in an increase in waste. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified.
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					The regeneration of the site may allow for access to activities be improved
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social					The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater

	inclusion.					affordable housing.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The redevelopment of the site will provide the opportunity for high quality efficient homes that meet decent home standards and improve the health and wellbeing of residents by providing an improved living environment.
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing and housing for a broader mix of community groups.
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					No significant impact
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact

Sustainability Objectives		EASTFIELDS EPE4: Land Use				
		E4	S	M	L	Commentary
SO24	ECONOMIC GROWTH To support economic growth and business development					Major development opportunities will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. A local deficiency in convenience retail provision to the east side of the estate could be addressed through the redevelopment
SO25	EMPLOYMENT To increase local employment and skills					Major development opportunities will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development.
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up front costs but would deliver regeneration benefits that would last for the long term. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed.

Eastfields EP E4 Summary:

Major Positive Impacts:

SO1 Land Use, SO16 Housing - The primary use of the land will remain as residential, however, the redevelopment of the site would allow the site to be optimised, providing a greater number of high quality homes with re-provision of non-residential uses and designated open space. The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing.

Minor Positive Impacts:

SO10 Biodiveristy, SO11 Built Environment, SO14 Open Space, SO18 Social Deprivation, SO19 Health and wellbeing, SO20 Diversity and Equality, SO24 Economic Growth, SO25 Employment - The predominant land use will remain as residential to accord with the current land use and that of the surrounding area. Designated open space will need to be re-provided and the redevelopment will offer opportunities to enhance the landscape and biodiversity. The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing and housing for a broader mix of community groups. Major development opportunities will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. A local deficiency in convenience retail provision to the east side of the estate could be addressed through the redevelopment

Uncertain Impacts:

SO3 Water Quality, SO4 Water Resources, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO17 Access to Activities, SO26 Viability and Deliverability - Development will need to minimise pollution in line with DM EP4 Pollutants. The regeneration of the site may allow for access to activities be improved. Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up front costs but would deliver regeneration benefits that would last for the long term. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed.

Negative Impacts:

SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste - Development will result in an increase in energy, greenhouse emissions and waste. Mitigation measures that minimise the impacts and enable suitable adaptation to be implemented through sustainable design and construction practices should be identified.

Sustainability Objectives		EASTFIELDS EP E5: Open Space				
		E5	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Equivalent or better re-provision of the designated open space in terms of quality and quantity will be required, including suitably designed play spaces, the retention of the existing mature trees and gardens that meet current space standards.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site.
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site.
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the					No significant impact

	need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					The site is in Flood Zone 1 and is not considered likely to result in any flood water displacement. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. The de-culverting of a ditch to the eastern boundary also offers the potential for a swale to be introduced which would provide benefits for surface water runoff and biodiversity.
SO10	BIODIVERSITY To protect and enhance biodiversity.					The retention and improvement of the areas of open space will offer the potential to protect and enhance the biodiversity. The de-culverting of a ditch to the eastern boundary also offers the potential for a swale to be introduced, which would provide benefits for surface water runoff and biodiversity.

Sustainability Objectives		EASTFIELDS EP E5: Open Space				
		E5	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The retention and improvement of the areas of open space will provide the opportunity to improve the setting and amenity of the built environment
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The retention and improvement of the areas of open space providess the opportunity to include new and improved areas of amenity and play space
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					The retention and improvement of the areas of open space including suitably designed spaces for play and recreation provides the opportunity for the inclusion of a variety of activities for social and leisure activities.
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social					No significant impact

	inclusion.					
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The retention and improvement of the areas of open space including suitably designed spaces for play and recreation provides the opportunity for the inclusion of a variety of activities for social and leisure activities, which may have benefits for the health and well-being of residents.

Sustainability Objectives		EASTFIELDS EP E5: Open Space				
		E5	S	M	L	Commentary
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					No significant impact
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

Eastfields EP E5 Summary:

Major Positive Impacts:

SO1 Land Use, SO 14 Open Space - Equivalent or better re-provision of the designated open space in terms of quality and quantity will be required, including suitably designed play spaces, the retention of the existing mature trees and gardens that meet current space standards.

Minor Positive Impacts:

SO3 Water Quality, SO5 Soil and Land Quality, SO10 Biodiversity, SO11 Built Environment, SO17 Access to Activities, SO19 Health and Wellbeing

The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site and to protect and enhance the biodiversity. The de-culverting of a ditch to the eastern boundary also offers the potential for a swale to be introduced, which would provide benefits for surface water runoff and biodiversity. The retention and improvement of the areas of open space including suitably designed spaces for play and recreation provides the opportunity for the inclusion of a variety of activities for social and leisure activities, which may have benefits for the health and well-being of residents.

Uncertain Impacts:

SO2 Climate Change, SO9 Flood Risk Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The site is in Flood Zone 1 and is not considered likely to result in any flood water displacement. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. The de-culverting of a ditch to the eastern boundary also offers the potential for a swale to be introduced, which would provide benefits for surface water runoff and biodiversity.

Sustainability Objectives		EASTFIELDS EP E6: Environmental Protection				
		E6	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The primary use of the land will remain as residential, however, the redevelopment of the site would allow the site to be optimised, providing a greater number of high quality homes with re-provision of non-residential uses and designated open space.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Development will result in an increase in greenhouse gas emissions. Development proposals will need to include appropriate flood mitigation measures and the inclusion of a SuDS strategy to reduce surface water runoff. Development will need to comply with London Plan 5.3 Sustainable Design and Construction and demonstrate energy efficiency improvements.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy to reduce run-off.

SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					Development will need to comply with the London Plan policy 5.3 and DM
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO7	NOISE To improve amenity by minimising the impact associated with noise.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					Development will need to provide a Transport Assessment and other relevant documents including Travel Plans and Construction Management Plans in accordance with TfL's best practice. Development will need to comply with DM EP4 pollutants
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy to reduce run-off. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan.
SO10	BIODIVERSITY To protect and enhance biodiversity.					Proposals should seek to link to existing and proposed open space, including minor green corridors to encourage species movement. The SuDS strategy should also include measures to improve biodiversity.

Sustainability Objectives		EASTFIELDS EP E6: Environmental Protection				
		E6	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					Development will result in an increase in energy consumption. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management.
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					The development will result in an increase in waste. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified. Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact

SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					No significant impact
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact

Sustainability Objectives		EASTFIELDS EP E6: Environmental Protection				
		E6	S	M	L	Commentary
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces, which could reduce crime and the fear of crime.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT					No significant impact

	To increase local employment and skills					
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					The viability and deliverability of the proposed measures will need to be demonstrated.

Eastfields EP E6 Summary:

Minor Positive Impacts:

SO1 Land Use, SO9 Flood Risk, SO10 Biodiversity, SO14 Open Space

The primary use of the land will remain as residential, however, the redevelopment of the site would allow the site to be optimised, providing a greater number of high quality homes with re-provision of non-residential uses and designated open space. Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. Proposals should seek to link to existing and proposed open space, including minor green corridors to encourage species movement. The SuDS strategy should also include measures to improve biodiversity Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan. Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces.

Uncertain Impacts:

SO3 Water Quality, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO8 Transport, SO11 Built Environment, SO12 Historic Environment, SO19 Health and Wellbeing - Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants. Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces, which could reduce crime and the fear of crime. The viability and deliverability of the proposed measures will need to be demonstrated.

Negative Impacts:

SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste

The development will need to include appropriate flood mitigation measures and include a SuDS strategy to reduce surface water runoff. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management. Development will result in an increase in greenhouse gas emissions, energy consumed and waste produced. Mitigation measures that minimise the impacts through sustainable design and construction practices will need to be identified.

Sustainability Objectives		EASTFIELDS EP E7: Landscape				
		E7	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Landscape layouts should form green links between open space and the public realm whilst framing visual links from the estate. Linking the landscape into the surrounding area should enable the development to integrate into the wider area.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Tree species should be specified to mitigate against pollution
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					Tree species should be specified to mitigate against pollution
SO7	NOISE To improve amenity by minimising the impact associated with noise.					Tree species should be specified to mitigate against noise
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					Tree planting should create a landscape buffer between new development and any traffic routes

	the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					Existing mature trees should be retained and used to inform the design of the landscape. The landscape should form green links between the open space and public realm.
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The setting of the estate is defined largely by the surrounding large open spaces of Streatham Park Cemetery, Long Bolstead Recreation Ground and playing fields and open space of St Mark's Academy and Lonesome primary school. The landscape should form green links between the open space and public realm, whilst framing visual links.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact

Sustainability Objectives		EASTFIELDS EP E7: Landscape				
		E7	S	M	L	Commentary
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The setting of the estate is defined largely by the surrounding large open spaces of Streatham Park Cemetery, Long Bolstead Recreation Ground and playing fields and open space of St Mark's Academy and Lonesome primary school. The landscape should form green links between the open space and public realm, whilst framing visual links.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact

SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					The landscape should form green links between the open space and public realm, whilst framing visual links.
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The landscape should form green links between the open space and public realm, improving the health and wellbeing of residents
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact

EASTFIELDS EP E7: Landscape

Sustainability Objectives		E7	S	M	L	Commentary
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

Eastfields EP E7 Summary:

Minor Positive Impacts:

SO1 Land Use, SO6 Air Quality, SO7 Noise, SO8 Transport, SO10 Biodiversity, SO11 Built Environment, SO14 Open Space, SO17 Access to Activities, SO19 Health and Wellbeing
Landscape layouts should form green links between open space and the public realm whilst framing visual links from the estate. Linking the landscape into the surrounding area should enable the development to integrate into the wider area. The setting of the estate is defined largely by the surrounding large open spaces of Streatham Park Cemetery, Long Bolstead Recreation Ground and playing fields and open space of St Mark's Academy and Lonesome primary school. The landscape should form green links between the open space and public realm, whilst framing visual links.

Uncertain Impacts:

SO2 Climate Change - Tree species should be specified to mitigate against pollution

Sustainability Objectives		EASTFIELDS EP E8: Building Heights				
		E8	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Building heights should be based on a comprehensive townscape and visual assessment. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Taller buildings must be carefully placed with regard to the impact on microclimate and overshadowing
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					No significant impact

	the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact

Sustainability Objectives		EASTFIELDS EP E8: Building Heights				
		E8	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					Building heights should be based on a comprehensive townscape and visual assessment. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area. Taller buildings must be carefully placed with regard to the impact on microclimate and overshadowing
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					Taller buildings must be carefully placed with regard to the impact on microclimate and overshadowing
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					Taller buildings must be carefully placed with regard to the impact on microclimate and overshadowing
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					**The policy does not address this issue**
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					No significant impact
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social					No significant impact

	inclusion.					
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					No significant impact
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact

Sustainability Objectives		EASTFIELDS EP E8: Building Heights				
		E8	S	M	L	Commentary
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					No significant impact
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					The viability and deliverability of the proposals will need to be demonstrated

Eastfields EP E8 Summary:

Minor Positive Impacts:

SO1 Land Use, SO2 Climate Change, SO11 Built Environment, SO13 Energy and Carbon, SO14 Open Space - Building heights should be based on a comprehensive townscape and visual assessment. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area. Taller buildings must be carefully placed with regard to the impact on microclimate and overshadowing

Uncertain Impacts:

Reference is not made to the need to increase building heights and density of development. The viability and deliverability of the proposals will need to be demonstrated

Sustainability Objectives		HIGH PATH EP H1: Townscape				
		H1	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The development should provide clear definition of private and public space and be well integrated into the surrounding area. Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					No significant impact
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact

SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					The development should provide clear definition of private and public space and be well integrated into the surrounding area. Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site.
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact

Sustainability Objectives		HIGH PATH EP H1: Townscape				
		H1	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The development should provide clear definition of private and public space and be well integrated into the surrounding area. Landmark buildings should be designed to be sympathetic to the surrounding building and spaces. Streets should be designed with clear unobstructed views. Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					The design should include a space as a focal point highlighting the significance of the areas local history, particularly its connection to Lord Nelson.
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The development should provide clear definition of private and public space and be well integrated into the surrounding area. The design should include a space as a focal point highlighting the significance of the areas local history, particularly its connection to Lord Nelson.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site.

SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					No significant impact
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact

Sustainability Objectives		HIGH PATH EP H1: Townscape				
		H1	S	M	L	Commentary
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site.
SO22	CRIME To reduce crime and the fear of crime.					The development should provide clear definition of private and public space and be well integrated into the surrounding area. Streets should be designed with clear unobstructed views, which reduce crime and fear of crime.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

High Path EP H1 Summary:

The Policy has a minor positive impact for **SO1 Land Use, SO8 Transport, SO11 Built Environment, SO14 Open Space, SO17 Access to Activities, SO21 Services and Facilities, and SO22 Crime**. The development should provide clear definition of private and public space and be well integrated into the surrounding area. Landmark buildings should be designed to be sympathetic to the surrounding building and spaces. Streets should be designed with clear unobstructed views. Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site.

Sustainability Objectives		HIGH PATH EP H2: Street Network				
		H2	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Layouts should be designed to futureproof pedestrian access from South Wimbledon tube, should TfL support a second entrance to the tube station, and routes into out of the neighbourhood.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					No significant impact
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					The design should increase accessibility for pedestrians and cyclists. The existing level of vehicular links along Merton High Street should be retained. Proposals should enable future extensions of north-south streets subject to Tfl support.

	the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact

Sustainability Objectives		HIGH PATH EP H2: Street Network				
		H2	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					Layouts should be designed to futureproof pedestrian access from South Wimbledon tube, should TfL support a second entrance to the tube station, and routes into out of the neighbourhood.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					The position of the historic street of High Path should be retained and allow for improved accessibility from High Path to Nelson Gardens. Hayward Close should also be retained, which complements the historic street pattern.
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					No significant impact
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					Layouts should be designed to future proof pedestrian access from South Wimbledon tube, should TfL support a second entrance to the tube station, and routes into out of the neighbourhood.

SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					No significant impact

Sustainability Objectives		HIGH PATH EP H2: Street Network				
		H2	S	M	L	Commentary
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					Layouts should be designed to futureproof pedestrian access from South Wimbledon tube, should TfL support a second entrance to the tube station, and routes into out of the neighbourhood.
SO22	CRIME To reduce crime and the fear of crime.					No significant impact
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

High Path EP H2 Summary:

The Policy would have a positive impact upon **SO1 Land Use, SO8 Transport, SO11 Built Environment, SO12 Historic Environment, SO17 Access to Activities, SO21 Services and Facilities.** Layouts should be designed to future proof pedestrian access from South Wimbledon tube, should TfL support a second entrance to the tube station, and routes into out of the neighbourhood. The position of the historic street of High Path should be retained and allow for improved accessibility from High Path to Nelson Gardens. Hayward Close should also be retained, which complements the historic street pattern. The design should increase accessibility for pedestrians and cyclists. The existing level of vehicular links along Merton High Street should be retained. Proposals should enable future extensions of north-south streets subject to Tfl support.

Sustainability Objectives		HIGH PATH EP H3: Movement & Access				
		H3	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists. Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					No significant impact
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					The improvements to pedestrian and cycle routes and the inclusion of the new tramlink could have a positive impact upon air quality
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists. Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram

	the need to travel by private vehicle.					terminus can be incorporated as part of any development proposals to address public transport capacity issues and to determine the exact requirements for transport infrastructure. The proposals will need to be subjected to appropriate traffic modelling. Parking will need to compliant with parking standards.
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact

Sustainability Objectives		HIGH PATH EP H3: Movement & Access				
		H3	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists. Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					**It is not clear how the policy will address this issue**
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					No significant impact
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists. Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals.

SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.		No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.		The provision of improved pedestrian and cycle routes may have a positive impact upon the health and wellbeing of residents.
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.		No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.		Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists. Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals.

Sustainability Objectives		HIGH PATH EP H3: Movement & Access				
		H3	S	M	L	Commentary
SO22	CRIME To reduce crime and the fear of crime.					Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists and includes well designed on street parking, which may reduce crime and fear of crime.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals, which could encourage economic growth and business development
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals and whether it would be viable and deliverable.

High Path EP H3 Summary:

Minor Positive Impacts:

SO1 Land Use, SO6 Air Quality, SO8 Transport, SO11 Built Environment, SO17 Access to Activities, SO19 Health and Wellbeing, SO21 Services and Facilities, and SO22 Crime. Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists.

Uncertain Impacts:

Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals to address public transport capacity issues and to determine the exact requirements for transport infrastructure, including viability and deliverability. The proposals will need to

be subjected to appropriate traffic modelling. Parking will need to compliant with parking standards. It is not clear from the policy how the historic environment will be addressed.

Sustainability Objectives		HIGH PATH EP H4: Land Use				
		H4	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The primary land use will be residential to reflect the existing land use and surrounding neighbourhood. Buildings will need to make efficient use of the land by building at a higher density in accordance with the London Plan density matrix. Non-residential uses may also be appropriate.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					The development is likely to result in an increase in water consumption and wastewater. Mitigation measures that minimise the impacts through sustainable deign practices or other policies should be identified.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO7	NOISE To improve amenity by minimising the impact associated with noise.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					The site has a PTAL rating of 4 (good) and is considered suitable for an increase in density in order of make more efficient use of land in accordance with the London Plan density matrix. Development proposals will need to address public transport capacity issues and to

	the need to travel by private vehicle.					determine the exact requirements for transport infrastructure.
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					The site is predominantly in Flood Zone 2, with part of the western end of the site in Flood Zone 2 and the river Wandle is approx. 180 m to the east of the boundary site. The introduction of open space may have the potential to attenuate surface water runoff. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan.
SO10	BIODIVERSITY To protect and enhance biodiversity.					Development should provide the opportunity to protect and enhance biodiversity.
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The primary land use will be residential to reflect the existing land use and surrounding neighbourhood. Buildings will need to make efficient use of the land by building at a higher density in accordance with the London Plan density matrix. Non-residential uses may also be appropriate.

Sustainability Objectives		HIGH PATH EP H4: Land Use				
		H4	S	M	L	Commentary
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					Development will need to comply with policies XX
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					The development will result in an increase in energy and carbon emissions. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					Development proposals will need to provide public open space to address the identified deficiency
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing					The development will result in an increase in waste. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified

	energy derived from residual waste.					
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					The redevelopment provides the opportunity to provide a greater number of houses including a suitable mix of housing types and tenures and affordable housing provision. Buildings will need to make efficient use of the land by building at a higher density in accordance with the London Plan density matrix.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					No significant impact
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					The redevelopment provides the opportunity to provide a greater number of houses including a suitable mix of housing types and tenures and affordable housing provision.
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The redevelopment of the site will provide the opportunity for high quality efficient homes that meet decent home standards and improve the health and wellbeing of residents by providing an improved living environment
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					The redevelopment provides the opportunity to provide a greater number of houses including a suitable mix of housing types and tenures and affordable housing provision.
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					No significant impact

Sustainability Objectives		HIGH PATH EP H4: Land Use				
		H4	S	M	L	Commentary
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					Major development proposals will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. Non-residential uses may be considered appropriate.
SO25	EMPLOYMENT To increase local employment and skills					Major development proposals will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development.
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up front costs but would deliver regeneration benefits that would last for the long term. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed.

High Path EP H4 Summary:

Major Positive Impacts:

SO1 Land Use, SO16 Housing - The primary use of the land will remain as residential, however, the redevelopment of the site would allow the site to be optimised, providing a greater number of high quality homes with re-provision of non-residential uses and designated open space. The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing.

Minor Positive Impacts:

SO10 Biodiversity, SO11 Built Environment, SO18 Social Deprivation, SO19 Health and wellbeing, SO20 Diversity and Equality, SO24 Economic Growth, SO25 Employment - The predominant land use will remain as residential to accord with the current land use and that of the surrounding area. The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing and housing for a broader mix of community groups. Major development proposals will be expected to

provide employment opportunities for local residents and businesses during both the construction and operation of the development. A local deficiency in convenience retail provision to the east side of the estate could be addressed through the redevelopment.

Uncertain Impacts:

SO3, Water Quality, SO4 Water Resources, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO8 Transport, SO9 Flood Risk, SO12 Historic Environment, SO14 Open Space, SO17 Access to Activities, SO26 Viability and Deliverability - The issues of pollution and the historic environment are not addressed. The site has a PTAL rating of 4 (good) and is considered suitable for an increase in density in order of make more efficient use of land in accordance with the London Plan density matrix. Development proposals will need to address public transport capacity issues and to determine the exact requirements for transport infrastructure. The site is predominantly in Flood Zone 2, with part of the western end of the site in Flood Zone 2 and the river Wandle is approx. 180 m to the east of the boundary site. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan. The introduction of open space may have the potential to attenuate surface water runoff. Development proposals will need to provide public open space to address the identified deficiency and opportunities to enhance biodiversity. The regeneration of the site may allow for access to activities be improved. Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up front costs but would deliver regeneration benefits that would last for the long term. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. Development will need to comply with policies XX with regard to the historic environment

Negative Impacts:

SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste - Development will result in an increase in energy, greenhouse emissions and waste. Mitigation measures that minimise the impacts and enable suitable adaptation to be implemented through sustainable design and construction practices should be identified.

Sustainability Objectives		HIGH PATH EP H5: Open Space				
		H5	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with the London Plan and the Greenspace Information for Greater London. All new houses should have gardens that or exceed current space standards.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					The inclusion of new areas of open space could offer the potential to manage surface water runoff.
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					No significant impact

	the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					The site is predominantly in Flood Zone 2, with part of the western end of the site in Flood Zone 2 and the river Wandle is approx. 180 m to the east of the boundary site. The introduction of open space may have the potential to attenuate surface water runoff.
SO10	BIODIVERSITY To protect and enhance biodiversity.					The introduction of new areas of open space will provide the opportunity to protect and enhance the biodiversity.

Sustainability Objectives		HIGH PATH EP H5: Open Space				
		H5	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with the London Plan and the Greenspace Information for Greater London. All new houses should have gardens that meet or exceed current space standards.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					Development will need to comply with policies XX
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with the London Plan and the Greenspace Information for Greater London. All new houses should have gardens that or exceed current space standards.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					The provision of new areas of open space including suitably designed spaces for informal recreation for all ages will provide the opportunity for the inclusion of a variety of activities for social and leisure activities.
SO18	SOCIAL DEPRIVATION					No significant impact

	To contribute to reducing poverty and encouraging social inclusion.					
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The provision of new areas of open space including suitably designed spaces for informal recreation for all ages will provide the opportunity for the inclusion of a variety of activities for social and leisure activities, which may have benefits for the health and wellbeing of residents.
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					No significant impact

Sustainability Objectives		HIGH PATH EP H5: Open Space				
		H5	S	M	L	Commentary
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

High Path EP H5 Summary:

Major Positive Impacts:

SO1 Land Use, SO11 Built Environment, SO 14 Open Space - Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with the London Plan and the Greenspace Information for Greater London. All new houses should have gardens that meet or exceed current space standards.

Minor Positive Impacts:

SO10 Biodiversity, SO11 Built Environment, SO17 Access to Activities, SO19 Health and Wellbeing

The provision of new areas of open space including suitably designed spaces for informal recreation for all ages will provide the opportunity for the inclusion of a variety of activities for social and leisure activities. which may have benefits for biodiversity and the health and well-being of residents.

Uncertain Impacts:

SO2 Climate Change, SO3 Water Quality, SO5 Soil and Land Quality, SO9 Flood Risk, SO12 Historic Environment Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The site is predominantly in Flood Zone 2, with part of the western end of the site in Flood Zone 2 and the river Wandle is approx. 180 m to the east of the boundary site. The introduction of open space may have the potential to attenuate surface water runoff. It is not clear how the policy will address the historic environment.

Sustainability Objectives		HIGH PATH EP H6: Environmental Protection				
		H6	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The primary land use will be residential to reflect the existing land use and surrounding neighbourhood. The early design of proposals should consider the opportunity to incorporate landscape and permeable surfaces, as well as the potential for green corridors. Limitations in relation to flood risk will also need to be considered.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					The development will need to include appropriate flood mitigation measures and include a SuDS strategy to reduce surface water runoff. The feasibility of CHP and district heating must be investigated. Development will result in an increase in greenhouse gas emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design and construction practices will need to be identified.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. An open section of Bunces Ditch (a designated main river) exists to the South of Merantum Way, which may have origins within the estate and will need to be fully investigated.
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					Development should include the consideration of air quality and the potential benefits that a district heat network could deliver to the wider area. Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants
SO7	NOISE To improve amenity by minimising the impact associated with noise.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants and include the consideration of noise

SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					Development will need to provide a Transport Assessment and other relevant documents including Travel Plans and Construction Management Plans in accordance with TfL's best practice. Development will need to comply with DM EP4 pollutants
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. An open section of Bunces Ditch (a designated main river) exists to the South of Merantum Way, which may have origins within the estate and will need to be fully investigated. The sites is within Flood Zones 1 and 2. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan.

Sustainability Objectives		HIGH PATH EP H6: Environmental Protection				
		H6	S	M	L	Commentary
SO10	BIODIVERSITY To protect and enhance biodiversity.					The early design proposals should consider the opportunity to incorporate landscape and permeable surfaces, as well as the potential for green corridors and the retention of existing mature trees, which may provide opportunities for the protection and enhancement of biodiversity
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The early design proposals should consider the opportunity to incorporate landscape and permeable surfaces, as well as the potential for green corridors and the retention of existing mature trees. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					Development will need to comply with policies XX
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management. The feasibility of CHP and district heating must be investigated.
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					Public and communal open spaces must contribute to the creation of an efficient system for SuDS and the enhancement of biodiversity
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					Development will result in an increase in waste. Mitigation measures that minimise the impacts and enable suitable adaptation to be implemented through sustainable design and construction practices should be identified.
SO16	HOUSING					No significant impact

	Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					No significant impact
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants

Sustainability Objectives		HIGH PATH EP H6: Environmental Protection				
		H6	S	M	L	Commentary
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					No significant impact
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact

SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					The viability and deliverability of the proposed measures will need to be demonstrated.

High Path EP H6 Summary:

Minor Positive Impacts:

SO1 Land Use, SO10 Biodiversity, SO14 Open Space

The primary land use will be residential to reflect the existing land use and surrounding neighbourhood. The early design of proposals should consider the opportunity to incorporate landscape and permeable surfaces, as well as the potential for green corridors. Limitations in relation to flood risk will also need to be considered. Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. An open section of Bunces Ditch (a designated main river) exists to the South of Merantum Way, which may have origins within the estate and will need to be fully investigated. The sites is within Flood Zones 1 and 2 and will need to be subjected to a sequential test and site specific FRA.

Uncertain Impacts:

SO3 Water Quality, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO8 Transport, SO9 Flood Risk, SO11 Built Environment, SO12 Historic Environment, , SO19 Health and Wellbeing - Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. Limitations in relation to flood risk will also need to be considered. Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. An open section of Bunces Ditch (a designated main river) exists to the South of Merantum Way, which may have origins within the estate and will need to be fully investigated. The sites is within Flood Zones 1 and 2. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. Development will need to comply with policies XX with regards to the historic environment

Negative Impacts:

SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste

The development will need to include appropriate flood mitigation measures and include a SuDS strategy to reduce surface water runoff. The feasibility of CHP and district heating must be investigated. Development will result in an increase in greenhouse gas emissions, energy and waste produced. Mitigation measures that minimise the impacts through sustainable design and construction practices will need to be identified. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management.

HIGH PATH EP H7: Landscape

Sustainability Objectives		H7	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Landscape of the public open spaces and communal gardens must be accessible and of the highest quality. The existing mature trees should be retained and landscape must be a key feature in the provision of private space in front of houses.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					The retention of trees can have clear benefits in relation to flood mitigation. The policy lacks information on other landscape measures, which could be considered and incorporated.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					The policy lacks information on other landscape measures, which could be considered and incorporated.
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					The policy lacks information on other landscape measures, which could be considered and incorporated.
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					The policy lacks information on other landscape measures, which could be considered and incorporated.
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices,					No significant impact

	promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					The retention of trees can have a positive impact in relation to flood mitigation. The policy lacks information on other measures, which could be considered and incorporated.
SO10	BIODIVERSITY To protect and enhance biodiversity.					The retention of trees can have a positive benefit in relation to biodiversity. The policy lacks information on other measures, which could be considered and incorporated.

Sustainability Objectives		HIGH PATH EP H7: Landscape				
		H7	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					Landscape of the public open spaces and communal gardens must be accessible and of the highest quality. The existing mature trees should be retained and landscape must be a key feature in the provision of private space in front of houses.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					**Not addressed**
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					Landscape of the public open spaces and communal gardens must be accessible and of the highest quality. The existing mature trees should be retained and landscape must be a key feature in the provision of private space in front of houses.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING					No significant impact

	Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					The provision of suitable landscape may have a positive impact upon the access to leisure and social activities.
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The provision of suitable landscape may have a positive impact upon the health and wellbeing of residents.

Sustainability Objectives		HIGH PATH EP H7: Landscape				
		H7	S	M	L	Commentary
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					No significant impact
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

High Path EP H7 Summary:

Minor Positive Impacts:

SO1 Land Use, SO11 Built Environment, SO14 Open Space, SO17 Access to Activities, SO19 Health and Wellbeing

Landscape of the public open spaces and communal gardens must be accessible and of the highest quality. The existing mature trees should be retained and landscape must be a key feature in the provision of private space in front of houses.

Uncertain Impacts:

SO2 Climate Change, SO3 Water Quality, SO5 Soil and Land Quality, SO6 Air Quality, SO9 Flood Risk , SO10 Biodiversity, SO12 Historic Environment - The retention of trees can have clear benefits in relation to flood mitigation. The policy lacks information on other landscape measures, which could be considered and incorporated to provide other benefits in terms of improving land quality and enhancing biodiversity. The historic environment is not addressed.

Sustainability Objectives		HIGH PATH EP H8: Building Heights				
		H8	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Redevelopment should create a consistent character that fits in harmoniously with the surrounding development. Building heights should be based on a comprehensive townscape appraisal and visual assessment and should make a positive contribution to the existing townscape, character and local distinctiveness of the area.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					The potential impact of taller buildings upon microclimate and overshadowing or the effect that increased density can have upon the urban heat island effect will need to be considered.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact

SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					No significant impact
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact

Sustainability Objectives		HIGH PATH EP H8: Building Heights				
		H8	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					Redevelopment should create a consistent character that fits in harmoniously with the surrounding development. Building heights should be based on a comprehensive townscape appraisal and visual assessment and should make a positive contribution to the existing townscape, character and local distinctiveness of the area.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					Building heights should be based on a comprehensive townscape appraisal and visual assessment and should make a positive contribution to the existing townscape, character and local distinctiveness of the area. Building heights along High Path should reflect its historic character as a narrow historic street and ensure that it sensitively takes account of the setting of St John the Divine Church.
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					**Does not address microclimate and overshadowing**
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					**Does not address microclimate and overshadowing**
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact

SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					**The policy does not address this issue**
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					No significant impact
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact

Sustainability Objectives		HIGH PATH EP H8: Building Heights				
		H8	S	M	L	Commentary
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					No significant impact
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					No significant impact
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					The viability and deliverability of the proposals will need to be demonstrated

High Path EP H8 Summary:

Minor Positive Impacts:

SO1 Land Use, SO11 Built Environment, SO12 Historic Environment - Redevelopment should create a consistent character that fits in harmoniously with the surrounding development. Building heights should be based on a comprehensive townscape appraisal and visual assessment and should make a positive contribution to the existing townscape, character and local distinctiveness of the area

Uncertain Impacts:

SO2 Climate Change, SO13 Energy and Carbon, SO14 Open Space, SO16 Housing, SO26 Viability and Deliverability

The potential impact of taller buildings upon microclimate and overshadowing or the effect that increased density can have upon the urban heat island effect will need to be considered. Reference is not made to microclimate and overshadowing or the need to increase building heights and density of development. The viability and deliverability of the proposals will need to be demonstrated

Sustainability Objectives		RAVENSBURY EP R1: Townscape				
		R1	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The townscape of the estate is somewhat secondary to the landscape. The development provides the opportunity to improve the landscape and setting of the existing buildings.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					No significant impact
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					No significant impact

	the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The townscape of the estate is somewhat secondary to the landscape. The development provides the opportunity to improve the landscape and setting of the existing buildings. The architecture and design of the buildings should be drawn from the surrounding good quality townscape such as Ravensbury Mill, The Surrey Arms and White Cottage

Sustainability Objectives		RAVENSBURY EP R1: Townscape				
		R1	S	M	L	Commentary
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					The proposals should utilise local history as a point of reference in the development of the scheme
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The development provides the opportunity to improve the landscape and setting of the existing buildings
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					The development provides the opportunity to improve the landscape and setting of the existing buildings
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce					No significant impact

	health inequalities.					
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					The development provides the opportunity to improve the landscape and setting of the existing buildings, which may reduce crime and the fear of crime
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact

Sustainability Objectives		RAVENSBURY EP R1: Townscape				
		R1	S	M	L	Commentary
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

Ravensbury EP R1 Summary:

The Policy would have a minor positive impact for **SO1 Land Use, SO11 Built Environment, SO12 Historic Environment SO14 Open Space, SO17 Access to Activities and SO22 Crime.** The townscape of the estate is somewhat secondary to the landscape. The development provides the opportunity to improve the landscape and setting of the existing buildings. The architecture and design of the buildings should be drawn from the surrounding good quality townscape such as Ravensbury Mill, The Surrey Arms and White Cottage

Sustainability Objectives		RAVENSBURY EP R2: Street Network				
		R2	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Ravensbury Grove should be extended fully to the boundary of Ravensbury Park providing clear views along its whole length. The new street network should provide clear connections that will reduce the current detached nature of the estate.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					No significant impact
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					The new street network has the potential to include traffic management measures and improvements to pedestrian and cycle routes.

	the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					The new street network could allow for flood attenuation measures to be introduced such as a swale or uncovering of the historic watercourse
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The new street network should provide clear connections that will reduce the current detached nature of the estate. The historic street pattern of Ravensbury Grove should be retained.

Sustainability Objectives		RAVENSBURY EP R2: Street Network				
		R2	S	M	L	Commentary
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					The historic street pattern of Ravensbury Grove should be retained.
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					No significant impact
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					The new street network has the potential to include traffic management measures and improvements to pedestrian and cycle routes.
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce					The new street network has the potential to include traffic management measures and improvements to pedestrian and cycle routes, which can positive impacts for health and wellbeing

	health inequalities.					
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					The new street network has the potential to include traffic management measures and improvements to pedestrian and cycle routes.
SO22	CRIME To reduce crime and the fear of crime.					The new street network has the potential to include traffic management measures and improvements to pedestrian and cycle routes, which may reduce crime and the fear of crime.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact

Sustainability Objectives		RAVENSBURY EP R2: Street Network				
		R2	S	M	L	Commentary
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

Ravensbury EP R2 Summary:

The Policy would have a positive impact upon **SO1 Land Use, SO8 Transport, SO9 Flood Risk, SO11 Built Environment, SO12 Historic Environment, SO17 Access to Activities, SO19 Health and Wellbeing, SO21 Services and Facilities, and SO22 Crime.** Ravensbury Grove should be extended fully to the boundary of Ravensbury Park providing clear views along its whole length. The new street network should provide clear connections that will reduce the current detached nature of the estate. The new street network could allow for flood attenuation measures to be introduced such as a swale or uncovering of the historic watercourse and has the potential to include traffic management measures and improvements to pedestrian and cycle routes, which may also reduce crime and the fear of crime.

Sustainability Objectives		RAVENSBURY EP R3: Movement & Access				
		R3	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The development offers the potential to improve both the number and quality of links to and within the estate
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					No significant impact
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					Proposals should include new and improved pedestrian and cycle routes and include measures to improve traffic management and road safety. Proposals will need to be supported by appropriate traffic modelling and be in general compliance with relevant transport policies and parking standards.

	the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The development offers the potential to improve both the number and quality of links to and within the estate for pedestrians, cyclists and vehicles.

Sustainability Objectives		RAVENSBURY EP R3: Movement & Access				
		R3	S	M	L	Commentary
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The development should consider the improvement of the crossing from Morden Hall Park to Ravensbury Park. Entrances into the park should be carefully designed and located to ensure accessibility. There is also the potential to improve bridges and walkways within the park.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					The development offers the potential to improve both the number and quality of links to and within the estate for pedestrians, cyclists and vehicles.
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce					The development offers the potential to improve both the number and quality of links to and within the estate for pedestrians, cyclists and vehicles, which may have positive impacts for health and wellbeing.

	health inequalities.					
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					The development offers the potential to improve both the number and quality of links to and within the estate for pedestrians, cyclists and vehicles.
SO22	CRIME To reduce crime and the fear of crime.					The development offers the potential to improve both the number and quality of links to and within the estate for pedestrians, cyclists and vehicles, which may reduce crime and the fear of crime.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact

Sustainability Objectives		RAVENSBURY EP R3: Movement & Access				
		R3	S	M	L	Commentary
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

Ravensbury EP R3 Summary:

The policy has a minor positive impact upon **SO1 Land Use, SO8 Transport, SO11 Built Environment, SO14 Open Space, SO17 Access to Activities, SO19 Health and Wellbeing, and SO22 Crime.** Proposals should include new and improved pedestrian and cycle routes and include measures to improve traffic management and road safety. Proposals will need to be supported by appropriate traffic modelling and be in general compliance with relevant transport policies and parking standards. The development should consider the improvement of the crossing from Morden Hall Park to Ravensbury Park. Entrances into the park should be carefully designed and located to ensure accessibility. There is also the potential to improve bridges and walkways within the park.

Sustainability Objectives		RAVENSBURY EP R4: Land use				
		R4	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number and mix of high quality homes provided. It is considered unlikely that there will be demand for other non-residential land uses. The interface between any proposed development and Ravensbury Park needs careful consideration. Of particular importance should be the enhancement of the river corridor and its environment including the issues of flooding and surface water drainage.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					The site is within close proximity to the River Wandle and lies within Flood Zones 2and 3a/b. The development proposals will need to include appropriate flood mitigation and incorporate a SuDS strategy
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					The development is likely to result in an increase in water consumption and wastewater. Mitigation measures that minimise the impacts through sustainable deign practices or other policies should be identified.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants.
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants.
SO7	NOISE To improve amenity by minimising the impact associated with noise.					Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants.

SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.		The site has a PTAL rating of 2 (poor). Measures should be considered that will improve the connectivity of the site. The capacity of the public transport will also need to be considered. Development will need to provide a Transport Assessment and other relevant documents including Travel Plans and Construction Management Plans in accordance with TfL's best practice. Development will need to comply with DM EP4 pollutants
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.		The site is within close proximity to the River Wandle and lies within Flood Zones 2and 3a/b. The development proposals will need to include appropriate flood mitigation and incorporate a SuDS strategy. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan.
SO10	BIODIVERSITY To protect and enhance biodiversity.		The redevelopment offers the opportunity for the protection and enhancement of biodiversity.

Sustainability Objectives		RAVENSBURY EP R4: Land use				
		R4	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number, mix and type of high quality homes provided. It is considered unlikely that there will be demand for other non-residential land uses.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					**Not addressed**
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					New development will result in an increase in energy and greenhouse emissions. Mitigation measures that minimise the impacts of energy and carbon through sustainable design practices or other policies that will be used should be identified.
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The site is surrounded by high quality open space and there is no requirement to provide additional open space. The site includes a small area of designated open space, which is currently of poor quality. The regeneration of the site offers the potential to improve the provision.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					New development will result in an increase in waste. Mitigation measures that minimise the impacts of waste through sustainable design and construction practices or other policies that will be used should be identified.
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number, mix and type of high quality homes provided in accordance with the London Plan Density Matrix.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					The regeneration of the site may allow for access to activities to be improved.
SO18	SOCIAL DEPRIVATION					The redevelopment will allow for an increase in the number, mix and type of high quality homes provided.

	To contribute to reducing poverty and encouraging social inclusion.					
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The redevelopment will provide the opportunity for high quality efficient homes that meet decent home standards and improve the health and wellbeing of residents by providing an improved living environment.
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					The regeneration of the site provides the opportunity to provide a greater number of homes, including the choice and mix of housing types and tenures, including greater affordable housing for a broad mix of community groups.
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					The regeneration of the site may allow for access to services and facilities to be improved.
SO22	CRIME To reduce crime and the fear of crime.					The regeneration of the site may allow crime and the fear of crime to be reduced.

Sustainability Objectives		RAVENSBURY EP R4: Land use				
		R4	S	M	L	Commentary
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					Major development proposals will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. Non-residential uses may be considered appropriate.
SO25	EMPLOYMENT To increase local employment and skills					Major development proposals will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development.
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up front costs but would deliver regeneration benefits that would last for the long term. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed.

Ravensbury EP R4 Summary:

Major Positive Impacts:

SO1 Land Use, SO11 Built Environment, SO16 Housing - The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number, mix and type of high quality homes provided. It is considered unlikely that there will be demand for other non-residential land uses. The redevelopment will allow for an increase in the number, mix and type of high quality homes provided in accordance with the London Plan Density Matrix.

Minor Positive Impacts:

SO10 Biodiveristy, SO14 Open Space, SO18 Social Deprivation, SO19 Health and wellbeing, SO20 Diversity and Equality, SO22 Crime, SO24 Economic Growth, SO25 Employment - The predominant land use will remain as residential to accord with the current land use and that of the surrounding area. The site is surrounded by high quality open space and there is no requirement to provide additional open space. The site includes a small area of designated open space, which is currently of poor quality. The regeneration of the site offers the potential to improve the provision. The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing and

housing for a broader mix of community groups. Major development opportunities will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development.

Uncertain Impacts:

SO 4 Water Resources, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO8 Transport, SO9 Flood Risk, SO12 Historic Environment, SOSO17 Access to Activities, SO26 Viability and Deliverability - Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. The regeneration of the site may allow for access to activities be improved. The site has a PTAL rating of 2 (poor). Measures should be considered that will improve the connectivity of the site. The capacity of the public transport will also need to be considered. Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up front costs but would deliver regeneration benefits that would last for the long term. The site is within close proximity to the River Wandle and lies within Flood Zones 2and 3a/b. The development proposals will need to include appropriate flood mitigation and incorporate a SuDS strategy. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. **Historic environment not addressed**

Negative Impacts:

SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste - Development will result in an increase in energy, greenhouse emissions and waste. Mitigation measures that minimise the impacts and enable suitable adaptation to be implemented through sustainable design and construction practices should be identified.

Sustainability Objectives		RAVENSBURY EP R5: Open Space				
		R5	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					Equivalent or better re-provision of the designated open space in terms of quality and quantity will be required, including suitably designed play spaces, the retention of the existing communal garden and gardens that meet current space standards.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site.
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site.
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					No significant impact

	the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					The site is within close proximity to the River Wandle and lies within Flood Zones 2and 3a/b. The development proposals will need to include appropriate flood mitigation and incorporate a SuDS strategy. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site.
SO10	BIODIVERSITY To protect and enhance biodiversity.					The retention and improvement of the areas of open space will offer the potential to protect and enhance the biodiversity.
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The retention and improvement of the areas of open space will provide the opportunity to improve the setting and amenity of the built environment

Sustainability Objectives		RAVENSBURY EP R5: Open Space				
		R5	S	M	L	Commentary
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					Not addressed
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The retention and improvement of the areas of open space provides the opportunity to include new and improved areas of amenity and play space
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					All new houses and flats should have gardens or amenity space that exceeds current space standrards.
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social					The retention and improvement of the areas of open space provides the opportunity to include new and improved areas of amenity and play space

	activities within the estate and / or by improving access to facilities.					
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The retention and improvement of the areas of open space provides the opportunity to include new and improved areas of amenity and play space, which can positive benefits for the health and wellbeing of residents
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact

Sustainability Objectives		RAVENSBURY EP R5: Open Space				
		R5	S	M	L	Commentary
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					The retention and improvement of the areas of open space provides the opportunity to include new and improved areas of amenity and play space that are safer for residents
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

Ravensbury EP R5 Summary:

Major Positive Impacts:

SO1 Land Use, SO 14 Open Space - Equivalent or better re-provision of the designated open space in terms of quality and quantity will be required, including suitably designed play spaces, the retention of the existing communal garden and gardens that meet current space standards.

Minor Positive Impacts:

SO3 Water Quality, SO5 Soil and Land Quality, SO10 Biodiversity, SO11 Built Environment, SO16 Housing, SO17 Access to Activities, SO19 Health and Wellbeing, SO22 Crime
The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site and to protect and enhance the biodiversity. The retention and improvement of the areas of open space including suitably designed spaces for play and recreation provides the opportunity for the inclusion of a variety of activities for

social and leisure activities, which may have benefits for the health and well-being of residents.

Uncertain Impacts:

SO2 Climate Change, SO9 Flood Risk, SO12 Historic Environment - Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The site is within close proximity to the River Wandle and lies within Flood Zones 2and 3a/b. The development proposals will need to include appropriate flood mitigation and incorporate a SuDS strategy. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. The policy does not address the historic environment.

Sustainability Objectives		RAVENSBURY EP R6: Environmental Protection				
		R6	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number and mix of high quality homes provided. The interface between any proposed development and Ravensbury Park needs careful consideration. Of particular importance should be the enhancement of the river corridor and its environment including the issues of flooding and surface water drainage.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					The development will need to include appropriate flood mitigation measures and include a SuDS strategy to reduce surface water runoff. Development will result in an increase in greenhouse gas emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices or other policies that will be used will need to be identified.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. The site is in Flood Zones 2 and 3a/b and is in close proximity to the River Wandle. An undeveloped 8m buffer from the top bank of the river should be included. Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants..
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					The development is likely to result in an increase in water consumption and wastewater. Mitigation measures that minimise the impacts through sustainable deign practices or other policies should be identified.
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants.
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants.
SO7	NOISE					Development will need to comply with London Plan policy 5.3 Sustainable Design and

	To improve amenity by minimising the impact associated with noise.					Construction and DM EP4 pollutants.
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.					Development will need to provide a Transport Assessment and other relevant documents including Travel Plans and Construction Management Plans in accordance with TfL's best practice. Development will need to comply with DM EP4 pollutants
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. The site is in Flood Zones 2 and 3a/b and is in close proximity to the River Wandle. An undeveloped 8m buffer from the top bank of the river should be included. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment.

Sustainability Objectives		RAVENSBURY EP R6: Environmental Protection				
		R6	S	M	L	Commentary
SO10	BIODIVERSITY To protect and enhance biodiversity.					Proposals should seek to create mini corridors to enhance biodiversity and create links with the surrounding parkland and river corridor habitats. New development must also ensure the protection and enhancement of protected species within Ravensbury Park and demonstrate net gains in biodiversity. There is also the potential to include river bank enhancements providing they do not increase flood risk.
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The interface between any proposed development and Ravensbury Park needs careful consideration. Of particular importance should be the enhancement of the river corridor and its environment including the issues of flooding and surface water drainage. Flood resistant and resilient design will be needed. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					Development will need to comply with policies XX with regards to the historic environment
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					Development will result in an increase in energy consumption. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management.
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					Proposals should seek to create links with the surrounding parkland and river corridor habitats. New development must also ensure the protection and enhancement of protected species within Ravensbury Park and demonstrate net gains in biodiversity. There is also the potential to include river bank enhancements providing they do not increase flood risk. Public realm proposals should be co-ordinated with the wider SuDS strategy.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with					Development will result in an increase in waste. Mitigation measures that minimise the impacts and enable suitable adaptation to be implemented through sustainable design and

	reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					construction practices should be identified.
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					Proposals should seek to create links with the surrounding parkland and river corridor habitats.
SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact

Sustainability Objectives		RAVENSBURY EP R6: Environmental Protection				
		R6	S	M	L	Commentary
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants.
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact
SO22	CRIME To reduce crime and the fear of crime.					Improvements to the layout and opens space can have a positive impact upon crime and fear of crime
SO23	EDUCATION AND SKILLS					No significant impact

	To improve the education and skills of the population.					
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					The viability and deliverability of the proposed measures will need to be demonstrated.

Ravensbury EP R6 Summary:

Major Positive Impacts:

SO10 Biodiversity, SO14 Open Space - Proposals should seek to create links with the surrounding parkland and river corridor habitats. New development must also ensure the protection and enhancement of protected species within Ravensbury Park and demonstrate net gains in biodiversity. There is also the potential to include river bank enhancements providing they do not increase flood risk. Public realm proposals should be co-ordinated with the wider SuDS strategy.

Minor Positive Impacts:

SO1 Land Use, SO17 Access to Activities - The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number and mix of high quality homes provided. The interface between any proposed development and Ravensbury Park needs careful consideration. Of particular importance should be the enhancement of the river corridor and its environment including the issues of flooding and surface water drainage. Proposals should seek to create links with the surrounding parkland and river corridor habitats.

Uncertain Impacts:

SO3 Water Quality, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO8 Transport, SO9 Flood Risk, SO11 Built Environment, SO12 Historic Environment, SO19 Health and Wellbeing, SO26 Viability and Deliverability - Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. The site is in Flood Zones 2 and 3a/b and is in close proximity to the River Wandle. An undeveloped 8m buffer from the top bank of the river should be included. The interface between any proposed development and Ravensbury Park needs careful consideration. Of particular importance should be the enhancement of the river corridor and its environment including the issues of flooding and surface water drainage. Flood resistant and resilient design will be needed. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan. Development will need to provide a Transport Assessment and other relevant documents including Travel Plans and Construction Management Plans in accordance with TfL's best practice. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. Development will need to comply with policies XX with regards to the historic environment. The viability and deliverability of the proposed measures will need to be demonstrated.

Negative Impacts:

SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste

The development will need to include appropriate flood mitigation measures and include a SuDS strategy to reduce surface water runoff. Development will result in an increase in greenhouse gas emissions, energy consumed and waste produced. Mitigation measures that minimise the impacts through sustainable design and construction practices will need to be identified. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management.

Sustainability Objectives		RAVENSBURY EP R7: Landscape				
		R7	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character whilst still increasing the density and building height of the development.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					Street planting and the landscape should include flood mitigation measures.
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle.					Street planting and the landscape should include flood mitigation measures
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					The site is defined and characterised by its landscape setting of the two parks and the River Wandle, an essential element to the site's character, which should not be lost.
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					Tree species should be specified to mitigate against pollution
SO7	NOISE To improve amenity by minimising the impact associated with noise.					Tree species should be specified to mitigate against noise
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					No significant impact

	the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					Street planting and the landscape should include flood mitigation measures. The site is within Flood Zones 2 and 3a/b. Development will be subject to a Sequential Test and site specific FRA in accordance with the NPPF.
SO10	BIODIVERSITY To protect and enhance biodiversity.					Street planting and the landscape should include biodiversity enhancements. There is scope to strengthen the green corridor link between Morden Hill Park and Ravensbury Park through the use of landscape features. Existing mature trees should be retained.

Sustainability Objectives		RAVENSBURY EP R7: Landscape				
		R7	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character whilst still increasing the density and building height of the development.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					No significant impact
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character. There is scope to strengthen the green corridor link between Morden Hill Park and Ravensbury Park through the use of landscape features. Existing mature trees should be retained.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					No significant impact
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					An integral part of the proposals should be the significant widening and enhancement of the entrance to Ravensbury Park off Morden Road. Landscape treatments should emphasise green links and the river crossing
SO18	SOCIAL DEPRIVATION					No significant impact

	To contribute to reducing poverty and encouraging social inclusion.					
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character, which can have positive impacts for the health and wellbeing of residents.
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact

Sustainability Objectives		RAVENSBURY EP R7: Landscape				
		R7	S	M	L	Commentary
SO22	CRIME To reduce crime and the fear of crime.					The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character, which can have positive impacts for crime and fear of crime.
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					No significant impact

Ravensbury EP R7 Summary:

Major Positive Impacts:

SO1 Land Use, SO11 Built Environment, SO14 Open Space - The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character, whilst still increasing the density and building height of the development. There is scope to strengthen the green corridor link between Morden Hill Park and Ravensbury Park through the use of landscape features. Existing mature trees should be retained.

Minor Positive Impacts:

SO2 Climate Change, SO3 Water Quality, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO10 Biodiversity, SO11 Built Environment, SO17 Access to Activities, SO19 Health and Wellbeing, SO22 Crime

Street planting and the landscape should include flood mitigation measures and biodiversity enhancements. There is scope to strengthen the green corridor link between Morden Hill Park and Ravensbury Park through the use of landscape features. Existing mature trees should be retained. An integral part of the proposals should be the significant widening and enhancement of the entrance to Ravensbury Park off Morden Road. Landscape treatments should emphasise green links and the river crossing. The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offers opportunities to enhance this character, which can have positive impacts for the health and wellbeing of residents and crime.

Uncertain Impacts:

SO9 Flood Risk - Street planting and the landscape should include flood mitigation measures. The site is within Flood Zones 2 and 3a/b. Development will be subject to a Sequential Test and site specific FRA in accordance with the NPPF.

Sustainability Objectives		RAVENSBURY EP R8: Building Heights				
		R8	S	M	L	Commentary
SO1	LAND USE To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.					It is recognised that there is a need to increase density, however, any increase should be of a scale that respects the landscape character of the area. Building heights should be based on a comprehensive townscape appraisal and visual assessment and make a positive contribution to the existing townscape.
SO2	CLIMATE CHANGE To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.					No significant impact
SO3	WATER QUALITY To reduce water pollution and improve water quality and resources in the River Wandle and Beverly Brook.					No significant impact
SO4	WATER RESOURCES To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.					No significant impact
SO5	SOIL AND LAND QUALITY To maintain and improve soil and land quality.					No significant impact
SO6	AIR QUALITY To ensure the risks of air pollution to human health and environment are reduced.					No significant impact
SO7	NOISE To improve amenity by minimising the impact associated with noise.					No significant impact
SO8	TRANSPORT To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing					No significant impact

	the need to travel by private vehicle.					
SO9	FLOOD RISK To reduce the flood risk to people and property from all sources of flooding including surface water flooding.					No significant impact
SO10	BIODIVERSITY To protect and enhance biodiversity.					No significant impact

Sustainability Objectives		RAVENSBURY EP R8: Building Heights				
		R8	S	M	L	Commentary
SO11	BUILT ENVIRONMENT To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character					The redevelopment proposals must give careful consideration to the site layout, landscape, building heights and street widths. It is recognised that there is a need to increase density, however, any increase should be of a scale that respects the landscape character of the area. Building heights should be based on a comprehensive townscape appraisal and visual assessment and make a positive contribution to the existing townscape.
SO12	HISTORIC ENVIRONMENT To conserve and enhance heritage assets and their settings					Building heights should be based on a comprehensive townscape appraisal and visual assessment and make a positive contribution to the existing townscape.
SO13	ENERGY AND CARBON REDUCTION To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments.					No significant impact
SO14	OPEN SPACE To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas.					The views of the tree line are a defining characteristic of the estate, which should be take into consideration in conjunction with the landscape character in the development proposals.
SO15	WASTE Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.					No significant impact
SO16	HOUSING Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.					Existing buildings are mainly 2 storey, with the exception of one larger 4 storey block. Any increase in height will need to be addressed sensitively and be of a scale that respects the landscape character of the area .
SO17	ACCESS TO ACTIVITIES Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.					No significant impact

SO18	SOCIAL DEPRIVATION To contribute to reducing poverty and encouraging social inclusion.					No significant impact
SO19	HEALTH AND WELLBEING To improve the health and wellbeing of residents and reduce health inequalities.					No significant impact
SO20	DIVERSITY AND EQUALITY To support diversity and equality in order to promote community cohesion.					No significant impact
SO21	SERVICES AND FACILITIES To ensure accessibility to essential services and facilities.					No significant impact

Sustainability Objectives		RAVENSBURY EP R8: Building Heights				
		R8	S	M	L	Commentary
SO22	CRIME To reduce crime and the fear of crime.					No significant impact
SO23	EDUCATION AND SKILLS To improve the education and skills of the population.					No significant impact
SO24	ECONOMIC GROWTH To support economic growth and business development					No significant impact
SO25	EMPLOYMENT To increase local employment and skills					No significant impact
SO26	VIABILITY AND DELIVERABILITY To ensure the deliverability of viable development					The viability and deliverability of the development will need to be demonstrated.

Ravensbury EP R8 Summary:

Minor Positive Impacts:

SO1 Land Use, SO11 Built Environment, SO12 Historic Environment, SO14 Open Space, SO16 Housing - The redevelopment proposals must give careful consideration to the site layout, landscape, building heights and street widths. It is recognised that there is a need to increase density, however, any increase should be of a scale that respects the landscape character of the area. Building heights should be based on a comprehensive townscape appraisal and visual assessment and make a positive contribution to the existing townscape. Existing buildings are mainly 2 storey, with the exception of one larger 4 storey block. Any increase in height will need to be addressed sensitively and be of a scale that respects the landscape character of the area. The views of the tree line are a defining characteristic of the estate, which should be take into consideration in conjunction with the landscape character in the development proposals.

Uncertain Impacts:

The viability and deliverability of the development will need to be demonstrated.

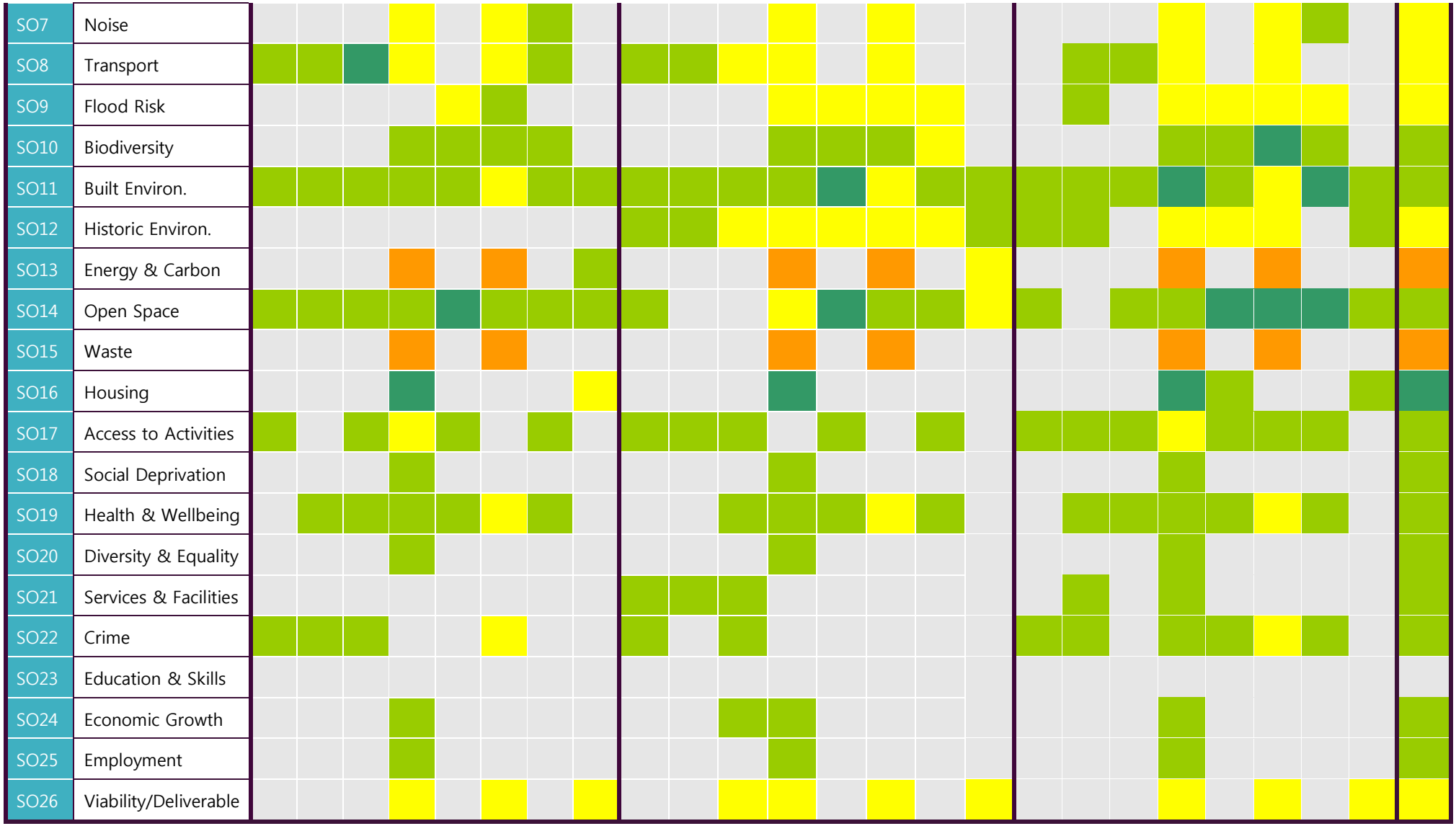
A8 Cumulative Impacts Assessment

Sustainability Objectives		Estate Options			
		EO3	HP3	RO3	C
SO1	LAND USE				
SO2	CLIMATE CHANGE				
SO3	WATER QUALITY				
SO4	WATER RESOURCES				
SO5	SOIL & LAND QUALITY				
SO6	AIR QUALITY				
SO7	NOISE				
SO8	TRANSPORT				
SO9	FLOOD RISK				
SO10	BIODIVERSITY				
SO11	BUILT ENVIRONMENT				
SO12	HISTORIC ENVIRONMENT				
SO13	ENERGY & CARBON				
SO14	OPEN SPACE				
SO15	WASTE				
SO16	HOUSING				

SO17	ACCESS TO ACTIVITIES				
SO18	SOCIAL DEPRIVATION				
SO19	HEALTH & WELLBEING				
SO20	DIVERSITY & EQUALITY				
SO21	SERVICES & FACILITIES				
SO22	CRIME				
SO23	EDUCATION & SKILLS				
SO24	ECONOMIC GROWTH				
SO25	EMPLOYMENT				
SO26	VIABILITY & DELIVERABILITY				

Policies

Sustainability Objectives		EASTFIELDS								HIGH PATH								RAVENSBURY								C
		1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8	C
SO1	Land use																									
SO2	Climate Change																									
SO3	Water Quality																									
SO4	Water Resources																									
SO5	Soil																									
SO6	Air Quality																									


SO7 Noise
SO8 Transport
SO9 Flood Risk
SO10 Biodiversity
SO11 Built Environ.
SO12 Historic Environ.
SO13 Energy & Carbon
SO14 Open Space
SO15 Waste
SO16 Housing
SO17 Access to Activities
SO18 Social Deprivation
SO19 Health & Wellbeing
SO20 Diversity & Equality
SO21 Services & Facilities
SO22 Crime
SO23 Education & Skills
SO24 Economic Growth
SO25 Employment
SO26 Viability/Deliverable

A9 Equalities Impact Assessment

The Equality Act 2010 replaces previous anti-discrimination laws with a single Act, making the law easier to understand and strengthening protection; and sets out the different ways in which it's unlawful to treat someone. Before, the Act came into force there were several pieces of legislation to cover discrimination, including:

- Sex Discrimination Act 1975
- Race Relations Act 1976
- Disability Discrimination Act 1995

At the decision making stage local authorities are required to assess how changes to policies and service delivery will affect different people. In 2001, the Act extended protection against discrimination to nine 'Protected Characteristics'- which includes the following:

- Age
- Disability
- Sex/Gender
- Race or belief
- Religion
- Sexual Orientation
- Gender Reassignment
- Marriage and Civil Partnership
- Pregnancy and Maternity

As with the SA the EqIA has informed and influenced the development of the Plan. A specific indicator on Diversity and Equality has been added to the SA Framework to ensure that equalities issues are identified, although there will be an impact within many of the Sustainability Objectives, specifically the following:

SO16 Housing - Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home

SO17 Access to Activities - Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities

SO18 Social Deprivation - To contribute to reducing poverty and encouraging social inclusion

SO19 Health and Wellbeing - To improve the health and wellbeing of residents and reduce health inequalities

SO20 Diversity and Equality - To support diversity and equality in order to promote community cohesion

SO21 Services and Facilities - To ensure accessibility to essential services and facilities

SO23 Education and Skills - To improve the education and skills of the population.

CHMP has advised that residents of Eastfields, High Path and Ravensbury have provided information about the problems with their homes and outside spaces, which include: homes that are expensive to heat; leaking roofs; poor noise insulation; condensation and damp; issues with refuse collection; and unsafe pathways. Some of these issues were also raised by residents during the council's consultation in the autumn of 2014, particularly concerns around unsafe pathways, damp and poor internal conditions.

Regeneration will be expected to provide a range of choices and benefits including high quality well designed neighbourhoods, wider housing mix, more private space for residents, better quality green spaces and community facilities and job creation opportunities. It will also be an opportunity to provide much needed new homes by making more efficient use of brownfield land, improving the quantity, quality and mix of new homes on each of the three estates.

A key expectation of any regeneration proposals that come forward will be a commitment to keeping the existing community together in each neighbourhood, and for existing residents to have a guaranteed right to return to a new home in their regenerated neighbourhood.

Assessment Findings

The assessment has shown that the regeneration will result in major positive impacts for the issues of housing, access to activities and social deprivation. Minor positive impacts are achieved for diversity and equality and education and skills.

The regeneration will enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need.

The redevelopment will offer the opportunity to diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups.

The provision of new community space and improved accessibility within the estates and to the wider area will help to promote community cohesion.

Regeneration is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development.

The level of impact is uncertain at this stage with regards to health and wellbeing and services and facilities.

The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents.

An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in several of the current structures.

The opportunity for new layouts within the estates that the regeneration will provide, should ensure that accessibility to and within the site is improved.

The sites are relatively well served by social infrastructure including schools, health, leisure and community facilities.

An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process.