

PLANNING APPLICATIONS COMMITTEE 8 MARCH 2018

APPLICATION NO.

DATE VALID

17/P1717

16/11/2017

Address/Site:

Eastfields Estate, Mitcham, London, CR4 1ST

Ward

Figges Marsh, Longthornton

Proposal:

Outline planning application (with all matters reserved, except in relation to parameter plans) for the comprehensive regeneration of the Eastfields Estate comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 1 to a maximum of 9 storeys providing up to 800 residential units (C3 Use Class); provision of up to 275 sqm of flexible commercial non-residential floorspace (flexible Use Classes A1 and/or A2 and/or A3 and/or A4 and/or B1 and/or D1 and/or D2 Use Classes); provision of new public open space and communal amenity spaces including children's play space; new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces (including within ground level podiums), together with associated highways and utilities works.

Drawing Nos;

001 REV A, 002 REV A, 003 REV A, 004 REV D, 005 REV E, 006 REV B, 007 REV C, 008 REV C, 009 REV D, 010 REV C, 011 REV C, 012 REV A, 013 REV B, 014 REV A, 015 REV A & 016 REV D.

Documents Submitted:

- Application Form and Certificates
- Site Location Plan
- Drawing List
- Design Code Addendum – Jan 2018
- Town Planning Statement (including Affordable Housing Statement, draft s106 Heads of Terms and Ventilation / Extraction Assessment) – Nov 2017
- Design and Access Statement (including Open Space and Lighting Strategy) – Nov 2017
- Design and Access Errata Sheet – Nov 2017
- Townscape, Heritage & Visual Impact Study Addendum – Jan 2018
- Townscape, Heritage and Visual Impact Letter – Feb 2018
- Air Quality Assessment – Nov 2017
- Technical Note - Amendments to Air Quality Assessment from the Maximum Parameters Accommodation Schedule – Nov 2017
- Archaeological Desk Based Assessment – Nov 2017

- Phase 1 Habitat and Protected Species Survey Report – Nov 2017
- Demolition and Construction Management Plan – Nov 2017
- Technical Note on Overshadowing to Courtyards and Amenity Spaces within the Scheme – Nov 2017
- Effect of two Storey Height Reduction of Block K1 and Corners of Blocks M1, M1 and N1 on Daylight, Sunlight and Overshadowing – Jan 2017
- Effect of additional allowance of 0.5m on ground levels on Daylight, Sunlight and Overshadowing – Feb 2018
- Flood Risk Assessment and Drainage Strategy (including Sequential Test and Sustainable Urban Drainage Strategy) – Nov 2017
- Drainage Statement – Feb 2018
- Flood Risk Extents drawing no: 017 Rev A
- Foul Sewage and Utilities Assessment – Nov 2017
- Land Contamination Assessment – Nov 2017
- Acoustic Report – Nov 2017
- Socio-Economic Assessment – Nov 2017
- Technical Note on Amendments to the Socio Economic Assessment from the Maximum Parameters Accommodation Schedule– Nov 2017
- Health Impact Assessment – Nov 2017
- Heath Impact Assessment Addendum – Dec 2017
- Energy Strategy (including Overheating Analysis) – Nov 2017
- Energy Technical Note – Dec 2017
- Sustainability Statement – Nov 2017
- Statement of Community Involvement – Nov 2017
- Transport Assessment (including Parking Provision and Management, Construction Logistics Plan; and, Outline Servicing and Delivery Plan) – Nov 2017
- Framework Residential Travel Plan – Nov 2017
- Operational Waste Management Strategy – Nov 2017
- Technical Note - Amendments to Operational Waste Management Strategy from the Maximum Parameters Accommodation Schedule – Jan 2018
- Tree Survey and Arboricultural Implications Assessment – Nov 2017
- Assessment of Sequential Sites (for non-residential use) – Nov 2017
- Parking Management Plan – Nov 2017
- Eastfields Financial Viability Assessment – Sept 2017
- Merton Estate Regeneration Programme Financial Viability Assessment – Sept 2017
- Merton Estate Regeneration Programme Financial Viability Assessment - addendum report – Nov 2017
- Financial Viability Assessment Summary Report – Dec 2017
- Merton Regeneration Project: Affordable Housing Offer – Jan 2018
- Merton Estates Housing Tenure and Mix – Dec 2017
- Net Uplift in Units by Tenure based on Illustrative Maximum Accommodation Schedule – Dec 2017
- Merton Estates Project - Habitable Room and Floorspace Information for GLA – Dec 2017
- 3178B/300 Sketch view of The Sparks ground Level Activation – Jan 2018
- 3178B 200 - Site Sections 1-12 – Jan 2018
- Overarching approach to energy – Dec 2017
- Response to GLA Comments – Dec 2017
- Letter Response to GLA Stage 1 – Jan 2018
- Response to TfL's Comments – Jan 2018
- Letter from MLM Energy – Jan 2018

- Existing and Proposed street network and adopted roads – Nov 2017
- Internal Layout and Vehicle Movement Strategy – Jan 2018
- Sports Facility Assessment – Dec 2017
- Response to Public Consultation Comments – Jan 2018

Contact Officer: Awot Tesfai

RECOMMENDATION

Grant Outline Planning Permission subject to s106 legal agreement and conditions.

CHECKLIST INFORMATION.

- Heads of Agreement: See section 28 for full heads of terms.
- Is a screening opinion required: No
- Is an Environmental Statement required: Yes
- Has an Environmental Statement been submitted: Yes
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: Yes
- Number of neighbours consulted: 8323
- External consultations: Greater London Authority (GLA), Transport for London (TfL), Environment Agency (EA), Sport England (SE), Ministry Communities and Local Government (formerly known as DCLG), London Borough of Wandsworth Council (LBW), London Borough of Sutton (LBS), London Borough of Croydon (LBC), London Borough of Kingston (LBK), London Borough of Lambeth (LBL), Network Rail, Metropolitan Police, NHS England, Merton CCG, Historic England Greater London Archaeological Advisory Service, British Telecom, National Grid, Natural England, Thames Water, UK Power Networks, Fire Brigade, Sutton East & East Surrey Water company, Design Council, Eastfields Residents Association, Merton Centre for Independent Living, Streatham Park Cemetery Chapel, Rowan Road Jewish Cemetery, Ward Councillors, Neighbouring Residents, Site Notices & Press Notices.
- Conservation Area: No,
- Public Transport Accessibility Level (PTAL): Level 2 (moderate)/2 (poor) on the TfL Information Database (On a scale of 1a, 1b, and 2-5,6a, 6b where zone 6b has the greatest accessibility).

1. INTRODUCTION.

- 1.1 The application seeks outline planning permission for the Eastfields Estate regeneration proposals and seeks to address the items to be approved under Reserved Matters as follows: the parameter plans submitted for approval set out the parameters (including maximum deviations) for the proposed access,

layout and scale; and the Design Code provides principles for the development of these matters and also the appearance and landscaping through the Reserved Matters stages.

- 1.2 The application is brought before PAC due to the development being a departure from the development plan with regards to the development of a small proportion of designated open space. Furthermore, Officers consider it is appropriate for the development to be determined by Committee due to the scale and complexity of the proposals which concern the Council's involvement in subsequent purchase notices being served. This major Outline Planning Application is referable to the Mayor of London for any further direction.

2. SITE AND SURROUNDINGS.

- 2.1 The Eastfields Estate is situated in the Mitcham Eastfields area of the Borough and is located approximately 300m walking distance from Mitcham Eastfields Railway Station, which is on the Thameslink Sutton branch line. The site is accessed via Acacia Road to the northwest and Woodstock Way, via Clay Avenue, to the northeast. Clay Avenue also forms a vehicular route around the internal perimeter of the site. Access for vehicles around the internal perimeter of the site is broken along both the northern and southern sides of the site: on the southern part of the site by a gate for emergency vehicles which is sometimes open for through traffic..
- 2.2 Historically the site was located in semi-rural land to the north of Mitcham Common. The site remained undeveloped up until the 1870s when Pain's Fireworks factory occupied the majority of the site. Subsequently, by the mid-1970s the site was redeveloped to provide 466 residential units across 3 storey buildings with flat roofs, communal gardens, access roads and parking areas. The site has remained largely unchanged since this time.
- 2.3 Eastfields Estate was constructed in the mid-1970s which comprises a combination of three storey houses with integral garages, including flats in three storey blocks. The homes are all of Wimpey construction, clad with enamel panels. The estate has an inward looking layout distinct from the surrounding neighbourhood.
- 2.4 The Estate forms one of the three housing estates allocated for regeneration in the Estates Local Plan 2018. The site comprises a continuous 3 storey flatted block of flats and houses that is located around the perimeter of the site, wrapping around a central open space.
- 2.5 The green space at the centre of the site comprises predominately short amenity grassland with a number of scattered mature trees. At the rear of many of the blocks, backing on to the central green space, are small fenced private gardens. There is an existing ball court onsite measuring approximately 550 sqm adjacent to the south eastern boundary. The site is shown as being within Flood Zone 1 on the Environment Agency online flood maps. The site is within a Critical Drainage area as shown in the Local Lead

Flood Authorities Surface Water drainage Map. The LLFA Officer has also carried out an assessment of the applicant's drainage strategy. Furthermore it is noted that LBM has declared the entire Borough as an Air Quality Management Area (AQMA),

- 2.6 The site is self-contained and largely isolated from other residential areas, with other housing in the vicinity being to the west of the site along Hammond Avenue and flats along Clay Avenue to the east. St Mark's Church of England Academy is to the north, along with a purpose built BMX track. To the south and east is the large Streatham Park Cemetery which includes the locally listed Crematorium. The Long Bolstead Recreation Ground is to the east adjacent to Clay Avenue. The cemetery has mature trees and shrubs and provides a pleasant outlook, although forms a barrier to movement to the south.
- 2.7 A small proportion of the site along the southern and eastern boundaries is designated as Open Space. The nearest town centre to the Estate is Mitcham district centre, within 800m west of the site. The site not designated as a Conservation Area and does not contain any listed buildings. Other than the locally listed crematorium, there are no designated heritage assets within the proximity of the site. The site has a Public Transport Accessibility Level (PTAL) rating 3, with some smaller parts as 2 illustrating moderate access to public transport. It is expected the planned improvements would take place to improve the frequency and capacity of the Thameslink service operating from Mitcham Eastfields, as such it is anticipated that the PTAL rating could be improved in the future.

3.0 CURRENT PROPOSAL

- 3.1 This proposed development comprises the demolition of all existing buildings on site, comprising 466 residential units (219 private and 247 affordable units). The regeneration proposals for the Eastfields Estate comprise the demolition of all existing buildings and the construction of up to 800 units including both flats and houses, up to 275 sqm of flexible non-residential floor space, associated landscaping, highways and public realm works.
- 3.2 A series of buildings ranging from; 1 (Podium) to 9 storeys in height will be located in a grid pattern across the Estate. The proposal would provide a mix of flats and houses and varying heights through development zones. A central square will be formed by three taller (marker) buildings known as 'The Sparks' and this will be connected to the wider development through the publically accessible central linear park. One of the main constraints of the existing site is that the building layout presents something of a fortress feel from the outside.. One of the objectives of Policy EP E8 of the Estates Local Plan 2018 is to ensure proposed developments demonstrate careful consideration of proposed building heights in relation to internal open space and views into the estate from the wider area, across the cemetery and any other longer vantage points. A clear strategy on building heights will be needed with any proposed application to ensure the suburban character of the area is not unduly

compromised, as such it will be requested that the applicants fully demonstrate this at reserved matters stage.

- 3.3 The proposals will deliver up to 800 new homes in a mix of houses and flats. Two illustrative accommodation schedules have been provided to demonstrate how the development of the estate might come forward. The Illustrative Scheme Accommodation Schedule as summarised in Figure 4.2 of the Town Planning Statement that was submitted along with the outline planning application indicates a housing mix for a 773 unit scheme. This would represent an uplift of up to 307 homes with an uplift of 145 affordable habitable rooms across the site.
- 3.4 The non-residential floor space, comprising of up to 275 sqm is to be located along Mulholland Road, which is sited on the northern boundary of the site. This will provide flexible floor space within use classes A1 (Shops) and/or A2 (Financial and Professional Services) and/or A3 (Restaurant & Cafes) and/or A4 (Drinking Establishments) and/or B1 (Business) and/or D1 (Non-residential Institutions) and/or D2 (Assembly and Leisure).

4.0 PLANNING HISTORY

- 4.1 There are significant levels of planning applications history relating to the Eastfields Youth Club, St Marks C of E School, BMX Track. Including other minor window alterations to parts of Eastfields Estate.
- 4.2 The most relevant and significant developments are noted below;

MER908/65 – (Retrospective Application) EASTFIELDS ESTATE - OUTLINE - DEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES (75 PPA) AND EXTENSION TO PRIMARY SCHOOL – Consent by Minister on 07/02/1966.

5.0 CONSULTATION

- 5.1 This Outliner planning application was the subject of the following consultations;

- Conservation Area Consultation;
- (Majors) Outline Planning Application Consultation;
- (Majors) Advertised as a departure application for public consultation;
- Site and press Notice.

5.2 External Bodies

- Crime Prevention Design Adviser
- Environment Agency
- Greater London Authority
- Historic England
- Greater London Archaeological Advisory Service

- Transport for London (TfL)
- Sport England
- Department of Communities and Local Government
- Metropolitan Police
- NHS England
- Merton CCG, Historic England Greater London Archaeological Advisory Service
- British Telecom
- National Grid
- Natural England
- Thames Water
- London Power Networks
- Eastfields Residents Association
- Sutton East & East Surrey Water company
- Design Council, Eastfields Residents Association
- Merton Centre for Independent Living
- Streatham Park Cemetery Chapel
- Rowan Road Jewish Cemetery

6.0 REPRESENTATIONS

6.1 External Consultees

6.1.1 **Environment Agency:** No objections on this planning application as it falls outside their remit as a statutory planning consultee, given that that site is located within **Flood Zone 1** which is considered to be of 'Low Probability' less than a 1 in 1000 (0.1%) Annual Probability of flooding from the rivers or sea.

6.1.2 **Greater London Authority:** The application is referable under the following categories of the Town and Country Planning (Mayor of London) Order 2008:

6.1.3 The GLA's Stage 1 recommendation states the following;

'The principle of the comprehensive estate renewal, which increases overall housing delivery is supported'; The application would be fully compliant and in accordance with the Current London Plan if the following concerns are addressed;

Estate regeneration and affordable housing: *The estate regeneration scheme would result in no net loss of affordable housing with replacement homes being provided on an equivalent basis. The applicant's viability assessment will be robustly interrogated to ensure the maximum amount of additional affordable housing is provided. Review mechanisms in accordance with the draft London Plan and Affordable Housing and Viability SPG will be secured*

Urban design: *The overall design strategy is supported and the plans and design code demonstrate that a suitably high residential quality, amenity provision and public realm would be achieved, which would contribute*

towards an overall enhancement of the estate. Robust conditions are required to secure the design commitments made by the applicant. Climate change: Further information is required, including scope for further carbon savings, before an appropriate contribution to the Council's carbon offset fund is secured. Details of the drainage strategy also need to be secured by condition.

Transport: *Further information is required regarding trip generation assessment, bus stop assessment and cycling infrastructure improvements. A number of mitigation measures, conditions and obligations are also required in relation cycle parking, car club membership, travel plans, parking management plan, disabled car parking and electric vehicle charging points.*

- 6.1.4 **GLA Energy Comments (insert after GLA main comments):** An on-site reduction of 3 tonnes of CO2 per year in regulated emissions compared to a 2013 Building Regulations compliant development is expected for the non-domestic buildings, equivalent to an overall saving of 10%.

The carbon dioxide savings fall short of the target within Policy 5.2 of the London Plan. The applicant should consider the scope for additional measures aimed at achieving further carbon reductions during the reserved matters application.

- 6.1.5 **Historic England / Greater London Archaeological Advisory Service:** Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

- 6.1.6 **Historic England/Development Management:** Specialist staff at HE have considered the following on the basis of the information provided; HE do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

- 6.1.7 **London Borough of Croydon:** It is considered that whilst the proposals constitute a Major development as the proposals are a significant distance from the Borough boundary, the Council would not wish to comment on the proposals.

- 6.1.8 **London Borough of Kingston:** No Objections raised

- 6.1.9 **London Borough of Sutton:** No Objections raised

- 6.1.10 **London Borough of Wandsworth:** The Council, as a neighbouring planning authority, hereby raises no objection to the proposal

- 6.1.11 **London Borough of Lambeth:** No Objections raised

- 6.1.12 **London Fire and Emergency Planning Authority:** No Objections raised

6.1.13 **Metropolitan Police (Crime Prevention):** Having reviewed the design and layout of the application and taken into account the provisions of ADQ, there is no reason why this development would not be able to achieve the SBD Gold or SBD Silver awards. If planning permission is granted, I would like to seek to have a planning condition requiring that this development achieve SBD accreditation.

6.1.14 **Network Rail:** No comments received

6.1.15 **Thames Water:** No comments received

6.1.16 **Transport for London:** No objections raised from TfL; In summary, TfL welcome further discussions with the applicant and Merton Council on a range of issues including the TRICS assessment and outputs, bus stop relocation on Woodstock Way, bus stop assessment, Draft London Plan cycle parking standards and cycle infrastructure improvements. This would be undertaken at the reserved matters stage.

6.1.17 **Sport England:** Have no objections to the scheme in terms play space provision for under 11 year olds. The re-provision of the ball court either on-site/offsite for 11 + year olds is welcomed by Sport England. Sport England are also satisfied for this re-provision to be in the form of a recreation facility suitable for all genders who 11 + year of age.

6.2 **LBM Consultees**

6.2.1 **Environmental Health - Noise and Land Contamination:** No objections to the proposed scheme subject to the imposition of recommended conditions.

6.2.2 **Environmental Health - Pollution (air)** The proposed waste management system seems to be aesthetically pleasing, no objections raised subject to the imposition of recommended conditions.

6.2.3 **Environmental Health Waste** - A full waste management strategy with details of the location, size and the design of the residual waste and recycling container storage areas for each residential unit is required with this planning application. No objections raised subject to the imposition of conditions that captures the above.

6.2.4 **Transport & Highways** - No objections raised, however the development will require full Transport & Highways input and consultation regarding any areas of interaction and alteration of the existing public highway at reserved matters stage.

6.2.5 **Tree Officer** - No objections subject to imposition of a condition requiring details of a landscaping and planting scheme submitted at reserved matters stage.

6.2.6 Open Space and Biodiversity – Estates LP Policy EPE5 identifies that better quality and quantity open space must be provided along the south-eastern boundary.

- A small portion to the south-west of the site has been identified as being deficient in access to open space, which needs to be addressed. The Planning Statement identifies (para 4.10) that all units will be provided with private amenity space to meet the SPG standards, which is welcomed.
- Existing open space on site equals 2.1ha (0.6ha is designated Open Space) and there is proposed provision of 1.8ha of open space. Regard must be given to the NPPF 74, Policy CS13 and DMO1 in relation to building on open space and a departure from the current open space policy maps.
- The Design Strategy on page 41 of the D&A statement broadly shows this linkage, however more details will be required to see how this fits in with the overall design. The Planning Statement identifies that green roof space could be incorporated – this is strongly encouraged.
- A bat survey report provides information and recommendations from a desktop study and field surveys (undertaken 07/10/2014 and 05/10/2016) relating to the site.
- Significantly, this study was focused on the poplar tree in the centre of the site (proposed to be removed) and other scattered trees to the south. Should there be any changes to the proposed removal of any other trees on site, a further inspection for protected species will be required.
- The recommendations made in the report are considered appropriate and should be followed by the applicant in the preparation of the next stages of the application. It is also considered necessary that a detailed lighting strategy be prepared and submitted in line with the ecologist's recommendations and reviewed by the ecologist to ensure protected species harm is minimised. The key recommendations for lighting included on page 117 of the D&A statement are quite broad and require more detail once the design has been worked up.
- Given that the two field surveys discussed in the report were undertaken over a year ago (2014 and 2016), follow up studies will also be required to ensure that as the details of the proposed development progress, there are no impacts on any protected species on the site.

6.2.7 Children's Play Space - The calculations above indicate that the expected child yield for the entire proposal is 350 children, therefore requiring 3,500sqm of play space.

- The Planning Statement (page 61) identifies 2,6456sqm of play space for under 5 year olds will be provided on site, which meets the identified need of 1,575sqm shown in the table above.
- Doorstep play features for 0-4 year olds provided on site need to be designed in accordance with the Mayor's SPG and further details will be required as part of the landscape strategy.
- For children between 5-12 years the Planning Statement identifies that playable landscape can be provided within the linear park for ball games and running games. It is recommended that this space be designed in accordance with the Mayor's SPG (refer to Table 4.6). Examples of facilities that can be provided include: equipment that allows children to swing, slide and climb, multi-games and ball walls, basketball nets, seating area away from equipment for adult supervision and sand.

- For children over 12 years, the Planning Statement identifies that the basketball court will be re-provided and a new games area created within the linear park. Details of these will need to be shown as part of the landscape strategy, including details of accessibility and safety.
- Long Bolstead Recreation Ground is within 14m and 330m actual walking distance of the site. This ground provides a dedicated formal play space for children.
- The BMX Track is within 88m and 270m actual walking distance of the site. This provides a dedicated BMX facility for older children to use.
- As part of the sports needs assessment, it should be determined whether either of the above facilities requires upgrading to accommodate the increased number of children using the facilities and whether a financial contribution is required.
- As such no objections have been raised subject to further assessment as the details of the design progressed at the reserved matters stage.

6.2.8 Economic Development – Welcomes the study undertaken by Peter Brett on Health and Socio-Economic considerations, in particular that the development will introduce quality housing and dedicated open space that supports health and well-being in the community.

The economic benefits, particularly around local spend of new residents; council tax, disposable income and CIL are significant positives for the development and good for Merton in general.

6.2.9 Energy & Sustainability – The applicant has indicated that the development will be designed in accordance with the energy hierarchy, detailing a site-wide strategy including: energy efficiency measures, CHP system (providing 60% of the heating and hot water demand) and solar PV. However, the applicant has failed to provide an assessment of site-wide (regulated and non-regulated) emissions for each stage of the energy hierarchy. This information should be provided by the applicant as part of the submitted energy strategy, which has been conditioned as part of this outline planning application.

6.2.10 The submitted Sustainability Statement indicates that the development will achieve a 46% saving against Part L 2013, including a 12.8% improvement through energy efficiency and passive design, and 24.5% reduction via CHP/decentralised energy network. A further 8.8% achieved via solar PV leading to a total saving of 46.16% against Part L 2013. This exceeds the minimum 35% improvement required under London Plan policy 5.2.

6.2.11 The applicant has acknowledged the requirement to achieve zero carbon standards, with a minimum 35% improvement on Part L 2013 on-site. However, the applicant should consider the implications of anticipated policy introduction on the future delivery of the development. Specifically, from October 2019 the zero carbon standards will apply to non-domestic as well as domestic elements of the development. Future policy changes should therefore be considered in the phasing and delivery of the development and would be further assessed at reserved matters stage.

- 6.2.12 **Street Works:** No objections raised to this outline planning application.
- 6.2.13 **Urban Design:** The proposal would be further assessed through detailed drawings at reserved matters stage in order to assess the appearance of the proposed buildings. Urban Design Officers would play an instrumental part in further assessments relating to appearance.
- 6.2.14 **Conservation & Urban Design:** No objections to the proposals.
- 6.2.15 **Drainage and Flooding:** The drainage officer has reviewed the revised MLM Drainage/SuDS Strategy (Document ref: BF/666828/AN Revision 11 dated 20th February 2018). The report has been revised and updated to take into account the previous comments raised by Merton's Lead Local Flood Authority. The officer has made some further comment, overall the drainage strategy proposed is considered acceptable and the officer has recommended impositions of conditions should the application be approved.
- 6.2.16 **Housing Needs:** Have raised no comments, although earlier discussions with Officers noted the following; Merton needs another 11,130 homes over the next 10 years, or 1,113 per annum, to meet the needs of population growth (or 1,600 p.a. after market-signal adjustment). There is a need for 8,681 additional affordable homes in the borough over the next 10 years, or 868 per annum (backlog of need at 2017 + estimated newly arising need, minus estimated new lets and re-lets between 2017-2027). The proposal would provide a re-provision of the affordable housing units mostly through Social Rented units, which is considered the most favoured tenure of affordable housing. The proposal would also provide an adequate mix of units and an appropriate amount of three beds to be allocated social rented affordable housing. In this instance the proposals would be acceptable in terms of housing needs.
- 6.2.17 **Public Health:** We welcome that HIA has looked at the affect of vulnerable families and individuals more during the regeneration and welcome that Clarion Housing have commissioned Merton Centre for Independent Living (MCIL) to help investigate how to best contact, support and accommodate disabled people and other vulnerable groups. More importantly that this research will inform not only their rehousing processes but the continued engagement of this this section of the population throughout the regeneration work and beyond. We welcome that the HIA has looked at the health benefits to the surrounding area also. We welcome the inclusion of the Monitoring section the HIA

6.3 **Neighbour Consultees**

- 6.4 Letters were sent to 8,323 property addresses in Merton, advertising the three Outline Planning Applications at Eastfields, High Path and Ravensbury for public consultation. Of these property addresses, 927 neighbouring property addresses surrounding Eastfields were consulted. 7 representations in total have been received.

- 6.5 Of the 7 representations received, six of those are objections to the proposal on the following grounds, which are summarised in, 'Table 1: Objections Received' and responded to where appropriate; otherwise assessed under the 'Assessment' section of this report:
- 6.6 One letter of support has been received for the proposed redevelopment of the Eastfields Estate. The letter of support was received by a resident on estate (33 Pains Close, Mitcham). This resident is unhappy about the current conditions of the estate and considers a complete rebuild of the estate to be a positive aspect for Eastfields Estate.
- 6.7 A signed petition of 37 individual residents from Hammond Avenue has also been received.

Table 1: Objections Received

Objections received	Officers response
<p>Concern at the height increase of the proposed development. The proposal would double the height of the buildings facing Clay Avenue. This would therefore impose on the adjoining open space</p>	<p>Whilst the proposal would increase heights in certain areas facing Clay Avenue, these have been carefully planned to ensure no significant harm would arise on the surrounding open space. The height of properties on facing the cemetery would be 4 – 5 storeys and therefore considered appropriate as these would comprise of courtyards facing the cemetery and would therefore setback the buildings further from the adjoining boundary. Therefore the proposed development would not impose on the neighbouring surrounding open space as the scale and height would be considered modest and appropriately sited away from the adjoining boundary. Although considered appropriate it is worth noting that the scale and massing of the proposed development would be further assessed in the reserved matters applications.</p>
<p>Concern that the provision of 360 car parking spaces on-site would not be sufficient enough, this would cause severe overcrowding with parking following the proposed development of 800 residential units.</p>	<p>The proposal would provide vehicle parking for all the reprovod homes. Whilst some residents would not have facility for making the proposal is considered to be policy compliant in the provision for parking. Furthermore, car clubs are being consideration as part of development and furthermore the site is located</p>

	<p>within close proximity to local bus routes including Mitcham Eastfields which is likely to have improved rail services in the future. TfL have also been consulted and are satisfied with the level of parking proposed for this scheme.</p>
<p>The proposals show lack of community facility and the existing infrastructure would not be able to support 800 new residential units.</p>	<p>The proposal would also provide 275sq.m of non-residential floor space which means that this provision is flexible and should there be a need for community facility then this element would be further explored at reserved matters stage.</p>
<p>The provision of these new units is welcomed but should provide 40% affordable housing. The viability assessment should also be made public.</p>	<p>A 30-page summary of the applicant's viability assessment has been published. The proposal has undergone viability assessment by an independent assessor. A stage one GLA comment has also been received. Whilst it isn't not viable for the applicant to provide more on-site affordable housing GLA have recommended the LPA to include a robust and comprehend s106 heads of terms for affordable housing review mechanism in the event of the development becoming more viable for affordable housing during the life time of the proposed development. Such approaches are intended to support effective and equitable implementation of planning policy whilst also providing flexibility to address viability concerns such as those arising from market uncertainty.</p>
<p>There is currently limited car parking on Grove Road due to people parking for use of the train station. The development would therefore further exacerbate parking pressures in the area. Introduction of residents parking only would be welcomed in order to address these concerns.</p>	<p>The proposed scheme would provide adequate levels of parking on-site in accordance with LBM Policy. Furthermore in the event that further CPZ's are introduced in neighbouring areas then it is expected that future Residents of the proposed development would not be able to apply for parking permits in those areas.</p>
<p>The overgrown vegetation on the rear of properties on Hammond Avenue would be further worsened with further rear gardens backing onto the</p>	<p>It cannot be assumed that the proposal with dwellings backing onto properties on Hammond Avenue would cause further issues with</p>

<p>back of properties on Hammond Avenue.</p>	<p>overgrown vegetation. In any case as landscape is a reserved matter the proposal for soft and hard landscape would be further assessed to all parts of the development in the reserved matters stage.</p>
<p>Loss of privacy and over-massing impact to properties on Hammond Avenue.</p>	<p>The proposed development backing onto Hammond Avenue would have a separation distance of more than 20m and furthermore these proposed buildings would be set at 3 - 4 storeys high. As such this level of separation distance coupled by the adequate building height would ensure that the proposed development would not have any significant impacts on neighbouring amenities of Hammond Avenue by way of loss of privacy or over-massing impact.</p>
<p>The proposed development should provide central heating and other necessary internal facilities. Redevelopment is not welcomed and the estate resident wishes to stay in current home.</p>	<p>The internal layout of the proposed development would be further assessed in the planning application of the reserved matters. The proposal would be designed to achieve the highest level of energy efficiency. Local residents would be further consulted at in the reserved matters application. Furthermore LBM Officers will be seeking for the highest quality of development which takes into consideration energy efficiency and high standards of internal layouts.</p>

6.8 POLICY CONTEXT

6.9 By virtue of s38 (6) of the Planning and Compulsory Purchase Act (2004), the starting point for the consideration of this outline planning application is the Development Plan. The Council is required to make decisions in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan for the London Borough of Merton comprises:

- The London Plan (2016)
- Merton Estates Local Plan ((2018)
- Merton LDF Core Planning Strategy (2011)
- Merton Site and Policies Plan (2014)
- Any other supporting and relevant guidance

6.10 The London Plan (2016)

6.11 The London Plan (2016) is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital for the next 20-25 years.

6.2 The London Plan was published on 14th March 2016. The policies relevant to this application are:

- 2.3 Growth Areas and coordination corridors;
- 2.6 Outer London: vision and strategy;
- 2.7 Outer London Economy;
- 2.8 Outer London Transport;
- 2.13 Opportunity and intensification areas;
- 3.1 Ensuring Equal Life Chances for All;
- 3.3 Increasing housing supply;
- 3.4 Optimising housing potential;
- 3.5 Quality and design of housing developments;
- 3.6 Children and young peoples play and Informal Recreation Facilities;
- 3.7 Large residential developments;
- 3.8 Housing choice;
- 3.9 Mixed and balanced communities;
- 3.10 Definition of affordable housing;
- 3.11 Affordable housing targets;
- 3.12 Negotiation affordable housing on individual private residential and mixed use schemes;
- 3.13 Affordable housing thresholds;
- 3.16 Protection and enhancement of social infrastructure;
- 3.18 Education Facilities;
- 5.2 Minimising carbon dioxide emissions;
- 5.3 Sustainable design and construction;
- 5.7 Renewable energy;
- 5.13 Sustainable drainage;
- 5.15 Water use and supplies;
- 6.2 Providing public transport capacity and safeguarding land for transport;
- 6.3 Assessing effects of development on transport capacity;
- 6.7 Better Streets and Surface Transport;
- 6.9 Cycling;
- 6.10 Walking;
- 6.13 Parking;
- 7.2 An inclusive environment;
- 7.3 Designing Out Crime;
- 7.4 Local character;
- 7.5 Public realm;
- 7.6 Architecture;
- 7.8 Heritage Assets and Archaeology;
- 7.14 Improving air quality;
- 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes.
- 8.2 Planning Obligations;

8.3 Community Infrastructure Levy;

- 6.13 The new consultation **draft London Plan 2017-18** is currently in consultation until 02nd March 2018. Following the close of the consultation period, the next formal step will be the holding of the Examination in Public (EiP). This will be led by an independent panel, which is expected to take place by autumn 2018. The Mayor of London is likely to publish the new London Plan by autumn 2019. The GLA's Stage 1 response refers to policies within the new consultation draft London Plan 2017. For the purposes of the determination of this planning application, officers consider that while the consultation draft London Plan 2017-18 is a material consideration, it is at a first consultation stage. This report indicates if officers have considered that the policies within the draft London Plan are a material consideration that outweighs adopted policy.

These policies are:

- Policy GG1 Building strong and inclusive communities
- Policy GG2 Making the best use of land
- Policy GG3 Creating a healthy city
- Policy GG4 Delivering the homes Londoners need 19
- Policy GG5 Growing a good economy 21
- Policy SD1 Opportunity Areas 28
- Policy SD10 Strategic and local regeneration
- Policy D1 London's form and characteristics 98
- Policy D2 Delivering good design 102
- Policy D3 Inclusive design 106
- Policy D4 Housing quality and standards 109
- Policy D5 Accessible housing 115
- Policy D6 Optimising housing density 117
- Policy D7 Public realm 122
- Policy D8 Tall buildings 126
- Policy D9 Basement development 131
- Policy D10 Safety, security and resilience to emergency 132
- Policy D11 Fire safety
- Policy D12 Agent of Change 136
- Policy D13 Noise
- Policy H1 Increasing housing supply 144
- Policy H2 Small sites 152
- Policy H3 Monitoring housing targets 159
- Policy H4 Meanwhile use 160
- Policy H5 Delivering affordable housing 161
- Policy H6 Threshold approach to applications 164
- Policy H7 Affordable housing tenure 169
- Policy H8 Monitoring of affordable housing 173
- Policy H9 Vacant building credit 174
- Policy H10 Redevelopment of existing housing and estate regeneration 175
- Policy H11 Ensuring the best use of stock 177
- Policy H12 Housing size mix 178
- Policy H13 Build to Rent 180

Policy H14 Supported and specialised accommodation 185
Policy H15 Specialist older persons housing 186
Policy H16 Gypsy and Traveller accommodation 190
Policy H17 Purpose-built student accommodation 193
Policy H18 Large-scale purpose-built shared living
Policy S1 Developing London's social infrastructure 202
Policy S2 Health and social care facilities 204
Policy S3 Education and childcare facilities 208
Policy S4 Play and informal recreation 212
Policy S5 Sports and recreation facilities 214
Policy S6 Public toilets 218
Policy S7 Burial space
Policy E2 Low-cost business space 227
Policy E3 Affordable workspace 230
Policy E10 Visitor infrastructure 261
Policy E11 Skills and opportunities for all
Policy HC1 Heritage conservation and growth 268
Policy HC5 Supporting London's culture and creative industries 287
Policy HC6 Supporting the night-time economy 292
Policy G1 Green infrastructure 302
Policy G3 Metropolitan Open Land 304
Policy G4 Local green and open space 305
Policy G5 Urban greening 308
Policy G6 Biodiversity and access to nature 311
Policy G7 Trees and woodlands 313
Policy G8 Food growing 315
Policy G9 Geodiversity
Policy SI1 Improving air quality 320
Policy SI2 Minimising greenhouse gas emissions 324
Policy SI3 Energy infrastructure 329
Policy SI4 Managing heat risk 334
Policy SI5 Water infrastructure 336
Policy SI6 Digital connectivity infrastructure 341
Policy SI7 Reducing waste and supporting the circular economy 344
Policy SI8 Waste capacity and net waste self-sufficiency 347
Policy SI12 Flood risk management 359
Policy SI13 Sustainable drainage 361
Policy T1 Strategic approach to transport 402
Policy T2 Healthy Streets 403
Policy T3 Transport capacity, connectivity and safeguarding 406
Policy T4 Assessing and mitigating transport impacts 412
Policy T5 Cycling 414
Policy T6 Car parking 420
Policy T6.1 Residential parking 423
Policy T6.5 Non-residential disabled persons parking 429
Policy T7 Freight and servicing 430
Policy T9 Funding transport infrastructure through planning
Policy DF1 Delivery of the Plan and Planning Obligations

6.14 **London Borough of Merton Estates Local Plan Adopted 2018**

- 6.15 OEP 1 Vision
OEP 2 Strategy
OEP3 Urban Design Principles
EP E1 Townscape.
EP E2 Street network
EP E3 Movement and access
EP E4 Land use.
EP E5 Open Space.
EP E6 Environmental protection.
EP E7 Landscape
EP E8 Building heights.

6.16 **London Borough of Merton LDF Core Planning Strategy (2011)**

- 6.17 The relevant policies in the Merton LDF Core Planning Strategy (2011) are:
CS.2 Mitcham;
CS.7 Centres;
CS.8 Housing choice;
CS.9 Housing provision;
CS.11 Infrastructure;
CS.12 Economic development;
CS.13 Open space, nature conservation, leisure and culture
CS.14 Design;
CS.15 Climate change;
CS.16 Flood risk management;
CS.18 Active transport;
CS.19 Public transport;
CS.20 Parking servicing and delivery;

6.18 **London Borough of Merton Site and Policies Plan (2014)**

- 6.19 The relevant policies in the Merton Site and Policies Plan (2014) are:
DM H2 Housing mix
DM H3 Support for affordable housing
DM C1 Community facilities
DM E2 Offices in town centres
DM E4 Local employment opportunities
DM D1 Urban design and the public realm
DM D2 Design considerations in all developments
DM D3 Alterations and extensions to existing buildings
DM F1 Support for flood risk management
DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards
DM T4 Transport infrastructure
DM T5 Access to the Road Network

7.0 MATERIAL PLANNING CONSIDERATIONS

7.1 National Planning Policy Framework (2012)

7.2 The National Planning Policy Framework (2012) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as "*a golden thread running through both plan-making and decision-taking.*"

7.3 For decision-taking the NPPF (2012) states that the presumption 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 adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole*'.

7.4 The whole of the NPPF (2012) is potentially material to this application, but the specific policy areas considered directly relevant are as follows:

- Building a strong, competitive economy;
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design; and
- Promoting healthy communities.

7.5 OTHER DOCUMENTS AND GUIDANCE

7.6 Mayors Affordable Housing & Viability SPG

7.7 The current London Plan seeks to maximize affordable housing provision in London and deliver mixed and balanced communities as set out in policies 3.9, 3.11 and 3.12. A consultation on this SPG ran from 29 November 2016 to 28 February 2017.

7.8 Mayors Housing SPG

7.9 The Housing SPG was published in March 2016 following publication of the Further Alterations to the London Plan (FALP) and the Minor Alterations to the London Plan (MALP). It provides guidance on a range of strategic policies including housing supply, residential density, housing standards; build to rent developments, student accommodation and viability appraisals. This SPG replaced the 2012 Housing SPG and the Mayor's Housing Standards Policy Transition Statement.

7.10 Mayors Sustainable Design & Construction SPG

7.11 This SPG provides guidance on the implementation of London Plan policy 5.3 - Sustainable Design and Construction. It also features guidance on a range

of other policies, primarily in Chapters 5 and 7, which deal with matters relating to environmental sustainability.

7.12 Mayors Play and informal Recreation SPG

7.13 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.

7.14 Mayors Homes for Londoners Draft Good Practice Guide to Estate Regeneration

7.15 This is a draft Guide for consultation. Following consultation, a final version will be published by the Mayor. The document informs good practice in estate regeneration projects which will typically fall into three broad categories: maintaining good quality homes; supporting the supply of new housing; and improving the social, economic and physical environment in which those homes are located.

7.14 London Borough of Merton 'Planning Obligations SPD' 2006

7.15 The purpose of this SPD is to assist developers, applicants, landowners and the Council in the process of preparing planning obligations. It explains the relationship between planning obligations, planning conditions, CIL and s278 Agreements.

7.16 London Borough of Merton 'Archaeology SPD' (Part 1 & 2) 2004

7.17 This Guidance Note is intended to provide information and advice on the importance of archaeology when developing a site within the London Borough of Merton. The Guidance Note is divided into 2 Sections, the first explains the importance of archaeology, both nationally and in the local context and outlines Merton's archaeological heritage. The second Section sets out the Planning Framework in relation to the development process and provides advice and guidance to owners and developers on the processes involved.

8.0 PLANNING CONSIDERATIONS

8.1 Key Planning considerations;

8.2 The main issues which shall be examined within this report relate to the following:

9. Principle of Development and Land Use

10. The acceptability of the development on the site including the proposed mix of accommodation;

11. The acceptability of the level of affordable housing on the site including the proposed tenure;

12. Design Review Panel;

13. **Reserved Matters (Access, Scale, Layout, Appearance and Landscaping)**
14. **Parking and Transport considerations;**
15. **Provisions of Mix of uses – residential and retail;**
16. **Residential Amenity and Retail;**
17. **Standard of Accommodation and Future Occupiers;**
18. **Nature Conservation;**
19. **Public Open Space and Amenity Space;**
20. **Noise;**
21. **Sustainability and Climate Change Mitigation;**
22. **The acceptability of the scheme in terms of the environmental impacts; Air quality, Ecology and Biodiversity, Land contamination and remediation,**
23. **Accessibility and Inclusivity;**
24. **Trees;**
25. **Refuse and recycling;**
26. **Archaeology;**
27. **Secured by design;**
28. **S106;**
29. **Conclusion; and**
30. **Conditions Informatives.**

9.0 Principle of Development and Land Use

9.1 By virtue of s38 (6) of the Planning and Compulsory Purchase Act (2004), the starting point for the consideration of this outline planning application is the Development Plan. The Council is required to make decisions in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan for the London Borough of Merton comprises:

- The London Plan (2016)
- Merton Estates Local Plan ((2018)
- Merton LDF Core Planning Strategy (2011)
- Merton Site and Policies Plan (2014)
- Any other supporting and relevant guidance.

9.2 In accordance with the Policies Map of the Merton's Local Plan, the site is designated as:

- Flood Zone 1
- Critical Surface Water Area
- Open Space – Streatham Park
- Open Space – Longbolstead

10.0 The acceptability of the development on the site including the proposed mix of accommodation

10.1 Since 2014 the Council has been exploring the regeneration of the Eastfields estate and two other large housing estates managed by the applicant (High

Path and Ravensbury Estates) in consultation with residents, the Mayor of London, TfL and Clarion (the applicant, previously known as Circle Housing Merton Priory). This was carried out via Merton's Estates Local Plan, which started in 2014 and following extensive public consultation and an independent examination, was formally adopted in February 2018

- 10.2 Merton's Estates Local Plan's purpose is to shape and guide any redevelopment proposals on this and the other two estates that come forward within the next 10-15 years. The plan was adopted by Merton Council in February 2018 and is a material consideration in planning, for the delivery of new homes and to meet housing targets, improve the building fabric and to improve infrastructure on the three estates.
- 10.3 When Merton Council transferred its housing stock to Clarion, part of the transfer agreement was for Clarion to improve the quality of accommodation up to Decent Homes standard. Clarion identified that the work required significant maintenance, refurbishment and financial investment to achieve the required standard and narrowed down their options to the most cost effective way of delivering longer term sustainable Decent Homes standards through regeneration which allows for the provision of new, well designed, energy-efficient homes that will meet the needs of residents now and in the future.
- 10.4 Paragraph 1.33 of the adopted Estates Local Plan states, 'It is the council's view, supported by Clarion Housing Groups evidence that whilst incremental refurbishment and Decent Homes works would improve the internal housing quality in the short to medium term, regeneration provides an opportunity to deliver comparatively more significant positive changes to the three neighbourhoods and a once in a generation opportunity to improve the quality of life for current and future residents.'
- 10.5 A key principle of the estate regeneration, as set out in Estates Local Plan Policy OEP 2 Strategy (c.) is that development proposals are consistent with a single linked regeneration programme for all three estates. Paragraph 2.8 of the Estates Local Plan clarifies that the regeneration of all three estates as part of a single comprehensive programme has been presented to the council as the basis of being able to viably deliver regeneration and that it is on this basis that the council is considering deliverability. The applicant's viability assessment, and the council's independent review of the same, links the regeneration of the three estates on viability grounds, with High Path providing surplus to fund the regeneration of Eastfields and Ravensbury.
- 10.6 Alongside this in Estates Local Plan policy OEP.2. para 2.10 states "A key expectation of any regeneration proposal that comes 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 regeneration neighbourhood" Assessment of the quantum and mix of affordable housing has had regard to this Local Plan policy requirement and one of the overarching Heads of Terms for all three estates is to prioritise the rehousing of existing residents within their estates on a like-for-like basis.
- 10.7 A string of benefits related to regeneration are identified in the ELP para. 1.34, including high quality well-designed neighbourhoods, wider housing mix, more

private space for residents, better quality green spaces and community facilities and the creation of job opportunities.

- 10.8 This is in line with paragraph 111 of the National Planning Policy Framework (NPPF) which encourages the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of a high environmental value.

The proposal is in accordance with Core Planning Strategy 'Strategic Objective 3' which seeks to provide new homes and infrastructure within Merton's residential areas, through physical regeneration and effective use of space. In order to meet the aspirations of the strategic objective the following is expected to be delivered through the plan period; provision of higher density new homes and associated infrastructure and social facilities, supporting incremental growth in residential areas across the Borough, protecting areas of the Borough for uses other than residential and delivering community services and infrastructure to support new homes.

- 10.9 With respect to Policy CS9 of the Core Planning Strategy paragraph 18:43 noted in the justification section of the policy which recognises opportunity areas for new residential developments to be sited around Mitcham Town Centre and through regeneration of Brownfield sites. This policy supports the provision of well designed housing, including the redevelopment of poor quality existing housing. Specifically, this proposal would enable the net gain of an additional 334 units whilst increasing the size and quality of dwellings across the site, in addition to providing a more balanced mix of units across the site.

Merton's Estates Local Plan policy OEP.1 *Vision* sets out the vision for Eastfields Estate as a "contemporary compact neighbourhood" as *a new neighbourhood which demonstrates innovative design, reimagining suburban development by maintaining a distinctive character through the creation of a contemporary architectural style encompassing a variety of types, sizes and heights for new homes, overlooking traditional streets and the improvement of links to the surrounding area*. It is considered that the Outline Planning Application sets the framework for the delivery of the Eastfields vision as set out in the Estates Local Plan, with details being addressed in subsequent reserved matter phases over a 10-15 year period.

- 10.10 In terms of the proposed demolition, officers accept that the existing buildings are not unique insofar as they are post war three storey purpose built flats that form of a continuous perimeter building around the edges of the site with the central core of the site comprising of large green open spaces. Therefore it is noted that the site is not subject to any form of historic designation, demolition cannot be opposed. It must be noted that aside from their modest scale, the buildings do not possess any significant architectural quality and their contribution to the visual amenity of the area is considered neutral.
- 10.11 For the reasons outlined above, officers are of the view that the proposed redevelopment of the site would be acceptable in principle. It is therefore considered that the proposal would represent a more efficient use of land, aligning with the land use based policy objectives of the Estates Local Plan 2018 and Core Planning Strategy Objectives 2011, in addition to the

sustainable development mandate provided by the NPPF 2012. Furthermore **Condition 12** would require the applicants to provide an acceptable level of housing accommodation mix for both private and affordable units in line with national and local policies and guidance.

10.12 **Housing Mix**

- 10.13 Paragraph 9 of the NPPF states that sustainable development involves seeking positive improvements in the quality of the built environment including widening the choice of high quality homes. The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic trends, market trends and the needs of different groups should be provided.
- 10.14 At the regional level, London Plan Policy 3.8 states that boroughs should seek to ensure that new developments offer a range of housing choices in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups.
- 10.15 London Plan Policy 3.9 further seeks a more balanced mix of tenures in all parts of London. This is emphasised within the Mayor's Housing SPG which provides further guidance to aid the delivery of a wide choice of quality homes and a mix of housing that meets local and strategic demand.
- 10.16 At the local level, the Council's Sites and Policies DM H2 requires mixed and balanced communities and sets out the Council's priority for a choice of housing with respect to dwelling size and type in the borough. This policy recognises the need of housing of families with children, single person households and older people by providing a mix of dwelling sizes. Policy DM H2 reiterates Core Planning Strategy Policy CS8 and sets out the Council's preferred housing mix for mainstream market housing schemes which states that there should be a varied mix of units across the development, with the indicative percentage being as follows: 33% 1 bedroom units, 32% 2 bedroom units and 35% 3 bedroom units. Currently the estate comprises only one bed flats and three bed houses.
- 10.17 The proposals comprise a sustainable mix of tenure and dwelling types and sizes. The proposed development comprises a high proportion of two bedroom and single person units to comply with the objectives of the policies noted above. The proposed development seeks to provide the following mix of unit sizes to cater for the socially mixed community within the borough; 315 x 1 bed units (39%), 319 x 2 bed units (40%), and 166 x 3 bed units (21%).
- 10.18 Although the percentage of three bedroom family units are lower than the policy requirement, nevertheless 20% of the proposal would comprise of three bedroom units and it is considered that the proposed mix has been developed following careful consideration of the local characteristics of the site, market trends and demands, demographics and the desire to optimise the development potential of this brownfield regeneration site. There are no two-bed units in the current estate so the addition of 319 two-bed homes represents a substantial increase in numbers and housing choice in the local area.

10.19 Overall, the proposed mix provides a range of unit types and sizes across the development and is considered wholly appropriate for the borough. The variety of units proposed would assist in creating a socially mixed and balanced community whilst meeting identified local needs, in accordance with the objectives of the London Plan Policies 3.8 and 3.9, Core Planning Strategy Policy CS8, Sites and Polices Plan DM H2.

10.20 It should be noted that while the applicant has presented an indicative housing mix as part of this Outline Planning Application incorporating layout, scale and access, this precise housing mix is not for final approval as part of this Outline Planning Application. Over the 10-15 year lifetime of this project there is likely to be changes to many of the elements that influence housing mix, including statutory planning policies, the needs of existing residents, housing need and demographic trends in Merton, development viability, guidance and other material considerations. At each Reserved Matters stage the applicant will be required to specify the housing mix proposed for that phase, and that will be considered by the Local Planning Authority against the statutory development plan and other material considerations in place at the time of the application. This Outline Planning Application is accompanied by Heads of Terms that require the applicant to address this.

Table 4.3: Indicative Maximum Accommodation Mix

Tenure	Studio	1 bed	2 bed	3+ bed	Total Units	Total Hab Rooms	% Affordable and Private Homes on a Unit Basis	% Affordable and Private Homes on a Habitable Room Basis
Affordable (Rent)	0	107	111	44	262	742	33	31
Private (sale or rent)	0	208	208	122	538	1649	67	69
Total	0	315	319	166	800	2391		
% of Unit Size	0	39	10	21				

11.0 Affordable housing on the site including the proposed tenure

11.1 The NPPF (paragraph 47) states that local authorities should act to “*boost significantly the supply of housing*” and use their evidence base to ensure that Local Plan documents meet “*the full, objectively assessed needs for market and affordable housing.*”

- 11.2 London Plan Policy 3.11 seeks to maximise affordable housing provision to ensure an average of at least 17,000 additional affordable homes per year across London.
- 11.3 Policy 3.11 also promotes a strong and diverse intermediate housing sector and sets out that 60% of affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale. The policy also requires local authorities to set an overall target for affordable housing provision as well as separate targets for social rented and intermediate housing. Policy 3.13 of the London Plan sets a standard affordable housing provision threshold of sites with capacity to provide 10 or more units.
- 11.4 London Plan Policies 3.9, 3.11 and 3.12 require the maximum reasonable amount of affordable housing to be delivered in all residential developments above ten units and provide for mixed and balanced communities.
- 11.5 The Mayor's Affordable Housing Viability SPG, 2017 introduces a threshold approach to viability, where the approach to viability information differs depending on the level of affordable housing provision being provided. The SPG introduced a fast-track route to applications that meet or exceed 35% affordable housing provision.
- 11.6 Applicants who do not meet this minimum threshold of affordable housing provision or require public subsidy to do so, must submit detailed viability information to be scrutinised by the LPA and potentially the Mayor, to determine whether a greater level of affordable housing could viably be supported. The applicant submitted a detailed viability assessment with this outline planning application and the Council has employed independent viability assessors to scrutinise the results.
- 11.7 The SPG requires that where permission is granted, review mechanisms should be applied to ensure that the maximum reasonable amount of affordable housing, up to 50 per cent is provided. A two stage viability review assessment; an early stage review and a late stage review, will be required. The SPD also allows for mid-term reviews for longer term phased schemes such as this Estates Regeneration. This application is being recommended for grant therefore a review clause is set out as part of this application's s106 agreement in line with the Mayor's SPG.
- 11.8 The SPG also sets out that, where the Mayor considers that affordable housing opportunities for affordable housing may have been missed for reasons such as the unsatisfactory provision or insufficient scrutiny of viability information, the Mayor may choose to 'call in' the application, which means that that he is to be the Local Planning Authority for the purposes of determining an application.
- 11.9 Policy CS 8 within the Core Strategy states that for new development involving housing of 10 or more dwellings the affordable housing target is for 40% of the units to be affordable of which the desired tenure mix should be 60% social rented and 40% intermediate. Furthermore, the policy states that in seeking affordable housing provision the Council will have regard to site characteristics such as site size, site suitability and economics of provision such as financial viability issues and other planning contributions.

- 11.10 Policy CS 9 states that the Council will support the provision of well designed housing, located to create socially mixed and sustainable neighbourhoods, including the redevelopment of poor quality existing housing and not support proposals that result in a net loss of residential units, or net loss of affordable housing units.
- 11.11 Policy DM H3 titled 'Support for affordable housing' sets out that new development should provide affordable housing in accordance with the requirements of the London Plan and the Core Planning Strategy Policy CS8.
- 11.12 The development proposes in total 262 of the 800 residential units as affordable units. This is 33% on a unit basis 31% on habitable rooms. The proposed mix would be 107 x 1 bed units (41%), 108 x 2 bed units (42%), and 44 x 3 beds units (17%). This would be delivered as socially rented affordable housing to provide replacement homes for the existing tenants of the Eastfields. As there are no existing intermediate tenures to be decanted, therefore no intermediate tenures are proposed. The applicant has committed to providing new homes to existing social tenants at the same rental levels as their existing tenancies.
- 11.13 All units, irrespective of tenure, would be designed and built to the same specification. These measures would ensure that the socially rented units are genuinely tenure blind and would assist in providing a more mixed and balanced community within the scheme.
- 11.14 The level and mix of affordable housing provision has been carefully considered having regard to viability, planning policy guidance, local housing need and market requirements.
- 11.15 The scheme would provide 33% of the proposed residential properties for affordable housing; with no net loss of the existing homes. London Plan Policies 3.9, 3.11 and 3.12 require the maximum reasonable amount of affordable housing to be delivered in all residential developments above ten units and provide for mixed and balanced communities. Merton's Core Planning Strategy policy CS.8 seeks a borough-wide target of 40% having regard to have regard to site characteristics such as site size, site suitability and economics of provision such as financial viability issues and other planning contributions.
- 11.16 Applicants who do not meet this minimum threshold of affordable housing provision or require public subsidy to do so, must submit detailed viability information to be scrutinised by the LPA and potentially the Mayor, to determine whether a greater level of affordable housing could viably be supported.
- 11.17 The applicant submitted a detailed viability assessment with this outline planning application and the Local Planning Authority has employed independent viability assessors to scrutinise the results.
- 11.18 A 30-page summary of the applicant's viability assessment is available online. The assessment concluded that the development would be significantly unviable and in deficit given that profit within the development would come forward over a number of years as opposed to being upfront as a traditional build-to-sell model.

- 11.19 As set out in Estates Local Plan 2018, policy OEP.2 the council is considering the three estates as part of a single linked regeneration programme in the applicants viability assessment, the regeneration of the High Path Estate is financially more viable than Eastfield or Ravensbury Estates. In order to ensure that all three progress to delivery cross subsidisation is needed so that surpluses from High Path could be used to plug viability gaps in the other two estates. Comprehensively, the three estates when taken as a whole provide 27% affordable homes or 726 affordable rented units. If the three estates were redeveloped on an individual basis, it would not be possible to deliver the programme as proposed through the outline planning applications, particularly for the Eastfields estate which presents the biggest deficit.
- 11.20 This regeneration programme is proposed to take place over the next 10-15 years. In order to ensure that any future financial benefit would result in an increase in affordable homes An affordable housing financial viability review mechanism is included as part of the planning obligations for this proposal. Furthermore Condition 12 would require the applicants to provide an acceptable level of housing accommodation mix for affordable units in line with national and local policies and guidance.
- 11.21 Affordable Housing Review Mechanism**
- 11.22 The Mayor's Affordable Housing and Viability SPG 2017 states that in order to maximise affordable housing delivery in the longer term and to acknowledge the potential for significant changes in values in the housing market the use of review mechanisms should be applied within s106 'Heads of Terms', which is also fully supported in the London Plan.
- 11.23 Review mechanisms allow increases in Section 106 contributions to reflect changes in the value of a development from the date of planning permission to specific stages of the development programme. Such approaches are intended to support effective and equitable implementation of planning policy while also providing flexibility to address viability concerns such as those arising from market uncertainty.
- 11.24 It is noted that the GLA's comments on the planning applications for each of the three Merton estates draws attention to the need to put in place financial viability review mechanisms in accordance with the draft London Plan and the Mayor's Affordable Housing and Viability SPG. The SPG contains a series of formulas which should provide a useful set of principles around which review mechanisms can be developed.
- 11.25 The January 2018 BBP review of the Financial Viability Assessments highlights the high sensitivity of financial performance to changes to variables which will inevitably arise due to a range of policy, market and economic factors over the duration of the regeneration programme. Whilst the January 2018 review concluded that there was no financial headroom to provide additional affordable housing and planning gain at this stage, this situation could change over the 10-15 year lifetime of the project and it is possible that future phases may be able to support additional contributions.
- 11.26 For these reasons, the LPA will be putting in place an effective review mechanism. This will be robust and have longevity over the duration of the programme. There will be a need for an agreed 'financial model', agreed

thresholds/trigger points and formulas for converting surpluses into additional planning gain. The timing of reviews would also be considered.

12. Design Review Panel

- 12.1 The proposal was also presented to the 'Design Review Panel' on September 2016. A summary of the review revealed that Eastfields estate masterplan regeneration scheme performed rather well against the 'Build For Life' 12 questions, which offers a tool kit aimed at assessing residential quality for new developments. The assessment is based on a simple 'traffic light' system (red, amber and green) which is recommended that new proposed developments should aim to secure as many 'greens' as possible.
- 12.2 The Panel felt that the analysis was good and thorough and was reflected well in the concepts developed for the design and layout of the estate. Overall, they felt it was a high quality masterplan that would produce a good quality environment. They supported the increased density, retention of green space and views out to surrounding green space, and the introduction of permeability into the estate.
- 12.3 The Panel felt that it would be good to introduce some non-residential uses and were supportive of the applicant's proposals in this regard, to locate any such uses on the east-west spine road. At the more detailed level it was important to get design codes right.
- 12.4 The Panel liked the approach for the central green space and the punctuations between them, but felt there was scope to enclose them slightly more based on use – such as making the MUGA area feel almost like a separate space. The projecting buildings in places were important in helping define these spaces.
- 12.5 The Panel were confident the proposals would result in a better quality better connected part of Mitcham that was currently quite isolated. The Panel gave a verdict of: GREEN for the proposed regeneration of Eastfields estate.
- 12.6 The Panel discussed issues relating to refuse and recycling, layout and access, and it was noted that this would be assessed fully as detailed designs of the proposed scheme are produced and submitted at reserved matters stage.

13.0 Reserved Matters (Access, Scale, Layout, Appearance and Landscaping)

13.1 Access (Including Parking and Transport Improvements)

- 13.2 The proposed street network shows the hierarchical grid of streets and spaces that form a well linked system of; vehicle, pedestrian and cyclist routes. The proposal would provide three main routes into the estate; Acacia Road and Mulholland Close in the north will be joined with a series of shared surface junctions that will provide direct links into the 'Central Linear' park which forms the central core of the site. The other entrance route is on the

southern side of site via Clay Avenue, this has been realigned to form a new street known as Belvedere.

- 13.3 The proposed public realm across the masterplan will vary in terms of access and movement. A clear hierarchy of access, open space and movement is set out across the varying degree of building and location typologies.
- Acacia Road & Mulholland Close
 - The Central Linear Park
 - The Lanes
 - The Belvedere Housing Courts
 - The Belvedere Traditional Mews Streets
 - The Sparks
- 13.4 Public realm proposals will evolve at Reserved Matters stage with close dialogue regarding built form with the promotion of active frontages, natural surveillance and well-placed play and sources of public space activation.
- 13.5 The proposal aims to re-connect a site currently detached from its surrounding area, through an interlinked network of public realm to neighbouring local amenities, such as; Mitcham Eastfields Station, St Mark's Academy, Streatham Park Cemetery, Merton Saints BMX Club and Long Bolstead Recreation Ground. The applicants have demonstrated within the design and access statement routes and connections throughout the proposed estate. The proposal seeks to ensure that the pedestrian environment is 'accessible to all' is not only critical to meeting the access needs of individual disabled people, but contributes towards social inclusion and quality of life to a much wider section of the population. There is an explicit link between sustainable transport and the need to ensure walking and cycling, which feature highly within the Eastfields Estate Regeneration Masterplan.
- 13.6 The Outline Proposal has been designed to make the environment a more social space by reducing the dominance of vehicles and creating streets for "people friendly" environments. The masterplan is therefore considered to be an urban design led scheme which takes into regard not only the buildings but also the spaces and networks surrounding the building which as a result would underpin a more robust sense of space. This has been done by creating diverse and distinct locations with varying road hierarchy that comprises of shared surface street designs.
- 13.7 **Vehicular Movement**
- 13.8 The main proposed vehicular route into the estate is via Mulholland Road, Acacia Avenue (north) and the Belvedere (south) which provides primary vehicular movement; this is formed of a single street around the estate with full vehicular access. This has been designed in accordance with ELP Policy EP E3 a) which requires vehicle access arrangements not to divide the estate into two as is the current arrangement. This policy requires proposals to investigate the feasibility of Acacia Road, Mulholland Avenue and clay

Avenue (Belvedere) being combined into a single street with full vehicular access at both ends.

- 13.9 Secondary routes connect to the primary roads that run on northern and southern boundary as noted above. The tertiary routes provide access to dwellings – in this case parking in the courtyards of the flatted developments including garages or podiums of the residential dwellings.

13.10 **Pedestrian Movement**

- 13.11 The primary pedestrian route is formed via 'Central Linear Park' with Supplementary secondary routes all connecting to the Central Linear Park. The tertiary routes all concentrate on access to dwellings, whereby pedestrian footpath is provided throughout the estate.

13.12 **Cycle Route Movement**

- 13.13 The proposal would create one main cycle route through the Central Linear Park, this is shared with pedestrians Shared surface throughout the estate, however.

- 13.14 The existing cycle and pedestrian paths within the Eastfields Estate are considered very inadequate. Footpaths that adjoin the perimeter road are poorly defined and often dominated by cars. There are a series of footpaths that connect the perimeter road with the central green. These are convoluted, unattractive and poorly overlooked. The current environmental conditions for cyclists are not considered appropriate comprising of excessive blind corners and furthermore there are no provisions for bicycle storage within Eastfields Estate.

- 13.15 Policy EP E3 sets out the importance of improving streets and footways to promote pedestrian and cycle access, particularly from the station in the north through to the southern boundary of the application site with the cemetery. Streets should be clear, open and well surveyed.

- 13.16 In terms of cycle storage this storage strategy aligns with the London Plan policy and will allow for 1 space per 1 bedroom unit and 2 spaces for 2 bedroom and larger units, with 1 visitor bay for every 40 units. The buildings will be provided with cycle storage areas which will be accessed off the entrance cores to the blocks. The semi-private courtyards could also provide for additional storage, these are secure courtyards so sheds could be provided in blocks where internal cycle storage does not meet the requirements.

- 13.17 In addition to this there will be stands and spaces within the public realm, that will cater for any cycle parking requirement especially in areas designated as meeting places and squares for instance the Sparks. Furthermore it should also be noted that cycle parking would also be provided for the non-residential uses of the proposed development in accordance with London Plan standards.

13.18 Controlled Access Roads

- 13.19 There will be limited controlled access routes for refuse and emergency vehicles which will be informed by bollards. These will be formed of shared surface roads with a contrasting surface treatment to the adopted roads on site. There will be limited vehicular access onto 'Central Linear Park' from the lanes on the north and Belvedere on the south. The main vehicular access that links north to east will be via the 'Sparks' and via the southern and northern parts of the site would comprise of high nodes of activities in these areas.
- 13.20 Therefore it is considered that collectively the proposed access and movement network for the Eastfields estate regeneration would significantly contribute to making Eastfields highly permeable and legible. This would be a significant improvement to the existing access and movement on site which creates a fortress like feel. As such these are key factors that meet the objectives of the Estates Local Plan policy EP E3.
- 13.21 Further consideration will be given at the detailed stage to ensure high levels of adequacy are employed in providing a robust and well measured access and movement strategy to and within the site. The detailed strategy will further build on the submitted design and access statement with detailed assessment showing access and movement for the following; public/residents vehicle access, emergency and services vehicles access, cyclists and pedestrians access. It is anticipated that the Reserved Matters applications will be subject to detailed assessment review by the Council's newly-established Design Review Panel to ensure the highest quality for access and movement has been established for the Eastfields estate regeneration scheme.

13.22 Scale

- 13.23 The proposed height strategy across the whole estate is considered to be acceptable be in accordance with the provisions of the Estates Local Plan 2018. As the site is part of a key regeneration area, the principle of tall buildings is supported in certain areas within the estate and confirmed by Policy EP E8 of the Estates Local Plan 2018. The taller marker buildings that would be sited in the 'Sparks' area will comprise of 7 – 9 storey buildings located close to the centre of the site which would overlook open space and the 'Central Linear Park' with heights then reducing to 5 storeys on the southern and norther edge of the 'Central Linear Park' and further reduced to 3 & 4 storeys on along the more traditional streets of the 'Lanes' and the 'Belvedere' which are sited on the southern and northern parts of the site.
- 13.24 The Estates Local Plan 2018 acknowledges that the existing estate has a single uniform height of three storey buildings with fat roofs located around a continuous perimeter around the site. As such it is noted that this forms an isolated scale that does not create a dominant form in the wider townscape. Therefore Policy EP E8 of the Estates Local Plan 2018 provides a justification for building heights on Eastfields to be increased where there is potential to

do so. This policy notes that taller buildings may be appropriate in certain places and careful consideration should be given to ensure they are located so as to appear in harmony and compliment the mature vegetation and physically define open spaces. Buildings as result of their scale and height should therefore not have a negative impact on the surroundings on account of their height and should relate well to the surrounding context and public realm, particularly at street level.

- 13.25 The proposal therefore takes into significant consideration the objectives of Policy EP E8 of the Estates Local Plan 2018 and seeks to provide an opportunity for high buildings in certain areas of the site where it is considered more appropriate and not to impact on neighbouring residential amenities or the townscape in general. The proposal is also considered to accord with the principles of Policy DM D2 of the LBM Local Plan 2014 and Policy CS14 of the Core Planning Strategy regarding urban design and public real and general design policies that seek to ensure acceptable scale of development.
- 13.26 The consideration of such principles of this policy include the quality of design and architecture, impact on privacy and amenity with adjacent properties, and the relationship to topography and surrounding land form. The detailed design regarding the scale and height of the proposed buildings and the scheme in general would be considered at Reserved Matters stage.
- 13.27 The three long sections shown here provide longitudinal east-west and north-south sections through the proposed masterplan layout, cutting through the buildings, streets, public spaces and the courtyards. The first east-west section cuts across the courtyards of the buildings along Acacia Road and Mulholland Close in the north, illustrating the scale achieved along the north-south streets, mainly the Lanes that run from the north and lead into the Central Linear Park. These streets are more intimate with either 3 storey houses or alternatively 4 storey flatted blocks with 5 storey flatted blocks at some corners addressing 10m, 14m and 16m wide Lanes.
- 13.28 The courtyards along this edge have a varying character. Blocks J and K have courtyards with parking integrated within them. As this application is seeking to be approved with Parameters, as such blocks L, M and N would comprise of either 3 storey houses with traditional back gardens along the Lanes, with flatted blocks to the north and south, or continuous 4 storey flatted blocks. In the areas where flatted blocks are included the proposal will create raised podium courtyards with under-croft parking. The scale of the proposal is expected to vary throughout the site to ensure the proposal meets is in accordance with Estates Local Plan Policy EP E8 in order to protect neighbouring amenities and to protect the distinctive suburban character of the borough. Therefore heights are proposed to drop along the Lanes, and rise up to 5 storeys along the 'Central Linear Park' where this provides more spacious public areas.

13.29 Layout

- 13.30 The overall design strategy has been well-considered at the masterplan stage and the layout provides clear linkages through the site integrating with the existing urban fabric of Acacia Road, Mulholland Close and Clay Avenue (also known as The Belvedere). The proposal also links well with the surrounding streets further afield like Tamworth Lane and Hammond Avenue. It is stated in the Estates Local Plan Policy EP E2 that any proposed development coming forward for Eastfields estate regeneration has to improve the existing layout by providing enhanced connections with a more open feel connection of networks. Furthermore, the proposed residential/ mixed-use blocks have the potential to provide good active frontages on all elevations with a clear distinction between public and private space.
- 13.31 Following discussions at masterplan stage, the proposed development would range between 1-to-9 storeys and would provide a form of accommodation and appearance that would represent an enhancement to the area and, which would contribute to the street scene. Accordingly, the proposal complies with principles of Policy DM D2 of the LBM Local Plan 2014 and Policy CS14 of the Core Planning Strategy regarding urban design and public realm and general design policies that seek to ensure acceptable layout of development. This part of the policy seeks to address issues of layout in a sensitive manner.
- 13.32 The site is identified as key regeneration area and the principle layout of the proposed development on this site is supported although it would be subject to detailed design at Reserved Matters stage. The Estates Local Plan describes the application site as an opportunity area for redevelopment to include mixed-use and increase residential density. Policy EP E4 of the Estates Local Plan 2018 states that residential density rates may be exceeded the current London Plan density ranges where proposals would create developments of exceptional urban design quality. The proposal would contribute up to a maximum of 800 residential units to the borough's housing supply, in a mixture of houses and flats along with the provision of 275 sqm of non-residential floor space to be sited along Acacia Road and Mulholland Close thus expected to further support the growth of commercial activity along Tamworth Lane and the new areas of business.

13.33 Appearance

- 13.34 Consideration will be given at the detailed stage to ensure a high quality of architecture and materials including building form and design are applied. The assessment under appearance in the Reserved Matters will also consider the need to minimise single aspect residential units, well-designed and usable private and communal amenity spaces and an integrated approach to car parking and the public realm. It is anticipated that the Reserved Matters applications will be subject to detailed assessment review by the Council's established Design Review Panel and the Design Council.
- 13.35 The application is supported by a Design and Access Statement, which sets out a well-considered analysis of the urban design issues relevant to the

existing site and its surroundings and which then, informs the urban design rationale for the proposed redevelopment. It explains the key urban design principles which have informed the proposed development and includes the objectives of achieving the highest standards of architecture and urban design through a Design Code. As mentioned, the applicant has submitted a Design Code document, which provides overarching guidance for future design teams that would be involved at Reserved Matters stage. It establishes design principles and provides a general indication of the proposed development.

13.36 The Design Code sets key principles and design parameters that inform and control the design for future reference in the Reserved Matters applications and detailed design of future phases, these include; landscape and public realm, built form, architectural quality and materials and building typologies. Although the establishment of principles within the document is guidance, they will be a useful tool at Reserved Matters stage should this outline scheme be delivered.

13.37 Landscaping

13.38 Policy EP E5 of the Estates Local Plan 2018 states that any future proposal should seek to provide equivalent or better re-provision of open space within the estate, ideally along the boundary with the adjoining cemetery on the southern side of the site.

13.39 The landscaping strategy through the site appears sound; It would appear that the proposed landscaping fully compensates for loss of trees to facilitate the scheme. The majority of trees around the peripheries of the site are being retained such that the overall impact on landscape and amenity value of the site for the public realm is minimised. Boundary trees will continue to provide a green screen along the site's edges. There will be no loss of category A trees. However, a number of moderate/low quality category B/C trees are proposed to be removed to facilitate the scheme.

13.40 In addition, a number of trees within the central courtyard areas have been incorporated into the scheme. This includes category A oak trees, and a number of category B and C specimens to be located amply throughout the site and public areas such as the 'Central Linear Park'. A soft landscaping strategy would also be incorporated with these mature trees in order to enhance the private amenity spaces for residents.

13.41 Further details on the species, age class and size of trees is to be provided at the detailed reserved matters stage, which will undergo a full assessment of the overall arboriculture impact.

13.42 Furthermore it is worth noting that all the houses and mews would have provision to private amenity space and the flatted blocks would have access to semi-private amenity space where there will be a thorough landscaping plan submitted for further assessment at the reserved matters stage.

13.43 To conclude, the Design Code also provides further information on the coding to be applied at the Reserved Matters stage in preparing the landscaping design in line with Estates Local Plan 2018 to assist in delivering the vision for creating a suburban parkland setting. Furthermore **Condition 8** would require the applicants to provide an Urban Design Report, which explains the approach to the design and how it takes into account the Design Code, which will inform the design proposal for matters relating to; scale, layout, access, appearance and landscaping.

14.0 Parking and Transport

14.1 Parking

14.2 The outline status of this planning application does not provide for consideration specific scheme details such as parking locations and their interaction with the street scene. As the overall scheme would progress on a phased basis, these important aspects of detail would be appraised within future Reserved Matters applications, as all matters are reserved.

14.3 Car Parking

14.4 The proposal includes the provision of 360 car parking spaces, which equates to a car parking ratio of 1 space per 0.47 units. The development would also accord with the Draft London Plan 2017 parking standards, which states that for outer London sites with a PTAL 2 the maximum standard is up to 1 space per unit. This represents a reduction in the existing spaces (380) on site which is welcomed by TfL. Car parking provisions would comprise of individual driveways for houses and shared parking spaces located along the internal access roads. The on-street parking spaces are intended for shared purposes by residents of the flatted blocks and no individual car parking spaces would be allocated to the residents in these apartments.

14.5 The Site is not situated within a Controlled Parking Zone (CPZ) and, as a result, the majority of on-street parking within the vicinity of the Site and surrounding areas is unrestricted.

14.6 There are no formal existing parking arrangements within the Site; there are no marked car parking spaces, and parking is not designated to individual dwellings, except when contained within garages. Parking within the Site is instead provided on an informal and unrestricted basis.

14.7 The TA states that the proposal for provision of disabled car parking will accord with London Plan standards, this will equate to 33 disabled car parking spaces. The provision of disabled car parking spaces would be planned in accordance with GLA Best Practice Guidance on Wheelchair Accessible Housing, which states that 10% of parking for new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users'. Furthermore this would be secured by way of condition.

- 14.8 No CPZ is proposed at this time as it is considered that this is not essential for the Proposed Development to operate satisfactorily. However, the applicant has aspirations for the future introduction of a CPZ across the site, although, this would undergo further consultation with residents.
- 14.9 In order to ensure that existing residents on nearby streets do not experience greater parking pressures as a direct result of the regeneration of Eastfields estate, the applicant will be expected to fund a Controlled Parking Zone consultation in nearby streets. If the CPZ consultation demonstrates the need to install CPZ measures (or to adjust the hours of operation or other factors of existing CPZs if one is in place at the time of consultation where these relate directly to the impact of development). Existing residents of Eastfields that move into new homes within the regenerated estate will be provided with a garage or parking space if they already had one as part of their existing home in line with Clarion's Residents Offer. New residents will not be offered an opportunity to acquire a parking permit from the council to park in surrounding streets in order to protect neighbouring roads from parking pressures. This is set out in the S106 heads of terms.
- 14.10 Policy OEP 3 (Urban Design Principles) (xii) titled 'Parking Provision' states that vehicular parking that is provided on-street as a first choice should be well managed and integrated into the rest of the street.
- 14.11 The proposal has applied these principles within the site; the on-street parking provision has taken into consideration suitable siting and designation for vehicle parking, with a coherent layout along the street networks. The overall road hierarchy suitably accommodates facility for the following; footpath (2 metres), parallel parked cars (2 metres) and carriageway width (5 metres), with a total comprising of 13 metres street width.
- 14.12 To add, the Council will seek a full parking management plan to be implemented in order to manage parking within the communal areas, with parking allocation and management to be decided within this plan at a later stage. This is to be provided in accordance with Policy OEP 3 (Urban Design Principles) (xii) 'Parking Provision'.
- 14.13 The submitted detailed plans at Reserved Matters stage would need to demonstrate a minimum dimension of 2.4m x 4.8m for general car parking space and 3.8m x 6m for disabled parking spaces with an additional 1.2m to the side and (where possible), also 1.2m to the rear as transfer strips of disabled access.
- 14.14 Electric Vehicle Charging Points (EVCPs) shall be provided in accordance with the London Plan (2016) standards with 20% active and 20% passive provision. The TA states that the proposed provision of Electric Vehicle Charging Points (EVCP5) would accord with London Plan standards, this will equate to 72 active EVCP and a further 72 passive provision. These would be secured by way planning condition. Furthermore it is worth noting that all the houses with on-plot parking will be provided with external power points for charging, which would be further dealt with at the reserved matters stage.

14.15 The location and exact provisions of Electric Vehicle Charging Points and spaces have yet to be confirmed on plan and would be finalised at the Reserved Matters stage, however siting and provision of ECVPs will be imposed by way condition in this outline planning application.

14.16 Cycle Parking

14.17 All cycle parking would be secured as a condition to the outline planning permission that would result in separate and secure storage for the proposed flats. The Outline Planning Application presents proposals for the potential locations for the cycle and refuse storages. In total, the proposal would need to accord with the minimum cycle parking requirements set in the London Plan (2016) or the Statutory Development Plan and material considerations (including planning guidance) in place at the time of the relevant Reserved Matters application for that phase.

14.18 Transport Improvements

14.19 As part of the proposal, a series of works are to be secured as part of a s278 Agreement as well as financial contributions that would be secured as part of the s106 Agreement to the outline planning permission. Officers have yet to confirm the sum for works associated with s278 works given that the level of details showing highway works has yet to be fully worked up and will require further detailed drawings at reserved matters stage to enable a calculated cost attributed to the s278 works.

14.20 As part of the S278 agreement and prior to the first occupation of each “relevant work phase” either complete the highway works as set out below at the developers own cost; or pay to the Council a specified contribution to be calculated by the Council such highway works which may include but not be limited to:

- Renewal/addition of any footpath or carriageway;
- Removal/addition of any crossover;
- Reinstatement/Provision of any dropped kerbs;
- Removal/addition of single/double yellow lines and other road markings and signs and related traffic management orders;
- Extension of existing controlled parking bays;
- Carriageway resurfacing to the site entrances;
- Revisions to street lighting;
- Relocation of any services if and where necessary;
- Drainage; and
- Repair of damage caused to highway as a result of any works related to the development.

14.21 The developer must also agree to pay the sum for the S278 Highway works which may include the introduction of traffic calming to keep vehicle speeds

low along the junction of Tamworth Lane and Acacia Road as this would be the main vehicle service route into the site. Other potential public highway works which may comprise of bus relocations will also be considered at reserved matters stage upon further consultation with Transport for London and LBM Transport & Highway Officers at the developers own cost.

- 14.22 Given the predicted up-lift in bus trips there is sufficient spare capacity on the routes which directly serve the development site. During pre-application discussion between TfL and the applicant it was requested by TfL that the applicant should undertake a bus stop assessment for the stops on Woodstock Way, details of which will need to be included within the TA, and any necessary improvements funded by the applicant, which will be further examined at the reserved matters stage.
- 14.23 Detailed Travel Plans for each phase of the development would be required to be submitted post-outline permission and secured under any s106 Agreement to ensure sustainable modes of transport are encouraged and less dependency on the car. Furthermore **Condition 21** would require the applicants to provide a transport strategy which would further examine the issues raised in this section of the report.
- 14.24 The layout and completion of all internal estate roads must be designed and built to meet or exceed the Council's adoptable standards. It should also be noted that the roads currently being proposed for adoption are not being assessed in this current outline planning application, which will require further assessment and consultation with Officers.

15.0 Provisions of mix of uses – residential and retail;

- 15.1 In addition to residential use proposed, the scheme incorporates the provision of non-residential use with flexible Use Classes A1 and/or A2 and/or A3 and/or A4 and/or B1 and/or D1 and/or D2 Uses. The majority of these uses would be located on the ground floors of various blocks with residential situated on the upper floors, which is to be sited along Acacia Road and Mulholland Close.
- 15.2 It is considered that the mix of uses of this residential-led, mixed-use development would be compatible with neighbouring land uses that would not result in a consequential harm to future or adjacent residents. The mixes of uses are detailed below;

16.0 Residential Amenity and Retail

- 16.1 Whilst the proposal outlines what could be achieved on-site in terms of the maximum number of residential units, a planning condition sets out ranges for the mix of dwellings to ensure a broadly policy compliant mix is ensured as set out in Policy DM H2 of the Local Plan Policies 2014 and Policy CS 8 of the Core Planning Strategy 2011. The actual mix provided on site will be determined through the Reserved Matters. It is expected that the applicant at Reserved Matters stage would seek to achieve the residential mix set in

Policy DM H2 of the Local Plan Policies 2014 or to an agreed mix with the Local Planning Authority.

16.2 Retail

- 16.3 With regard to the retail uses, these would be directed towards Acacia Road which would be within close proximity to Tamworth Lane which has existing retail activity and considered highly accessibility. Paragraph 26 of the NPPF (2012) states that proposals for retail uses that are not located within an existing town centre or in accordance with an up-to-date Development Plan must be accompanied by an Impact Assessment, if the development is over a proportionate, locally-set floor space threshold. Merton's Core Planning Strategy policy CS.7 Centres sets this threshold at 280sqm
- 16.4 The proposal would provide 275sqm of commercial/ non-residential uses; lower than the 280sqm threshold. Therefore this new provision would not undermine the viability and vitality of the nearest centre, which is Mitcham Town centre located approximately 1 mile from Eastfields Estate. The scale of these proposed uses would be to serve the future occupiers of the proposed development including immediate surrounding neighbouring residents through convenience stores and other supporting non-residential uses. These proposed uses are therefore supported in principle.
- 16.5 The developer is not expected to build, operate or manage such non-residential uses. These are likely to be built to '*shell and core*' standard with any future occupier bearing the cost of the fit-out to their operational requirements. Details of this to be further examined at later reserved matters stage.
- 16.6 Policies 3.16, 3.17 and 3.18 of the London Plan (2016) seeks to ensure that new development contributes towards the delivery of sustainable communities through the provision of appropriate infrastructure. The proposed mix of uses is considered to address the expected needs of future occupiers of the site for community infrastructure to support sustainable patterns of living and working. Accordingly, the proposals are considered to satisfy the requirements of the Development Plan in respect of community infrastructure.
- 16.7 It is considered that this residential-led development would be compatible with neighbouring land uses that would not result in a consequential harm to future or adjacent residents. Furthermore Condition 8 would require the applicants to an Urban Design Report, which explains the approach to the design and how it takes into account the Design Code. Furthermore **Conditions 6 & 19** attached would require the applicants to provide a plan linking the delivery of the quantum of non-residential floor space to the completion of the residential units.

16.8 Residential Amenity

- 16.9 The applicant would be required to fully demonstrate with detailed drawings at Reserved Matters stage that the daylight and sunlight test results would show

that the habitable rooms of the surrounding properties will receive good levels of daylight and sunlight in accordance with the Building Research Establishment (BRE) guidelines with the proposed development in place. It would include carrying out tests for daylight to windows comprising the Vertical Sky Component (VSC), daylight distribution, Average Daylight Factor (ADF) and the depth of the room. Sunlight to windows would also be considered by carrying out an assessment of Annual Probable Sunlight Hours (APSH) and overshadowing to gardens and open spaces.

- 16.10 For the purpose of this outline planning application a Daylight Sunlight Study has been submitted which reveals the following findings;
- 16.11 A Daylight and Sunlight Report has been prepared by Waterslade for the applicant in support of this outline planning application. The impact on the daylight and sunlight amenity to the properties surrounding the site and also any overshadowing impacts have been assessed in detail. The assessment considers the impact of both the illustrative scheme massing and the maximum parameter massing in relation to daylight, sunlight and overshadowing.
- 16.12 Daylight and sunlight is assessed in relation to the national guidelines set out in the 2011 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.
- 16.13 The assessment would include carrying out tests for daylight to windows comprising the Vertical Sky Component (VSC), daylight distribution, Average Daylight Factor (ADF) and the depth of the room. Sunlight to windows would also be considered by carrying out an assessment of Annual Probable Sunlight Hours (APSH) and overshadowing to gardens and open spaces.
- 16.14 The BRE guideline notes these principles should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, and advises that fully optimising housing potential on large sites may necessitate departure from conventional guidelines. The Housing SPG also states, "Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."
- 16.15 In assessing the impact of a new development on neighbouring properties it is usual to only consider main habitable spaces (i.e. living rooms, bedrooms and kitchens) within residential properties. The only residential properties bordering the site are located on Hammond Avenue facing the southwestern site boundary. The impacts to these properties have been assessed in detail. Although not residential, the impact to the school to the north of the site has also been considered.

- 16.16 The summary of the assessment undertaken by Waterslade has considered the BRE measures of Daylight and Sunlight in relation to the surrounding residential properties. These were analysed in detail. Since the current buildings on the site are typically three storeys, some reduction in daylight and sunlight is inevitable. However, the design has evolved to minimise the impact such that the residual impacts and the retained daylight levels are commensurate with the redevelopment of a low rise site in an urban location.
- 16.17 For the illustrative scheme, the impact to all of the properties along Hammond Avenue will be minimal and will comply with the default BRE numerical criteria. The impact to St Marks School to the north of the site will be small.
- 16.18 The findings from the assessment revealed in relation to sunlight that the impact will fully comply with the BRE guidelines for both the residential properties on Hammond Avenue and St Marks School. The overshadowing impact will be small and fully compliant with the guidelines.
- 16.19 In the unlikely event that both the maximum footprint and maximum height parameters are used together, whilst the reductions would be slightly greater, the retained daylight values would remain acceptable given the site's urban location. The sunlight and overshadowing impacts would remain fully compliant with the guidelines.
- 16.20 Given that the Housing SPG advises that an appropriate degree of flexibility should be applied when using the BRE guidelines, it is clear that the impact of both the illustrative scheme, and the maximum parameter massing accords with the Housing SPG policy on urban redevelopments. The assessment therefore concludes that the proposed massing accords with the guidance on daylight and sunlight provided by the BRE and relevant planning policies, and should be regarded as acceptable.
- 16.21 The proposal would only be finally approved subject to detailed assessment at reserved matters stage, in this instance however the assessment that has been carried out for the purpose of this outline planning application considers that the proposed development would not unduly impact on the amenities of the occupiers of any existing neighbouring residential properties in that vicinity due to the adequate separation distances.
- 16.22 Furthermore the proposed development is not considered to cause significant impact on neighbouring amenities by way over-massing or overbearing impact onto the occupiers of neighbouring dwellings adjacent to the site (Hammond Avenue, nor would the buildings result in unacceptable loss of light or outlook.
- 16.23 It is worth noting however that the application will undergo a thorough assessment of the proposed buildings, courtyards and any open spaces in terms of impact on daylight, sunlight, overshadowing and any over-massing or overbearing effect on the amenities of surrounding neighbouring properties and the future occupants of the of the proposed development. The assessment would include any likely impact on internal courtyards and rear gardens of the proposed development. Further assessment would also be

undertaken as the internal layout of the proposed rooms start to unfold during the detailed design process of the proposed scheme at reserved matters stage.

- 16.24 The proposal would therefore ensure that an acceptable impact on the amenities of neighbouring residential occupiers would be provided, in accordance with the requirements of Policy DM D2 of the LB Merton Local Plan 2014. Furthermore **Conditions 33** attached would require the applicants to provide further assessments to ensure that the amenities of the existing residents are not impacted.

17.0 Standard of Accommodation and Future Occupiers

- 17.1 Regarding internal floor areas, all of the residential properties would need to meet the minimum space standards for new residential development, in accordance with the Mayor of London's Housing SPG (2016) or the Statutory Development Plan and material considerations (including planning guidance) in place at the time of the relevant Reserved Matters application for that phase.
- 17.2 As the proposal is submitted in outline form, no detailed internal layout plans of the proposed residential buildings have been submitted for approval. There are however illustrative plans and parameters in relation to housing layout and typologies, which provide an indication of how the site could be developed. On the basis of the information provided including Parameter Plans, officers are satisfied that the proposed houses and flats could be designed to accord with space standards set in the London Plan (2016) and the Department for Communities and Local Government Technical Housing Standards (2015).
- 17.3 There would also be a good level of communal amenity space provided and subject to further consideration of this issue at Reserved Matters stage, the proposal is considered to be acceptable in this regard. Furthermore **Conditions 8** attached would require the applicants to provide an urban design report which would demonstrate the highest standards of accommodations are provided through out the development proposals.

Density

- 17.4 The regeneration proposals seek to optimise the housing potential of the site and ensure that this large brownfield site is used effectively. The site area extends to 6.9ha and the resulting density from the design led proposals has been calculated in accordance with Policy 3.4 of the LP. The site has a PTAL rating of up to 3 and the Estates Local Plan suggests that the site falls within a suburban setting; therefore, the density range guidance is 45 – 70 uph. The Illustrative Maximum Accommodation Schedule would deliver a maximum density of up to 116 uph. This exceeds the guidance range for a suburban setting. However, the London Plan and ELP are clear that the matrix should be used flexibly and the density should not be solely focussed around figures. The draft ELP and LP recognise that exceeding the density range may be considered appropriate where proposals will create development of

exceptional urban design quality. Furthermore in the context of the size of the site, which comprises a large residential development under LP Policy 3.7 and the Mayor's Housing SPG, there is potential to accommodate higher density development on this site.

- 17.5 The density ranges recommended in Table 3.2 of the London Plan are not meant to be applied mechanistically and PTAL alone is not an appropriate measurement to inform residential density and the Draft London Plan 2017, removes the density calculation table entirely. In accordance with paragraph 1.3.41 of the Mayor's Housing SPG, in order to be acceptable, any development will need to be of the highest standards of design, and provide high quality residential accommodation that is well designed, and delivers an appropriate mix of units, with sufficient play and amenity space.

18.0 Nature Conservation

- 18.1 Policy CS 13 Open space, nature conservation, leisure and culture expects developments to incorporate and maintain appropriate elements of open space, play areas and landscape features such as trees which makes a positive contribution to the wider network of open spaces. In addition the developments also need to improve access to open space and nature conservation by public transport, cycle, mobility vehicles and on foot and protect and enhance the borough's public and private open space network including Metropolitan Open Land, parks, and other open spaces. The policy also encourages the use of land for growing food.
- 18.2 In terms of Nature Conservation the above policy seeks to protect and enhance biodiversity through supporting the objectives of the London Biodiversity Action Plans and encourage new green links, green corridors and islands to seek in reducing areas of deficiency in nature conservation and to create safe species movement and havens for nature. The policy also requires protecting street trees and using Tree Preservation Orders to safeguard significant trees and improve public access to and enhance our waterways for leisure and recreational use while protecting its biodiversity value. The policy requires, where appropriate, the developments to integrate new or enhanced habitat or design and landscaping which encourages biodiversity and where possible avoid causing ecological damage. Full mitigation and compensation measures must be proposed for any ecological damage that is caused.
- 18.3 The 'Heritage Assessment' carried out by Peter Stewart Consultancy in support of the outline planning application acknowledged that the site has an overall low conservation value and the scale and nature of the proposed development would not give rise to any negative impacts to any designated site for nature conservation. Where feasible, necessary mitigation and enhancements, such as wildlife planting, invertebrate features and bird and bat boxes, might be specified for the development to achieve a positive impact on the biodiversity value of the site and local area keeping in line with the London Plan and Local Policy requirements. Furthermore, a central green space with a strong connection to the play parks throughout the site is also

proposed for use by residents along with introduction of active frontages and natural paths to entrances and destinations.

- 18.4 During the construction phase, to avoid any potential impacts on ecological receptors, best practice working methods on site will be followed, where relevant. Furthermore **Condition 10** attached would require the applicants to provide an ecology and biodiversity assessment in line with the requirements of LBM officers and as noted in the main body of the report.

19. PUBLIC OPEN SPACE AND AMENITY SPACE

- 19.1 The proposals provide for 1.71ha of public open space which includes a central linear park (approximately 0.8ha) running east to west through the site.

- 19.2 The boundary of the Outline Planning Application proposes development on a small quantum (0.6ha) of poor quality designated open space that runs along the site's boundary with the cemetery. Merton's Estates LP Policy EP.E5 (a) states that *There must be equivalent or better re-provision of the area of designated open space at the boundary with the cemetery in terms of quality and quantity to a suitable location within the estate*". The proposals provide 1.71ha of public open space within the site boundary, considerably greater than 0.6ha, which could be considered by the Local Planning Authority once development has taken place. Therefore the It is considered that this meets the terms of Policy EP.E5 open space. . A small portion of the site (0.2ha) to the south-west of the site has been identified as being deficient in access to Local Open Space, as identified in Policy E.5 (a) and in the Estates Local Plan Appendix 2 Map. This is addressed by the greater permeability of the overall masterplan set out in the Outline Planning Application, particularly the long central park and routes which creates direct routes for pedestrians and cyclists through the estate top the nearest Local Open Space at Longbolstead Recreation Ground. Furthermore **Conditions 30 & 31** attached would require the applicants to provide further assessment of the open space strategy and public realm management plan.

19.3 Amenity Space

- 19.4 At this Outline Planning Application stage, the masterplan illustrates that all of the proposed units have been designed to have private amenity space in the form of balconies, terraces and gardens to meet London Housing SPG standards. Semi-private communal amenity space will also be provided in the form of podium and courtyard gardens. The Planning Statement identifies (para 4.10) that all units will be provided with private amenity space to meet the SPG standards, which is welcomed. Reserved Matters at each phase will be expected to comply with the Statutory Development Plan policy amenity space standards at the time of each Reserved Matters planning application. This have also been identified and imposed as part of **Conditions 30 & 31**.

19.5 Play space

- 19.6 Policy EP R5 of the Adopted Estates Local Plan requires play space provision having regard to the Mayor of London's 'Play and Information Recreation' supplementary planning guidance document (2012). The policy also requires development proposals to be supported by an analysis of current and future need for the provision of indoor and outdoor sports facilities, with any proposals having regard to Sport England's Planning for Sport Aims and Objectives.
- 19.7 Merton's Core Planning Strategy policy CS 13 and The London Plan policy 3.6 require housing proposals to provide play spaces for the expected child population and the Mayor of London's 'Play and Informal Recreation' SPG 2012 provides detailed guidance on this matter.
- 19.8 It is noted that the surrounding area is well served by existing play space and facilities including the BMX track, facilities at St Marks School, and the dedicated play area in LongBolstead Recreation Ground located off Woodstock Way.
- 19.9 The Illustrative Maximum Accommodation Schedule would generate a need for approximately 2,760 sqm of child play space overall, with 1,480 sqm for children under five. This calculation takes into account the fact that 71 of the houses in the Illustrative Scheme are proposed to provide large garden areas of at least 50sqm, in line with the guidance provided in Mayor's Play and Informal Recreation SPG.
- 19.10 For children aged above 5 years, play facilities and other features that can be used for play are to be incorporated within the linear park. Defined play space for 5 – 12 years would be provided within the linear park as 'playable landscape' with open space for informal ball games, running games and opportunities for children to engage with the landscape environment (647.7 sqm).
- 19.11 The existing ball court on site is to be re-provided on a like for like bases and to be sited on the norther part of the site which would provide adequate play space for children over the age of 12. The proposed play space for Eastfields regeneration scheme comprising an overall area of 3268.4 sqm tis considered to exceed the Mayor's SPG which requires 2,760 sqm for the capacity of this development site. Furthermore **Condition 30** titled open space requires the applicants to provide an adequate play space provision for all ages associated to the private and public areas of the proposed development.

19.12 Sport England

- 19.13 As Statutory Consultees Sport England where consulted on this outline planning application. Sport England objects to the loss of the ball courts from this site without appropriate replacement, as required by paragraph 74 of the National Planning Policy Framework. Sport England recommends that a

replacement facility is provided within the open space on the development or explores with the Council options for providing a facility close to the Estate.

- 19.14 As noted in the officers report above and following on going dialogue with the applicants there will now be re-provision of the ball court on-site. However should for any reason the applicants fail to find suitable on-site re-provision then the applicants will explore with the Council other suitable options for providing a facility close to the Estate. Furthermore it should be noted that the LPA will secure the re-provision of the existing ball court by way of s106, whereby the applicants will be required to re-provide the ball court on-site at the developers own cost either by way of a new ball court or a recreational facility (which could include ball courts) to the satisfaction of the LPA. The re-provision of the ball court would also be managed and maintained in accordance with the approved plan; and made available to the public and kept publically accessible.
- 19.15 Sport England have stated that the applicant's have incorporated elements of the 10 principles set out Sport England's guidance 'Active Design' 2015, through the layout and design of the facilities on-site. Therefore for the purpose of this outline planning application there is suitable ground to recommend approval subject to conditions, as the proposal is in compliance with the provisions of Policy EP R5 of the Adopted Estates Local Plan (2018) the Mayor of London's 'Play and Information Recreation' supplementary planning guidance document (2012). It should also be noted that the re-provision of the ball courts/recreation space has been captured with the S106 heads of terms, which the applicant is minded to agree.

20. Noise

- 20.1 The NPPF (2012) states that policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development, by mitigating and reducing noise to a minimum (including through the use of conditions). However, the NPPF (2012) recognises that development itself will often create some noise.
- 20.2 Policy 5.3 of the London Plan (2016) states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments. This includes minimising noise pollution. Policy 7.15 of the London Plan (2016) states that development proposals should seek to manage noise by mitigating and minimising the existing and potential adverse impacts of noise from within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development. It is recommended that to accord with policy at Reserved Matters stage when the detailed design would be confirmed, a Noise and Vibration Mitigation Strategy be submitted to the Local Planning Authority for approval. This document shall explain noise attenuation measures for the proposed uses, including noise barriers, specified glazing and ventilation and orientation / layout of buildings and amenity areas.

20.3 An Acoustic report has prepared MLM in support of the Outline Planning Application. A fully automated environmental sound survey was undertaken in order to determine the current sound climate at the site. This was supplemented with an acoustic model of the site. The assessment concluded that the residential use can be provided with an acceptable acoustic environment for future residents, therefore meeting the requirements of Local Plan Policy DM EP2. The final specifications for the noise reduction measures would be considered during detailed design with further details to be provided at the Reserved Matters stage. The proposal would need to accord with Policies 5.4 and 7.15 of the London Plan (2016), Policy DM EP2 of the Local Plan 2014 and Policy CS 15 of the Core Planning Strategy 2011. Furthermore **Conditions 18, 33 & 34** attached would require the applicants to adhere to a standard that regulates noise during the phased construction stage of the development. **Condition 19** also seeks to ensure that Sound insulation levels for non-residential units are kept to an acceptable standard.

21.0 Sustainability and Climate Change Mitigation

21.1 Paragraphs 96-98 of the NPPF (2012) relate to decentralised energy, renewable and low carbon energy. Chapter 5 of the London Plan (2016) contains a set of policies that require developments to make the fullest contribution to the mitigation of carbon dioxide emissions. The application site is one of three Merton's Estate Regeneration Projects that is being brought forward in terms of seeking to obtain outline planning permission.

21.2 The proposal would require a reduction in carbon dioxide emissions by at least 35% compared to the 2013 Building Regulations to accord with the London Plan (2016). The applicant would need to demonstrate the measures set in the Energy Statement accompanying the planning application and would also require confirmation as to what measures have been implemented in the construction of the development. Any shortfall in compliance with the carbon reduction target should be safeguarded by the requirement to make a financial contribution to the Council's Carbon Offset Fund.

21.3 The proposed development would incorporate CHP (energy centre) into the scheme to meet the London Plan Hierarchy of providing 'clean' energy. The electricity generated will be harnessed directly by the development. The CHP (only applicable to the residential part of the development) will be sized to deliver 60% of the annual energy demand of the development. For the commercial unit, it has been identified that the heat load profile of the unit will not be suitable to connect to a CHP system as the space heating and domestic hot water will be low. The inclusion of the CHP will provide approximately 24.51% reduction in CO2 emissions against the 'Be Lean' stage.

21.4 The installation of on-site renewable technologies, such as Photovoltaic Panels (PVs), have been identified as feasible for the development. Initial calculations suggest that the proposed scheme should be able to accommodate a 1 kWp system per houses and a 52.5 kWp system for the flats. The incorporation of the photovoltaic systems ('Be Green') will allow the

development to achieve an overall carbon savings of 46.16% against Building Regulations Part L 2013.

- 21.5 The energy hierarchy indicates a projected carbon reduction of 46.16% will be achieved by efficient building design and construction with the use of renewable energy generation and implementation of combined heat and power unit. This is in line with the requirements of the Building Regulations (2013) and London Borough of Merton's and the London Plan's requirements for Climate Change Mitigation and Adaption and Sustainable Design and Construction.
- 21.6 In terms of water efficiency the design of the proposed development will aim to minimise internal potable water consumption to a rate of 105 litres or less per person per day. This will be achieved through the specification of low- flow sanitary fittings such as WC flushes, taps and showers.
- 21.7 Water meters will be specified that provide a visible display of mains potable water consumption to occupants which will be provided in each residence. Implementation of these measures could provide significant reductions in the water use from the Proposed Development and will reduce the short- term impact on water supply resources in the area. Furthermore **Conditions 25, 27 & 28** attached would seek to ensure that the Sustainability and Climate Change Mitigation measures are fully complied with in line with national and local policies and guidance.

22.0 The acceptability of the scheme in terms of the environmental impacts

22.1 Flood Risk and Drainage

- 22.2 The Flood Risk Assessment (FRA) has been prepared by Peter Brett Associates LLP (PBA) in support of the outline planning application. The Environment Agency's (EA) online Flood Map for Planning and Product 4 data indicates that the site is located within Flood Zone 1 'Low Probability' (as defined in PPG Table 1) as follows: **Flood Zone 1 'Low Probability' less than a 1 in 1000 (0.1%) Annual Probability of flooding from the rivers or sea.** Furthermore, the Environment Agency raises no objection and considers the site to have a low risk in terms. No objections were raised by the Environment Agency.

22.3 Drainage

- 22.4 Surface water discharge rates will be restricted to a minimum practical flow rate of 165l/s based on the site constraints. Each of the proposed five phases will have two flow control devices to deal with the private system and adopted system separately.
- 22.5 Attenuation has been provided to accommodate the 1 in 100 year rainfall event plus 30% climate change allowance. The total storage required across the site is 2560m³. This volume is achieved through the use of permeable

paving, swales, and below ground attenuation tanks. This volume is achieved through various SuDS components as listed below:

1. Permeable paving = 1124m³
2. Swales = 411m³
3. Attenuation crates = 1000m³
4. Pipe storage makes up the remainder of storage i.e. 25m³

22.6 Exceedance for a 40% climate change allowance has also been considered in the form of additional storage adjacent to the swale in soft landscaped areas. Green roofs have been considered, but the report states that 'their addition would negatively impact the scheme viability, therefore their inclusion will be considered at Reserve matters stage of the project.' In addition to this, harvesting of rainwater will be further reviewed during the next stages of design. LB Merton would strongly recommend that both of these SuDS measures are considered in detail and subsequently implemented within the design at reserved matters stage.

22.8 Permeable paving has been proposed in courtyards, areas of external parking and along the adoptable roads of the site. LB Merton are yet to discuss or see any details with regards to adoption of surfaces or highway drainage. Peter Brett Associates have provided a plan showing Surface Water Flood extents/depth (dated 27/02/18) drawing number 018 Rev A for inclusion within the Flood Risk Assessment, which addresses my previous comments regarding surface water risk depths and mitigation measures for finished floor levels.

22.7 LBM Drainage Officer has recommended that should approval be given then for the outline planning application then this should be subject to conditions. Furthermore **Conditions 14, 37, 38 & 39** attached would seek to ensure that the surface drainage water concerns raised by LBM Drainage Officer are fully complied with, and that adequate measures are put in place to deal with adverse critical drainage issues.

22.8 SUSTAINABILITY/EIA.

22.9 No screening opinion is required to be carried out.

22.10 Air Quality

22.11 LB Merton's draft Supplementary Planning Document (SPG) has been produced to address common air quality issues affecting the Borough and assist in providing a consistent approach to new development. The primary aim of this SPD is to supplement existing Local Plan Policies which seek to improve air quality in the Borough. **Conditions 45, 46, 47, 48 & 49** attached would seek to ensure air quality measures and any mitigations that would be required particularly during the construction phase, this would be in line with the current London Plan.

22.12 Air quality fund

22.13 Where it is not possible to fully mitigate the air quality impacts of a new development or the Air Quality Neutral benchmarks are exceeded, developers will be required to off-set the additional emissions by making a financial contribution to the Borough's Air Quality Action Fund. This will be levied at the following rates and updated periodically:

- **traffic impacts** - £25 per car parking space including private garages for residential development
- **building impacts** - £100 for 1,2 bed properties, £150 for 3, 4 bed properties and £200 for 5 bed or more; mixed use/commercial/community/public schemes should contribute £10 per 10 m² gross floor area

22.14 Air Quality Fund (AQF)

22.15 Developers should seek to further mitigate the residual impacts and provide local off-setting measures to deal with any adverse air quality impacts associated with development proposals, including if the development fails to meet one or more of the AQN benchmarks. Where it is not possible to fully mitigate the air quality impacts of a new development or the AQN benchmarks are exceeded, developers will be required to off-set the additional emissions by making a financial contribution to the Borough's Air Quality Action Fund (AQAF). This will be levied at the following rates, and updated periodically:

- **traffic impacts** - £25 per car parking space including private garages for residential development, excluding dedicated electric vehicle charging spaces.
- **building impacts – residential development** - £100 for 1 or 2 bedrooms, £150 for 3 or 4 bedroom properties, £200 for 5 bedroom or more properties
- **building impacts – non residential development** - mixed use/commercial/community/public schemes should contribute £10 per 10 m³ gross building volume.

22.16 Construction Phase

22.17 The construction phase of major development can result in emission of air pollutants that adversely affects human health. To ensure that emissions are well controlled all planning consents for major development will include relevant planning conditions to reduce these impacts. Furthermore Condition 46 attached would seek to ensure the control of dust and emissions during the construction phase, this would be in line with the current London Plan.

22.18 Air Quality and Dust Management Plan

- 22.19 An Air Quality and Dust Management Plan (AQDMP) must be submitted for approval in accordance with *The Control of Dust and Emissions during Construction and Demolition SPG*. The applicants have not submitted this in detail which will be required at Reserved Matters stage. The AQDMP will need to set out the measures to reduce the impacts during the construction phase. Monitoring of emissions will be required for all major development. The techniques to be used will depend on the development. For medium and high risk construction sites real-time monitoring will be required. The monitoring system should include an automatic alert direct to the site manager so that when dust levels breach acceptable limits action can be taken swiftly and effectively. This monitoring must be undertaken for a reasonable period before, during and after the works. The monitoring process will require financial contributions which will be secured as part of the s106 legal contributions.
- 22.20 The AQDMP may also be integrated within a wider Construction Environmental Management Plan (CEMP). The AQDMP should include the following;
- The emissions standards that the non-road mobile machinery (NRMM) used on-site will meet (see next section);
 - Details of monitoring of dust emissions; and
 - Details of the site specific mitigation measures that will be employed on-site.
- 22.21 The above will be imposed by way of condition as part of this outline planning application which would ensure that the amenities of occupiers and neighbouring amenities are protected from the poor air quality arising during the phased construction works on the neighbouring vicinity in accordance with Policy 7.14 of the London Plan (2016), Policy DM EP4 of the Local Plan 2014 and Policy CS 15 of the Core Planning Strategy 2011. Furthermore **Conditions 45, 46, 47 & 48** attached would seek to ensure air quality measures and any mitigations that would be required particularly during the construction phase, this would be in line with the current London Plan.

22.22 Ecology and Biodiversity

- 22.23 A Phase 1 Habitat and Protected Species Survey Report has been prepared by Greengage Environmental Ltd and submitted with the outline application. The report provides an assessment of ecological considerations relevant to the proposed development having regard to the national, regional and local planning policy and guidance.
- 22.24 Following feedback received from Natural England at the pre-validation consultation stage the it is confirmed within the assessment report that was undertaken by the independent consultants that there are no statutory designations of national or international importance within the boundary of the site. In addition, there are no such sites within a 2km radius, although 4 Local Nature Reserves (LNRs) were identified.

- 22.25 The site is self-contained and isolated from other residential areas, with the only other housing in the vicinity being to the west of the Site (characterised by bungalows). St Mark's Church of England Academy is to the north, along with a purpose built BMX track. Surrounding the rest of the Site is the large Streatham Park Cemetery. The cemetery has mature trees and shrubs and is a pleasant outlook, although forms a barrier to movement in to the south.
- 22.26 It was considered from the findings of the assessment that the scale and nature of the proposed development would not give rise to any negative impacts to any designated site for nature conservation.
- 22.27 It was noted that there was low bat roosting potential identified within the mature poplar located within the area of green space at the centre of the site. A further bat survey focussing on this tree confirmed likely absence of roosting bats. Whilst additional limited roosting potential was noted within the within several of the trees surrounding the site, it is understood that these are to be retained and therefore would not be impacted by the proposals. If for any reason in future these trees are to be removed (e.g. health and safety concerns), or there is a significant delay to the programme, then an inspection for bat presence should be undertaken.
- 22.28 Potential for nesting birds was identified within the trees and shrubs scattered across the site. It is therefore recommended that any clearance of this vegetation is undertaken outside of bird nesting season (usually taken to run from March to August) or, if clearance is required within this period, after an ecologist has confirmed the absence of nesting birds.
- 22.29 The potential for hedgehog was also noted within areas of dense shrub vegetation and it is therefore recommended that any clearance in these areas is undertaken in a controlled manner. Additional hedgehog specific mitigation and enhancement measures have also been recommended.
- 22.30 The potential for all other notable and/ or legally protected species was considered negligible or low and no further surveys are recommended. Assuming any necessary mitigation and enhancement is undertaken, then the development would have a positive impact on the biodiversity value of the site and local area.
- 22.31 It is worth noting for the purpose of this committee report that this proposed development would represent an opportunity to significantly improve the biodiversity of the area and it is proposed this be achieved through the provision of open space and landscaping opportunities at the Reserved Matters stage. Accordingly, the proposal would comply with Policy 7.19 of the London Plan (2016), Policy DM O2 of the Local Plan 2014 and Policy CS 13 of the Core Planning Strategy 2011, and which will be secured by condition on the outline permission.
- 22.32 LBM Merton Ecology Officer states that recommendations made in the report are considered appropriate and should be followed by the applicant in the preparation of the next stages of the application at reserved matters.

Condition 10 & 41 would also ensure that the applicants provide detailed ecology and biodiversity assessment to the satisfaction of LBM officers, which would be discharged upon full agreement with the detailed documents.

22.33 Land Contamination and Remediation

22.34 A Phase 1 Ground Condition Assessment has been prepared by Levit Bernstein Architects and submitted as part of the outline planning application. This report comprises of a desk study, site walkover, Tier 1 preliminary qualitative contamination risk assessment, and preliminary ground stability assessment.

22.35 The 'Ground Condition Assessment and Contamination and Stability' report has acknowledged the following in terms of the sites current ground conditions;

22.36 **Ground Conditions:** The available geological data indicates that the Site is underlain by the Hackney Gravel Formation and the London Clay Formation. It is expected that the natural strata are overlain by Made Ground associated with the previous and present developments of the Site, and also by a small area of worked ground in the east of the site. Groundwater is expected to be present at a shallow depth.

22.37 **Preliminary Geo-environmental Assessment:** The potential for significant contamination to be present across the site as a whole associated with its history as a fireworks factory is considered to be Moderate. The potential for significant localised contamination associated with the former fireworks factory uses is also considered to be Moderate. Given the current residential end-use the geo environmental risk assessment indicates that any potential contaminants and hazardous ground gases do not by themselves represent an unacceptable risk to human health, controlled waters or ecology and wildlife associated with the development of the Site as currently proposed.

22.38 It is possible that basic mitigation measures including, health and safety for construction workers, protected water supply pipes may need to be incorporated into the proposed development. Additional measures such as localised remediation, clean capping, ground gas and volatile hydrocarbon mitigation may be required in areas proven to have elevated potential for ground contamination.

22.39 It is considered that a ground investigation and Tier 2 risk assessment is not required to support the planning application for redevelopment of the site. Any requirement to carry out a geo-environmental intrusive investigation can be satisfactorily dealt with by incorporation as a condition in any granted Planning Consent.

22.40 It is considered unlikely that the local planning authority will designate the site as Contaminated Land under Part 2a of the Environmental Protection Act 1990.

22.41 **Preliminary Ground Stability Risk Assessment** A review of potential geological hazards has identified the risk of land instability or for potentially adverse foundation conditions to be present, in general, to be Negligible/Very Low/Low. The exception relates to a Moderate risk of for running sand, and the potential for swelling or shrinking potential of any surface clay soils. Any excavation for temporary works at the site should be carried out considering the potential risk associated with the running sand hazard. Foundations will need to be designed to accommodate the movement or be taken to a depth where the likelihood of damaging movement from shrinking or swelling of clay soils is low.

22.42 Records have identified bomb strikes during World War II on and in the immediate vicinity of the site. It is recommended that a detailed Unexploded Ordnance (UXO) Risk Assessment is undertaken by a suitable UXO specialist ahead of any intrusive investigation or other excavation works at the site. This will be conditioned and required as part of the reserved matters application.

22.43 In this instance Officers consider the scheme is acceptable subject to the imposition of conditions to ensure the site is free from risk of contamination during all stages of the construction process. The key areas for submission for approval include:

- A Desk Study (Stage 1) of the nature and extent of contamination on-site is carried out;
- Site Investigation (Stage 2) determined the presence of contaminants with the full methodology and detailed results of the investigation provided. An appraisal of proposed remedial actions is also required to be submitted for approval.
- Remediation Strategy (Stage 3) is where contamination is found which poses unacceptable risks, a detailed remediation scheme to bring the site to a condition suitable for the intended use is required. The scheme must include proposed remediation objectives and remediation criteria.
- Reporting of Unexpected Contamination during the course of the construction
Verification (Stage 4) is where required, the contamination shall be fully treated and completed wholly in accordance with the
- Approved measures in the remediation strategy. A verification report (that demonstrates the effectiveness of the remediation carried out) must be approved by the Local Planning Authority.

22.44 **Condition 23 & 24** would also ensure that the applicants provide detailed land contamination and demolition and construction method statement, which would be discharged upon full agreement with the detailed documents.

23.0 Accessibility and Inclusivity

23.1 10% of the total number of units would be wheelchair accessible that would accord with Policy 3.8 of the London Plan (2016). The outline scheme would also provide car parking spaces to disabled standard for each of the

wheelchair units (1:1). This would accord with the provisions of the London Plan (2016) including Policy DM T3 of the Local Plan 2013 and Policy CS 20 of the Core Planning Strategy. Furthermore this would be secured by way of condition on the outline planning permission. Applications submitted for Reserved Matters would have to comply with the policies in place at the time of determining the Reserved Matter planning application.

24.0 Trees

- 24.1 An Arboriculture tree Survey and Arboricultural Impact Assessment has been prepared by Greengage in support of the outline planning application. The tree survey carried out revealed that there are 59 trees on site. The categorisation of these trees in terms of quality and amenity value was assessed in line with British Standards BS5837.
- 24.2 The survey of the trees on site revealed the following; there will be no loss of category A trees. However, a number of moderate/low quality category B/C trees are proposed to be removed to facilitate the scheme. Primarily these are located within the existing cul-de-sacs and central courtyard areas which do not form part of the proposed layout and thus cannot be integrated within the design. In addition, several trees along the southern boundary alongside the Rowan Road Jewish Cemetery are proposed to be removed due to direct below and above ground conflict with the new blocks, primarily proposed blocks G1, G3, E1, E3, B1 and B3 which extend out towards this boundary. Nine category U trees will be removed; these are not considered to be a constraint.
- 24.3 An assessment has also been made on the impact on trees of the maximum parameters layout. In this instance, several more trees would require removal due to significant conflict into the RPA or canopy of these trees. In total, an additional 3 no. Category C and 3 no. Category B would be removed under the maximum parameters approach.
- 24.4 The majority of trees around the peripheries of the site are being retained such that the overall impact on landscape and amenity value of the site for the public realm is minimised. Boundary trees will continue to provide a green screen along the site's edges, despite the minor tree loss in these areas.
- 24.5 In addition, a number of trees within the central courtyard areas have been incorporated into the scheme. It is recommended that this Arboricultural Impact Assessment is reviewed and amended as necessary as detailed designs become available to ensure any additional impacts are understood and the tree retention strategy is feasible. Further detail on construction methods (including scaffold zones, construction working space and foundation design), hard and soft landscaping proposals, and locations of services etc. is required to make a thorough assessment of the impacts of development on the existing tree population.
- 24.6 The council's Arboriculture Officer has been consulted throughout the outline application stage and following on going discussion has confirmed approval of

the scheme subject to the imposition of a robust condition to ensure that the applicant provides an Arboricultural Method Statement and a Tree Protection Plan with the planning application at Reserved Matters stage showing details of the proposed new trees (size, species & locations). **Condition 20** would also require the applicants to submit a detailed arboriculture impact assessment.

25.0 Refuse and Recycling

25.1 The Operational Waste Management Strategy has been prepared by Peter Brett Associate LLP (PBA) in support of the outline planning application. The strategy proposes a mixture of Underground Refuse Systems (URS) and conventional waste storage and collection. URS is supported from an urban design / public realm perspective but its operation may require a variation to the South London Waste Partnership's contract with the council's waste collection provider. As a contract variation would be outside the scope of the determination of this Outline Planning Application, the S106 heads of terms allow for both URS and conventional collection.

25.2 The total waste volume output has been calculated based on an alternating waste collection service and therefore both types of recycling and residual waste capacities have been calculated for fortnightly requirements, given the large storage facilities collection is not required as frequently as current weekly collection. The waste storage volumes have been calculated for each block of the proposed development. The waste storage volumes have then been used to determine the most appropriate size of URS bin required for each residential block which would either be 3000 L, 4000 L or 5000 L. This is based on the indicative accommodation schedule for the outline application which would comprise of up to 800 residential units. **Condition 17** also requires for detailed refuse and recycling strategy to be submitted by the applicant and to be discharged upon full inspection and to the satisfaction of specialist LBM Officers.

25.3 Recycling and Residual Waste - Underground Refuse System (URS)

25.4 A URS would be used for storage of recycling and residual waste, at the time of collection the bins stored underground would be emptied by a vehicle with a telescopic crane, which lifts the bins out of a concrete chamber. The concrete chamber will be fitted with a safety platform, which rises up as the bulk container is lifted out to reduce the risk of people falling into the chamber.

25.5 The URS bins will be lifted above the vehicle for emptying, with hooks on the crane being used to operate a mechanism that opens the bottom of the container so that the waste can drop out.

25.6 The process of the URS collection method would comprise of the following;

1. On refuse and recycling collection day the operator inserts the hook of the crane into the ring on the wing of the container manually or remotely by an automatic hook,

2. The container is then lifted using a single crane on the truck, which is an improvement on complex lifting mechanisms for each container. The operation is completed with great ease,
3. The container is then emptied using the universal turning system. As the container is watertight leaches are emptied into the truck along with the waste.
4. The container is placed back inside the concrete bunker and the cover is manually or automatically closed,
5. The entire process can be completed by a single operator and estimated collection time is significantly reduced to take approximately 2 to 3 minutes.

25.7 In this instance the developer will be required to pay the cost associated with the operation of the URS system including, which would include the following and is to be secured by way of s106 and is listed in the Head of Terms accompanying this report.

- i. the implementation of the proposed URS system including necessary freight, equipment and labour as required;
- ii. the variation of contract between the South London Waste Partnership and their appointed contractor;
- iii. the ongoing maintenance and management of the equipment and infrastructure located on Eastfields Estate which is required to operate the URS system; and
- iv. the ongoing maintenance and management of the equipment and freight required to operate the URS system for a minimum of 5 years post 100% occupation of all residential units across the development.

25.8 As the LB Merton's waste services contract currently does not include the servicing of URS bins, this would need to be included within any revised or new contract discussions when they take place with other members of the South London Waste Partnership (SWLP) which includes Croydon, Kingston and Sutton.

25.9 **Conventional Waste**

25.10 Conventional waste storage facilities would be provided for food waste, garden waste and bulky waste.

25.11 **Food Waste**

25.12 Waste storage volumes for compostable (food) waste have been agreed with Merton Council who suggest that a 23L external caddy is provided per household or 240L per 30 multi-occupancy building (minimum of 8L per dwelling in a multi-occupancy building).

25.13 For multi-occupancy buildings, Merton Council's Guidance Note for Architects states that an outdoor metal housing should be provided for food waste storage. The secure housing would restrict vandalism, odour and the potential to attract vermin.

25.14 **Garden Waste**

25.15 Merton Council's Guidance Note for Architects (received September 2016) has been used to calculate the volume of waste storage required for garden waste of maisonettes and mews. Merton Council's Guidance Note for Architects (received September 2016) recommends that space for one 240L wheeled bin for garden waste should be incorporated into the design so if residents choose to take up this option, they can do so by joining the service for an annual fee.

25.16 For multi-occupancy buildings without private gardens, no separate garden waste collection has been assumed. Any garden waste generated with the communal areas will be removed by a private contractor as part of the maintenance plan for the building. The contractor will need to adhere to all legislation relevant to the transportation and processing of this waste.

25.17 **Bulky Waste**

25.18 A 10m bulky waste store per 50 dwellings has been allowed for within the general building layout.

25.19 **Commercial Waste Servicing**

25.20 Bin storage areas for commercial land uses will be located within each commercial unit. Commercial units will be serviced conventionally at street level by a private waste contractor. Bins will be collected from the front of the commercial unit where access is available.

25.21 These bins will be located in a store that is internal to the building and is of sufficient size to accommodate a mix of recycling and residual waste including food waste. **Condition 17** also requires for detailed refuse and recycling strategy to be submitted by the applicant and to be discharged upon full inspection and to the satisfaction of specialist LBM Officers.

26. **Archaeology**

26.1 An Archaeology report has been prepared by Cotswold Archaeology comprising of Heritage Desk-Based Assessment for Eastfields Estate in support of this outline planning application. The objective of the assessment was to identify the nature and extent of the recorded heritage resource within both the site and its immediate environs.

26.2 The Site does not lie within an Archaeological Priority Zone (APZ) as identified in the Supplementary Planning Guidance (1999) and Sites and Policies Plan (2014), adopted by the London Borough of Merton. Mitcham

Common APZ, defined due to potential for prehistoric activity, is located approximately 500m to the south of the Site (3), with another APZ: Mitcham, which encompasses the historic core of Mitcham settlement, located c. 450m to the west.

- 26.3 The findings from the report also revealed that there are no designated heritage assets, including Listed Buildings, Scheduled monuments, Conservation Areas, Registered Parks and Gardens, or Registered Battlefields within the study area or Site. The designated assets closest to the Site include Grade II Listed Prospect House (List Entry No. 1080952) and No. 55 Upper Green East (List Entry No. 1080893), which are located within Mitcham Cricket Green Conservation Area, approximately 730m to the south west of the Site.
- 26.4 The geological and topographical background suggested that there is some potential for find-spots of Palaeolithic remains. Later prehistoric remains, dating from the Neolithic period onward, have been recorded in the general area and indicate that any potential Neolithic remains may be characterised by ephemeral features and flint work. Bronze Age and Iron Age features have also been recorded in small numbers within the study area and do show that there is some potential for later prehistoric settlement or agricultural remains within the Site. There was little evidence for Romano-British activity and from the medieval period the Site appears to have formed agricultural land. The archaeological potential for remain of these periods to survive in the Site are considered to be low.
- 26.5 Mid-19th century mapping showed that two small structures, assumingly related to agricultural activity, existed within the Site. From the late 19th century the Site was occupied by a fireworks factory, with an extensive array of widely spaced structures, many of which appear to be quite slight in nature. The current housing estate was constructed in the early 1970's, with contemporary aerial photographs taken during construction giving a good impression of the extent of disturbance associated with the build phase.
- 26.6 Whilst earlier agricultural practices, including ploughing, and the use of the Site as a fireworks factory may have had some impact on the archaeological potential through truncation and/or removal of archaeological deposits, the construction of the current housing estate is likely to have had a major impact on the archaeological potential of the Site.
- 26.7 Based on the known development impacts which are likely to have compromised any below ground archaeology and the limited archaeological potential demonstrated in the report, it is considered that further archaeological works are unlikely to be required.
- 26.8 Historic England has reviewed the scheme and the details provided and have concluded '*....the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.*' and that '*it is concluded that there is no discernible ongoing archaeological interest*'. In any case the imposition of a condition to any planning permission for the archaeological position would be

applied at reserved matters stage. This is to ensure appropriate mitigation measures are put in place during the construction phase should any further archaeological findings are discovered. **Condition 44** has also been imposed requiring the applicant to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation.

27. Secured By Design

- 27.1 A number of detailed comments have been made in respect of the principles and practices of Secured by Design. These are matters that the scheme architect will respond to and adopt as part of the detailed design at Reserved Matters stage. In addition, it is the responsibility of any developer to adhere to the principles and practices of Secured by Design and Safer Places and apply through an accreditation process that is overseen by the Metropolitan Police separately outside of the planning process. **Condition 43** also requires the applicants to ensure the proposal achieves secured by design accreditations.

28. SECTION 106 LEGAL AGREEMENT

- 28.1 Planning obligations, enforced through Section 106 (S106) legal agreement (Town and Country Planning Act 1990 (as amended)), assist in mitigating the impact of potentially unacceptable development to make it acceptable in planning terms however they should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations should also only be sought where they meet all of the following tests within the Community Infrastructure Levy regulations 2010:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

- 28.2 Where obligations are being sought, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. An approval subject to a S106 is not final until the S106 agreement has been completed and signed by all parties.

- 28.3 A section 278 (S278) agreement (Highways Act 1980 (as amended)) is a legally binding document between the Local Highway Authority and the developer to ensure that the work to be carried out on the highway is completed to the standards and satisfaction of the Local Highway Authority.

- 28.4 The document is prepared by the Local Highway Authority's solicitor and issued to the developer's solicitor in draft format. The details of the agreement are then agreed before the final document is completed and signed by both parties before the commencement of any work on site.

- 28.5 The agreement details what the requirements of both the Local Highway Authority and developer are to ensure that the proposed works are carried out

in accordance with the approved drawings. It also details how the Local Highway Authority may act should the developer fail to complete the works.

28.6 Paragraph 203 of the National Planning Policy Framework states “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions”. Paragraph 206 of the National Planning Policy Framework states “Planning conditions should only be imposed where they are:

1. Necessary;
2. relevant to planning and;
3. to the development to be permitted;
4. enforceable;
5. precise and;
6. reasonable in all other respects.”

28.7 Should the application be approved, there are S106 (including S278) heads of terms recommended in addition to recommended planning conditions to ensure that the development is acceptable in planning terms, and does not result in an undue impact on local parking and highways conditions from construction through operation, an undue impact on the amenities of the occupiers of the adjoining and surrounding residential and commercial properties, delivers the maximum amount of on-site affordable housing the scheme will viably allow and contributes towards sustainable energy provision and biodiversity gains.

28.8 The recommended planning conditions and S106 heads of terms are laid out further below. The relevant S106 legal agreement between LBM and Clarion shall include the following heads of terms (as is normal practice, obligations as specified are still subject to further negotiations. The Committee will be provided with an updated position at the Committee meeting). Furthermore it should be noted that there must be connection between the Overarching agreement and this S106 agreement.

This outline permission is GRANTED subject to conditions and informatives and completion of a Section 106 Agreement with the following Heads of Terms:

The relevant S106 legal agreement between LBM and Clarion, shall include the following heads of terms (as is normal practice, obligations as specified are still subject to further negotiations. The Committee will be provided with an updated position at the Committee meeting).

Must be connection between the Overarching agreement and this S106 agreement

All sums payable by the developer pursuant to the s106 agreement will be index linked

Affordable housing: the developer to provide a minimum of

- i. [262] social rented units, and
- ii. [] affordable rented units

All units to be available in-perpetuity to persons or households who meet LB Merton's affordable housing eligibility criteria with first priority for that affordable housing to be given to existing tenants on the Eastfields Estate in line with Clarion's Residents Offer who will require rehousing on a "like for like" basis as a result of the Eastfields Estate development without prejudice to the existing contract between the Council and Circle Housing dated [].

Affordable housing viability review mechanism: the developer to undertake a viability review at specified timescales during the delivery of the development. This will identify whether the development generates any financial surplus, including through unspent section 106 contributions returned to the developer that could be used to provide additional affordable housing (details to be provided in full in the s106) to achieve policy compliance.

The agreed financial viability model: shall be consistently applied in the viability review for all phases of the development as agreed as part of the overarching s106.

The baseline affordable housing specification and tenure mix schedule: to be agreed, in line with the Statutory Development Plan.

Highways works within London Borough of Merton: the developer shall prior to first occupation of each "relevant work phase" either

- a. complete the highway works as set out below at its own cost; or
- b. pay to the Council a specified reasonable contribution to be calculated by the Council

such off-site highway works which may include but not be limited to:

- i. Renewal/addition of any footpath or carriageway;
- ii. Removal/addition of any crossover;
- iii. Reinstatement/Provision of any dropped kerbs;
- iv. Removal/addition of single/double yellow lines and other road markings and signs and related traffic management orders;
- v. Carriageway resurfacing to the site entrances;
- vi. Revisions to street lighting;

- vii. Relocation of any services if and where necessary;
- viii. Drainage; and
- ix. Repair of damage caused to highway as a result of any works related to the development

Traffic Calming Measures: the developer to introduce traffic calming to keep vehicle speeds low along the junction of Tamworth lane and Acacia Road.

7. Bus stops: the developer to

- a) undertake at its own cost and submit to the Council for its written approval a bus stop assessment for the bus stops nearest to Eastfields Estate, in particular the location and improvements required to bus stops on Woodstock Way, in compliance with the GLA report dated 8 January 2018 at a specified trigger to be set out in the section 106 agreement; and,
- b) in the event that the bus stop assessment demonstrates additional demand as a result of the development, to pay to the Council at a specified trigger to be set out in the section 106 agreement, such sums as are required to address this demand which may include, but not be limited to, payments for the relocation of bus stops and infrastructure improvements.

Parking management plan: the developer to

- a. undertake and submit at its own cost an overarching parking management plan at a specified trigger to be set out in the section 106 agreement for approval by the Council; and
- b. thereafter to submit at specified triggers to be set out in the section 106 agreement detailed parking management plans for written approval by the Council;
- c. consult on and implement the approved overarching and detailed the parking management plans in accordance with each phase.

Highway standards: the layout and completion of all internal estate roads must be designed and built to meet or exceed the Council's adoptable standards.

Transport

- a. **LB Merton on-street parking controls (CPZs):** the developer to
 - i. pay to the Council at a specified trigger to be set out in the section 106 agreement the cost of undertaking a public consultation into the need for CPZs within the vicinity of Eastfields Estate and
 - ii. in the event that such consultation reveals a need for CPZs, pay to the Council at a specified trigger to be set out in the section 106 agreement, the cost required to carry out physical works on

changes to identified to and/or implementation of new CPZ's to enable specific controls and the imposition of these controls.

- b. **Exclusion of residents from existing CPZs:** No residents on the redeveloped Eastfields Estate, other than disabled blue badge holders, shall be entitled to apply for parking permits in existing CPZ Zones. Permit free provisions are to be complied with for new units, including giving advance notice to occupants of permit free provisions prior to occupation of residential units; notifications of the permit free provisions to be included within any sale or letting agreement of the residential units.

- c. **Delivery and Servicing Plan:** the developer shall:
 - i. undertake and submit at its own cost an overarching delivery and servicing plan at a specified trigger to be set out in the section 106 agreement for written approval by the Council; and
 - ii. thereafter to submit at specified triggers to be set out in the section 106 agreement detailed delivery and servicing plans for written approval by the Council;
 - iii. all plans to cover delivery and servicing for the residential and non-residential aspects of the development to include site waste management plans in respect of the storage and removal of refuse and recycling for all elements of the approved development and the access and egress for delivery and collection vehicles accessing the site for both residential and non-residential servicing and
 - iv. consult on and implement the overarching and detailed delivery and servicing plans in accordance with each phase.

- d. **Residential Travel Plan:** the developer shall
 - i. submit to the Council the Residential Travel Plan prior to first occupation of the residential units for the Council's written approval on a phase by phase basis;
 - ii. provide, deliver, monitor and fund the Residential Travel Plan on a phase by phase basis;
 - iii. to implement and promote to the occupiers of the residential units the terms of the Residential Travel Plan.

- e. **Car Club:**, the developer shall
 - i. Undertake an assessment of the existing car club provisions on and within the vicinity of Eastfields Estate prior to []/at

a specified trigger to be set out in the section 106 agreement, and

- ii. In the event that the assessment referred to at a. above demonstrates the need for a car club to be operated on or within the vicinity of Eastfields Estate at the Council's discretion either
- iii. provide a suitably positioned parking bay on or within the vicinity of Eastfields Estate at its own cost (such location to be determined by the Council); or pay to the Council the sum associated with the provision of such parking bay at a specified trigger to be set out in the section 106 agreement;

Works associated with utilities diversion: any works to divert utilities on site (including any utilities to the boundary of Eastfields Estate), including Thames Water sewer/s, shall include associated works to LB Merton and adjoining borough highway assets including highway drainage connections.

Underground Refuse System: the developer to pay the uplift in cost (when compared to the baseline costs of existing waste services paid by the Council) associated with the operation of the URS system including:

- v. the implementation of the proposed URS system including necessary freight, equipment and labour as required;
- vi. the variation of contract between the South London Waste Partnership and their appointed contractor;
- vii. the ongoing maintenance and management of the equipment and infrastructure located on Eastfields Estate which is required to operate the URS system; and

the developer will be required to agree and enter into with the Council a URS strategy. As part of this strategy the developer will be required to pay costs attributable to the increased costs of collecting waste from Eastfields Estate as a result of the URS [above the base collection costs as set out in xxxx Policies DM D1, DM D2 of the SPP Local Plan 2014, Policy CS2 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

Energy

- i. **Energy Strategy:** the developer to bear the mitigation and management costs of compliance with the energy demands of the development, in accordance with the outcomes from the developer's energy strategy, such strategy to be submitted in advance and approved in writing by the Council;

- ii. **District Heating Network:** the developer to
 - i. submit to the Council for its written approval prior to Commencement of Development the DHN plan which includes proposals for the design, implementation, monitoring and management of the DHN and which shall demonstrate that:
 - 1. the network is designed and operates in accordance with the relevant best practice guidance, and to include the method of connecting the phased development to the DHN;
 - 2. the DHN shall be connected to practical nodes in the area unless otherwise agreed in writing by the LPA;
 - 3. alternative methods in which the development's energy demands and emissions reductions will be met, if not by the proposed DHN, within 5 years of practical completion;
 - ii. implement the DHN plan as approved by the Council in writing at its own cost;
 - iii. design the DHN in such a way so as to futureproof the network for connection to other developments and decentralised energy networks , subject to feasibility and viability assessments, unless otherwise agreed in writing by the Council;
 - iv. ensure connection of Eastfields Estate to the DHN from the DHN Operational Date.

b. Zero Carbon Contribution:

- 1. the developer to achieve a 35% reduction on Building Regulation 2013 target emission rates and
- 2. to undertake further on-site reductions beyond the minimum 35% required on-site;
- 3. in the event that further on-site reductions are not achievable to undertake carbon reduction projects within the borough (including opportunities to undertake improvements in the Applicants existing affordable housing stock); or
- 4. pay a financial contribution to the Council.

Noise and air quality monitoring and mitigating: the developer to:

- i. monitor at its own costs the air quality and noise levels before, during and after construction of each phase of the development on and within the vicinity of the Eastfields Estate and to submit the results of such monitoring to the Council (within a timescale specified within the section

106 agreement) if the air quality and noise levels are exceeded at any stage to pay to the Council

- i. a financial contribution towards air quality mitigation measures to improve the air quality levels required during and for a specified period following completion of the construction of each phase of the proposed development and future air quality improvements within the borough; and
- ii. a financial contribution towards mitigation measures to reduce the noise levels as is required during and for a specified period following completion of the construction of each phase of the proposed development.

14. Re-provision of ball court/recreational facility:

The developer shall in respect of the ball court to be provided by the developer as part of the development;

- a. submit to the Council for its written approval:
 - i. prior to [Commencement of Phase ()] a Ball Court/Recreational Facility Specification and
 - ii. prior to First Occupation of the Residential Units the Ball Court/Recreational Facility Management and Maintenance Plan
 - iii. prior to [Commencement of Phase ()] submit to the Council for its written approval a Temporary Ball Court/Recreational Facility Specification and the Temporary Ball Court/Recreational Facility Management and Maintenance Plan;
- b. The existing ball court to be lost as a result of the development shall be:
 - i. replaced by either a ball court and/or recreational facility of equal or greater size prior to occupation of []% of the residential units.
 - ii. prior to the ball court being closed a temporary ball court or recreational facility of equal or greater size should be provided prior to the ball court being closed in order to ensure a ball court/recreational facility is provided at all times during construction.

and made available to the public and kept publically accessible.

15. Open Spaces: the developer shall a. submit to the Council for its written approval

i. prior to [Commencement of Development of each phase] the Open Space specifications for the delivery of the Open Spaces; and

ii) prior to first Occupation of any of the Residential Units the management and maintenance plan for the operation and future management and maintenance of the Open Spaces

such Open Spaces to include:

i. public realm areas on the Eastfields Estate

ii. the private courtyards

both of which may include children's play areas;

b. provide the Open Spaces in accordance with the approved specifications at relevant work phases;

c. manage and maintain the Open Spaces at its own cost and in accordance with the approved plan;

d. make available to the public and keep publically accessible the public realm areas.

Security provisions: provisions to secure the completion of the redevelopment of the Eastfields Estate, delivery of works in kind and the payment of contributions set out in the Section 106 Agreement.

Legal Fees: the developer to meet the Council's reasonable costs associated with drafting the Section 106 Agreement

Monitoring Fees: the developer to meet the Council's costs of monitoring the Section 106 Obligations.

29.0 Conclusion

29.1 The Development Plan supports the redevelopment of the site as part of the Merton's Estate Regeneration Project for the Eastfields Estate. The principle of development is therefore supported. The site is currently.

29.2 The proposal would represent a significant major regeneration for this part of Mitcham in particular and for the Borough as a whole. The report has highlighted a range of planning and housing benefits that would accrue from the development including financial and non-financial commitments as part of any s106 Agreement.

- 29.3 The proposal has been developed from masterplan stage to this current outline scheme over the past 4 years, which has resulted in substantial public consultations, including 'design panel review' and ongoing dialogue with planning officers. The proposals represent a form of development, which would be acceptable in access terms, using the existing means of vehicular access into and out of the site via Acacia Road, Mulholland Close and Clay Avenue. The proposal would also result in acceptable standards of layout and scale as identified in the officer's assessments which has been examined within the main body of the report. The proposal would also result in a net increase in employment floor space from the non-residential elements of the proposed scheme, as such this would be accordance with the Merton's SPP local plan Policy DM E3 titled 'Protection of Scattered Employment Sites'.
- 29.4 Officers have engaged with and considered carefully the representations from those likely to be affected by the proposals and, in partnership with the applicants, have sought to identify ways of addressing or mitigating such impacts to an acceptable level through the imposition of planning conditions.
- 29.5 Following Reserved Matters applications, it is considered that the scheme would provide the opportunity to develop this key growth area and secure high quality urban design that achieves additional housing. The scheme would make a positive contribution to the economic, social and environmental well-being of the area.
- 29.6 In view of Development Plan policies, guidance set in the NPPF (2012) and an assessment of other material considerations, officers are satisfied that the proposed scheme has met in principle the requirements for a development of this size and scale in relation to the planning issues considered under the main assessment section of this report. The scheme presented will deliver a high quality and improved environment which will meet the needs of future occupiers and bring about a number of benefits for the local community.
- 29.7 In that context, it is not considered that there are any material considerations that would warrant refusal of outline planning permission in this instance. The conditions that are recommended and the s106 obligations package that is set out would ensure that any adverse impacts of the scheme are mitigated against.
- 29.8 Taking into account the consistency of the scheme with the Development Plan and weighing this against all material planning considerations, the proposal is considered to be acceptable in planning terms.

RECOMMENDATION.

That the Planning Committee **GRANT** outline planning permission subject to conditions, referral to the Greater London Authority (under The Town and Country Planning (Mayor of London) Order 2008)) and the completion of a s106 Agreement to include the Heads of Terms as outlined in Section 28 of this committee report.

30. CONDITIONS

COMMENCEMENT

1. **Commencement.** The development shall commence not later than three years from the date of this permission or two years from the final approval of the last Reserved Matters application, whichever is the later.

REASON: In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).

APPROVAL OF RESERVED MATTERS

2. **Approval of the details shown below (the Reserved Matters)** of development for each phase of development shall be obtained in writing from the Local Planning Authority before any development in that phase is commenced:

- Access;
- Scale
- Layout;
- Appearance; and
- Landscaping.

3. **Reserved matters time limit** No Reserved Matters approval for the relevant phase of development shall be implemented more than 2 years from the date of the final approval of any Reserved Matters application for that phase, whichever is the later.

REASON: In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).

4. **List of approved drawings** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

001 REV A, 002 REV A, 003 REV A, 004 REV D, 005 REV E, 006 REV B, 007 REV C, 008 REV C, 009 REV D, 010 REV C, 011 REV C, 012 REV A, 013 REV B, 014 REV A, 015 REV A & 016 REV D.

REASON: Reason: For the avoidance of doubt and in the interests of proper planning.

PHASING

5. **Phasing strategy** Upon submission of the first Reserved Matters application, a Phasing Strategy setting out the delivery of the phases across the whole site shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy shall confirm the order and timing of delivery of each of the phases.

REASON: To ensure the scheme is delivered as proposed in accordance with Policies 3.5 and 7.3 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policies EP E1, EP E2, EP E3, EP E4 and EP E8 of the Adopted Estates Local Plan 2018.

6. Delivery of non residential floorspace Prior to commencement of each of the relevant phases of development hereby permitted, a plan linking the delivery of the quantum of non-residential floor space to the completion of the residential units within that relevant phase of development shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the appropriate minimum amount of non-residential floor space is provided as part of the development in order to maximise delivery of employment opportunities in line with Policy 2.17 of the London Plan (2016), Policy DM E3 of the SSP Local Plan, Policy CS12 of the Core Planning Strategy 2011 and Policy EP E4 of the Adopted Estates Local Plan 2018.

DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH PERMISSION

7. Reserved Matters applications should accord with the submitted Development Parameters (Plans and Schedule) and Design Code, or such updated / replacement Development Parameters (Plans and Schedule) and / or Design Code approved in writing by the Local Planning Authority.

REASON: In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).

PARTICULARS TO ACCOMPANY RESERVED MATTERS APPLICATIONS

8. Urban Design Strategy: Applications for approval of Reserved Matters for each relevant phase of development submitted pursuant to this permission relating to layout, scale, access, appearance and landscaping shall be accompanied by an Urban Design Report, which explains the approach to the design and how it takes into account the Design Code. This document should also include measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of that phase of development.

REASON: To ensure good design throughout the development in line with the principles set in the NPPF (2012), Policies 3.5 and 7.3 of the London Plan (2016), Policies DM D1, DM D2 & DM D4 of the SPP Local Plan 2014, Policies CS2 & CS14 of the Core Planning Strategy 2011 and Policies OEP.1, OPE.2 and EP E4 of the Adopted Estates Local Plan 2018.

9. Energy Strategy Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale and appearance shall be accompanied by an overarching Energy Strategy for all phases. For each subsequent relevant phase of development thereafter, an updated detailed Energy Strategy shall be submitted to the Local Planning Authority for approval prior to commencement of that relevant phase. The Energy Strategies shall explain:

- How the proposed design realises opportunities to include design and technology energy efficiency measures;
- The reduction in carbon emissions achieved through these building design and technology energy efficiency measures compared with the emissions permitted under Building Regulations prevailing at the time the application(s) for approval of Reserved Matters are submitted;
- The specification for any green and / or brown roofs;
- How energy shall be supplied to the buildings highlighting:
- How the buildings relate to any side-wide strategy for district heating incorporating co- or tri-generation from distributed combined heat and power; and
- Any other measures to incorporate renewables.
- Preparation of a Site Waste Management Plan to comply with Best Practice Standards. Confirm what measures will be implemented in the construction. The approved measures shall be fully implemented in accordance with the approved details prior to the first occupation of any of the residential units hereby approved. A statement of verification from a suitably qualified expert shall be provided to the Local Planning Authority and agreed in writing to confirm compliance with the provided details prior to occupation of any of the residential units hereby permitted.

REASON: To ensure the development contributes to climate change mitigation by meeting the highest standards of sustainable design and construction achieving an adequate reduction in carbon dioxide emissions from on-site renewable generation, in accordance with the principles set out in the Energy Statement and in accordance with Policies 5.1, 5.2, 5.3, 5.5, 5.7, 5.8, 5.9 and 5.11 of the London Plan (2016), Policies DM EP1 of the SPP Local Plan 2014, Policies CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

10. Ecology and biodiversity strategy Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping of the public realm shall be accompanied by a detailed **Ecology and Biodiversity** Strategy for approval by the Local Planning Authority prior to commencement of that relevant phase. The Ecology and Biodiversity Strategy shall explain:

- The incorporation of bird boxes, bat roosts and other wildlife features on buildings;
- The creation of wildlife habitats within the public realm, integrated into the detailed SUDS designs; and
- The management and arrangements for these features.

REASON: To ensure the development contributes to improving the ecology and biodiversity of the area in accordance with Policy 7.19 of the London Plan (2016), Policy DM O1 of the SPP Local Plan 2014, Policy CS13 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

11. Construction Environmental Management Plan Applications for approval of Reserved Matters submitted pursuant to this permission shall be accompanied by a

detailed Construction Environmental Management Plan. This document shall explain:

- The proposed Best Practice Measures to be implemented during construction to suppress dust and minimise noise and vibration associated with demolition / building works;
- A full detailed Noise and Vibration Assessment;
- The measures proposed to reduce and remove risks to the water environment and reduce flood risk during construction;
- A full Construction Logistics Plan, which demonstrates how the impact of construction vehicles would be minimised; and
- Details of proposed hours of work for construction activity.

REASON: To ensure the development contributes to climate change mitigation by meeting the highest standards of sustainable design and construction achieving an adequate reduction in carbon dioxide emissions from on-site renewable generation, in accordance with the principles set out in the Energy Statement and in accordance with Policy 7.15 of the London Plan (2016), Policies DM EP2 & DM EP3 of the SPP Local Plan 2014, Policies CS15 & CS16 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

12. housing accommodation schedule Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale and appearance for each relevant phase of development including if built out as a single phase (other than demolition, enabling and groundworks, shall be accompanied by a Housing Accommodation Schedule. For each subsequent relevant phase of development thereafter, a detailed Housing Accommodation Schedule shall be submitted to and approved in writing prior to commencement of that relevant phase. These documents shall explain and include:

- The type and mix of units proposed;
- Whether the units are to be provided as affordable and what tenure;
- The gross internal floor areas of each dwelling; and
- A cumulative position statement on the provision of housing.

REASON: To ensure the development provides an appropriate mix and quality of housing as well as providing an appropriate amount and mix of affordable housing having regard to the relevant viability assessment in accordance with the NPPF (2012), Policies 3.3, 3.4, 3.7, 3.8, 3.9, 3.11 and 3.12 of the London Plan (2016), Policies DM H2, DM H3 of the SPP Local Plan 2014, Policy CS8 of the Core Planning Strategy 2011 and Policy EP E4 of the Adopted Estates Local Plan 2018.

13. Daylight and sunlight assessment Applications for approval of Reserved Matters for each relevant phase of development including if built out as a single phase (other than demolition, enabling and groundworks submitted pursuant to this permission relating to layout and scale shall be accompanied by a detailed Daylight and Sunlight Assessment. This document shall explain:

a) The impact of the proposed development on daylight and sunlight to neighbouring properties;

b) The impact of the proposed development on daylight and sunlight to properties within the development itself; and

REASON: To ensure the development has an acceptable impact on neighbouring residents and future occupiers in terms of daylight and sunlight in line with the recommendations set out in the Daylight and Sunlight Report in accordance with Policy 7.7 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policy EP E1 of the Adopted Estates Local Plan 2018.

14. Surface water drainage strategy Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout and landscaping shall be accompanied by an overarching Surface Water Drainage Strategy for all phases. For each subsequent relevant phase of development thereafter, a detailed Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval prior to commencement of that relevant phase. These documents shall explain:

a) The proposed use of Sustainable Urban Drainage Systems (SUDS) to manage surface water run-off;

b) Surface water attenuation, storage and disposal works, including relevant calculations; and

c) Works for the disposal of sewage associated with the development.

REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk, in accordance with Policies 5.12 and 5.13 of the London Plan (2016), Policies DM F1, DM F2 of the SPP Local Plan 2014, Policy CS5 & CS16 of the Core Planning Strategy 2011 and Policy EP E1 of the Adopted Estates Local Plan 2018.

15. Accessibility strategy Applications for approval of Reserved Matters for each relevant phase of the development including if built out as a single phase (other than demolition, enabling and groundworks shall be submitted pursuant to this permission relating to layout and landscaping shall be accompanied by a detailed Accessibility Strategy for the relevant phase. This document shall explain:

a) How the proposed public realm areas, within each relevant phase, would be accessible to all, including details of finished site levels, surface gradients and lighting;

b) How each building would be accessible to all, including details of level access and internal accommodation arrangements and access to car parking; and

c) That 10% of the overall residential dwellings hereby permitted would meet Building Regulation M 4(3).

REASON: To ensure the development is accessible and inclusive to all in accordance with Policy 7.2 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policies EP E2, EP E3, EP E4 of the Adopted Estates Local Plan 2018.

16. Lighting Strategy Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, access, appearance and landscaping shall be accompanied by an overarching Lighting Strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers for all phases. For each subsequent relevant phase of development thereafter, an updated detailed Lighting Strategy shall be submitted to and approved in writing prior to commencement of that relevant phase. These documents shall explain:

- a) The lighting proposed for amenity spaces and external communal areas, including relevant justification; and
- b) The proposed external building lighting.

REASON: To ensure the development is adequately lit in order to minimise the risk and fear of crime, whilst ensuring that the proposed lighting would not unduly impact on local character, amenity or biodiversity in accordance with Policies 7.3 and 7.19 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011.

17. Refuse Strategy Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, access and landscaping shall be accompanied by an overarching Refuse Strategy for all phases including if built out as a single phase (other than demolition, enabling and groundworks). For each subsequent relevant phase of development thereafter, an updated detailed Refuse Strategy shall be submitted to and approved in writing prior to commencement of that relevant phase. These documents shall explain:

- a) The storage and disposal arrangements for refuse and waste associated with the residential and commercial elements of the proposed development, including vehicular access thereto;
- b) The storage and disposal arrangements for refuse and waste associated with proposed public realm areas, including vehicular access thereto;
- c) The hours of proposed waste collection; and
- d) A full waste management strategy with details of the location, size and the design of the residual waste and recycling container storage areas for each residential unit
- e) The operation and management of the Underground Refuse System (URS), including vehicular access thereto;

REASON: To ensure that adequate refuse storage and disposal facilities are provided, in the interests of local character and amenity in accordance with Policy

5.16 of the London Plan (2016), Policies DM D1, DM D2 of the SPP Local Plan 2014, Policy CS2 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

18. Noise and vibration mitigation strategy Applications for approval of Reserved Matters for each relevant phase of the development including if built out as a single phase (other than demolition, enabling and groundworks submitted pursuant to this permission relating to layout, scale and appearance shall be accompanied by a detailed Noise and Vibration Mitigation Strategy for the relevant phase. This document shall explain noise attenuation measures for the proposed uses, including noise barriers, specified glazing and ventilation and orientation / layout of buildings and amenity areas. Post completion Noise Assessments are to be submitted to and approved in writing by the Local Planning Authority prior to first occupation of that relevant building.

REASON: To ensure the new buildings in the development have adequate provision against noise and vibration from existing sources and within the development in accordance with Policy DM EP2 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

19. Sound insulation above non-residential units Applications for approval of Reserved Matters for each relevant phase of the development including if built out as a single phase (other than demolition, enabling and groundworks submitted pursuant to this permission relating to layout, scale and appearance shall be accompanied by a detailed Scheme of Sound Insulation for the relevant phase. This document is designed to prevent the transmission of excessive airborne noise between the proposed residential uses proposed immediately above commercial uses and shall be submitted to and approved in writing by the Local Planning Authority. The airborne sound insulation performance shall achieve as a minimum a 10dB increase in the minimum requirements of Approved Document E of the Building Regulations. The sound insulation shall be installed and maintained only in accordance with the details so approved.

REASON: To protect the living conditions and amenity of future / new residents of the proposed development from noise attributed to the associated commercial units below in accordance with Policy DM EP2 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

20. Arboricultural Impact Assessment Applications for approval of Reserved Matters submitted pursuant to this permission shall be accompanied by an overarching Arboricultural Impact Assessment for all phases. For each subsequent relevant phase of development thereafter, an updated detailed Arboriculture Impact Assessment shall be submitted to and approved in writing prior to commencement of that relevant phase. These documents shall explain how trees are to be retained, together with measures for their protection during the course of the development. If any trees are to be removed, lopped or topped, a full justification must be provided within the Arboriculture Report. This document shall also explain the total number of

trees to be removed, together with details of proposed replacement tree planting, to ensure an overall increase in the number of trees across the site.

REASON: To safeguard the character and appearance of the area and to enhance the appearance of the development, in accordance with Policy 7.5 of the London Plan (2016), Policy DM O2 of the SPP Local Plan 2014, Policy CS13 of the Core Planning Strategy 2011 and Policy EP E7 of the Adopted Estates Local Plan 2018.

21. Transport Strategy Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout and access shall be accompanied by a detailed Transport Strategy for the relevant phase. This document shall explain:

- a) A detailed Parking Management Strategy for that part of the development (including Car Club provision);
- b) Details of cycle parking provision for each of the proposed uses;
- c) Details of electric car charging points with 20% active and 20% passive provision;
- d) Details of pickup and drop off facilities for the school (in applications relating to the primary school only);
- e) Details of motorcycle and scooter parking;
- f) Details of pedestrian and cycle routes throughout that part of the scheme;
- g) Details of pedestrian and vehicle signage and way-finding within the development;
- h) Details of enforcement procedures for parking offences on un-adopted roads;
- i) A summary of how the approach relates to the original Transport Assessment; and
- j) A summary of how the proposed Strategy relates to the Travel Plan to be submitted under the s106 Agreement.

REASON: To ensure that adequate levels of parking are proposed, that sustainable means of transport are encouraged and to ensure that no unacceptable increase in traffic movements result, in line with the recommendations of the Transport Assessment and in accordance with Policies 6.3, 6.9 and 6.13 of the London Plan, Policies DM T1, DM T2 & DM D3 of the SPP Local Plan 2014, Policy CS18, CS19 & CS20 of the Core Planning Strategy 2011 and Policies EP E2 & EP E3 of the Adopted Estates Local Plan 2018.

22. Levels plans Applications for approval of Reserved Matters for each relevant phase of the development submitted pursuant to this permission shall be accompanied by a detailed Levels Plan for the relevant phase. This document shall explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and land contamination, in accordance with Policy 5.21 of the London Plan (2016), Policies DM D1 & DM D2 of the SPP Local Plan 2014, Policy CS2 & CS14 of the Core Planning Strategy 2011 and Policy EP E1 of the Adopted Estates Local Plan 2018.

LAND CONTAMINATION AND REMEDIATION

23. a) **A land contamination investigation and risk assessment**, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

b) Site Investigation for Contaminated Land

Subject to the site investigation for contaminated land, if necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c) Remediation

Any approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

e) **Verification**

Where required, the contamination shall be fully treated and completed wholly in accordance with the approved measures in the remediation strategy. A verification report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority before the development is occupied or brought into use in accordance with the approved Phasing Strategy.

REASON: In the interests of future health of occupiers of the development and to protect pollution of groundwater, in accordance with Policy 5.21 of the London Plan (2016), Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

24. Demolition and construction method statement No development shall take place until a detailed Demolition and Construction Method Statement has been submitted for each of the phases of the development, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development -the erection and maintenance of security hoarding including decorative - displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction.

REASON: In the interests of future health of occupiers of the development and to protect pollution of groundwater, in accordance with Policy 5.21 of the London Plan (2016), Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

ENERGY AND SUSTAINABILITY

25. Carbon reduction statement Prior to commencement of any superstructure works for any phase of the development, a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2013 Building Regulations, shall be submitted to and approved in writing by the Local Planning Authority. The report shall reference the measures set out in the Energy Statement accompanying the planning application, but shall explain what measures have been implemented in the construction of the development. The development and energy efficiency measures shall thereafter be retained.

REASON: In the interests of the sustainability and energy efficiency of the development and to meet the requirements of Policy 5.2 of the London Plan (2016), Policies DM EP1 & DM EP3 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

26. Non-residential floorspace carbon reduction The non-residential floor space hereby permitted shall be constructed to achieve not less than **BREEAM 'Very Good'** (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme). The non residential floorspace shall not be occupied until formal post-construction stage certification has been issued confirming that not less than 'Very Good' has been achieved and this certification has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of sustainability, energy efficiency and to provide a high quality development in accordance with Policy 5.2 of the London Plan (2016), Policies DM EP1 & DM EP3 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

27. Water conservation Prior to the commencement of the relevant phase of the development, a scheme detailing measures to reduce water use within the development, to meet a target water use of 105 litres or less per person, per day for residential dwellings only shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved scheme and thereafter retained.

REASON: To minimise the water use of the development, in accordance with Policy 5.15 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

28. Energy Centre Prior to commencement of the relevant phase of the development in which the energy centre is to be situated, details and verification to demonstrate that the energy centre flue will be at least 3m above any openable window or ventilation air inlets within the new residential development within a distance of 5 times the stack height shall be submitted to and approved in writing by the Local Planning Authority. The flue shall be implemented in accordance with the agreed details prior to the first occupation or first use of buildings of any phase of development and thereafter retained and managed accordingly.

REASON: To ensure the development is sustainable and to comply with Policies DM EP1 & DM EP3 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

29. Overheating strategy Prior to commencement of the relevant phase of the development hereby permitted, details for the provision of an Overheating Strategy for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development is sustainable and to comply with Policy 5.3 of the London Plan (2016), Policies DM EP1 & DM EP3 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

OPEN SPACE

30. Open Space Strategy Prior to the commencement of the relevant phase of the development hereby permitted, a detailed for the provision of open space within that phase shall be submitted to and approved in writing by the Local Planning Authority. The proposed open space, where it would not form part of the permanent areas of public realm, shall be accompanied by full details of the proposed approach to the landscaping, including planting plans, a schedule of plants, including plant sizes and proposed numbers, as well as details of hard landscape materials, boundary treatments, street furniture and play space associated with all ages with the public and private area. The development shall be carried out in accordance with the Open Space Strategy prior to first occupation of any part of that relevant phase of the development and thereafter retained and maintained.

REASON: To ensure adequate provision of open space within the development, in accordance with Policy 7.5 of the London Plan (2016), Policies DM O1, DM D1 & DM D2 of the SPP Local Plan 2014, Policies CS2, CS5, CS13 & CS14 of the Core Planning Strategy 2011 and Policy EP E5 of the Adopted Estates Local Plan 2018.

31. Public Realm management plan Prior to first occupation of any phase of the development hereby permitted, a Public Realm Management Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase of development. This document shall include:

- a.) Details of the contractual arrangement between the developer and the management company;
- b.) Details of a scheme for waste management in the public realm;
- c.) Details of proposals for landscape management in the public realm including long term objectives, responsibilities and maintenance schedules for all public realm areas; and
- d.) A Maintenance and Management Plan for the non-adopted drains and SUDs systems. The Public Realm Management Plan shall be implemented as approved.

REASON: To ensure that the public realm within the development is maintained to an adequate standard, to safeguard the character and appearance of the area and to enhance the appearance of the development, in accordance with Policy 7.5 of the London Plan (2016), Policies DM O1, DM D1 & DM D2 of the SPP Local Plan 2014, Policies CS2, CS5, CS13 & CS14 of the Core Planning Strategy 2011 and Policy EP E5 of the Adopted Estates Local Plan 2018.

32. Landscaping and planting scheme No development shall take place within each phase until full details of a landscaping and planting scheme relevant to each

phase has been submitted to and approved in writing by the LPA. The details shall include on a plan, full details of the size, species, quantities and location of the proposed plants. The approved works shall be carried out in the first available planting season following the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of the same approved specification, unless the LPA gives written consent to any variation.

REASON: To ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policy 7.5 of the London Plan (2016), Policies DM O1, DM D1 & DM D2 of the SPP Local Plan 2014, Policies CS2, CS5, CS13 & CS14 of the Core Planning Strategy 2011 and Policy EP E5 of the Adopted Estates Local Plan 2018.

AMENITY AND NOISE

33. Noise mitigation Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from any new plant/machinery associated with each separate commercial unit shall not exceed LA90-10dB at the boundary with the closest residential or noise sensitive property.

REASON: To ensure the future occupiers of the residential units in the development would not experience undue noise and disturbance from deliveries in accordance with Policy 7.15 of the London Plan (2016), Policies DM D2 & DM EP2 of the SPP Local Plan 2014, Policies CS14 & CS15 of the Core Planning Strategy 2011 and Policies EP E1 & EP E6 of the Adopted Estates Local Plan 2018.

34. Deliveries Deliveries to each of the non-residential units associated with the development shall not be undertaken outside of the hours of 07.30 hours until 21:00 hours Monday to Saturday, and 08:30 to 20:00 hours on Sunday and Public Holidays.

REASON: To ensure the future occupiers of the residential units in the development would not experience undue noise and disturbance from deliveries in accordance with Policy 7.15 of the London Plan (2016), Policies DM D2 & DM EP2 of the SPP Local Plan 2014, Policies CS14 & CS15 of the Core Planning Strategy 2011 and Policies EP E1 & EP E6 of the Adopted Estates Local Plan 2018.

35. Acoustics Due to the potential impact of the proposed commercial units on the residential development, a scheme for protecting residents from noise shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The scheme is to include acoustic data for the glazing system and ventilation system. The internal noise levels shall meet those within BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings as a minimum. The approved scheme shall be implemented in accordance with the agreed details.

REASON: To protect the living conditions of future residents on and around the application site in accordance with Policy 7.15 of the London Plan (2016), Policies DM D2, DM EP2, DM E1 & DM E3 of the SPP Local Plan 2014, Policies CS14 & CS15 of the Core Planning Strategy 2011 and Policies EP E1 & EP E6 of the Adopted Estates Local Plan 2018.

36. **Odour** Details of the measures to control odour from all mechanical systems serving an individual food premises shall be submitted and approved in writing to the local planning authority and implemented. The measures are subject to approval by the local authority. The system shall be designed so neighbouring premises are not affected by odour.

REASON: To protect the amenities of adjoining properties and the surrounding area, in order to comply with Policies DM D2, DM EP2, DM EP4, DM E1 & DM E3 of the SPP Local Plan 2014, Policies CS14 & CS15 of the Core Planning Strategy 2011 and Policies EP E1 & EP E6 of the Adopted Estates Local Plan 2018.

FLOOD RISK AND DRAINAGE

37. **In accordance with Flood Risk Assessment** The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) by Peter Brett Associates (ref: 32120/2012 Revision G dated Nov 2017). The flood risk and drainage mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future users, and ensure flood risk does not increase offsite in accordance with Merton's policies CS16, DM F1 and DMF2 and the London Plan policies 5.12, 5.13.

38. **Details of finished floor levels** Prior to commencement of the development hereby permitted by this planning permission, details shall be submitted to the approval of the local planning to demonstrate that finished floor levels for all residential units shall be assessed in detail and details regarding flood risk mitigation shall be submitted and approved by the Local Planning Authority. The mitigation strategy for each block shall follow this hierarchy and demonstrate that floor levels will be (i) raised above the corresponding surface water flood depth for the given block location (ii) set no lower 300mm above existing ground levels (iii) or include flood risk resistance or resilience measures up to the corresponding surface water flood depth. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future users in accordance with Merton's policies CS16, DM F1 and the London Plan policy 5.12.

39. Flood warning and evacuation plan The development hereby permitted shall not be occupied until such time as a Flood Warning and Evacuation plan and procedure is submitted to, implemented and agreed in writing to the satisfaction of the Local Planning Authority. The Flood Warning and Evacuation Plan shall be implemented in accordance with the Flood Risk Assessment produced by Peter Brett Associates (ref: 32120/2012 Revision G dated Nov 2017) and the procedures contained within the plan shall be reviewed annually for the lifetime of the development. Consultation of the plan shall take place with the Local Planning Authority and Emergency Services.

REASON: To reduce the risk of flooding to the proposed development and future users in accordance with Merton's CS16 and policy DM F1 and the London Plan policy 5.12.

40. Surface and foul water drainage strategy No development approved by this permission shall be commenced until a detailed scheme for the provision of an overarching surface and foul water drainage strategy for the whole site, and each phase, has been submitted to and approved in writing by the local planning authority and in consultation with Thames Water. The final detailed drainage scheme shall be designed at reserved matters stage in accordance with the outline details submitted in the MLM Drainage/SuDS Strategy (Document ref: BF/666828/AN Revision 11 dated 20th February 2018).

The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) to sewer at the agreed restricted rate in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay (the provision of attenuation volume is to be no less than 2560m³) and control the rate of surface water discharged from the entire site at a maximum rate of 165l/s for a 1:100 year return period plus 30% climate change. Appropriate measures must be taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

41. Ecology and demolition No demolition of buildings or removal of trees or shrubs shall take place in any phase of development hereby permitted until up to date bat and breeding bird surveys are submitted to and approved in writing by the Local Planning Authority for that phase of development. If evidence of bat or breeding birds are found prior to demolition, specific mitigation measures should be

included in any submission for the written approval of the Local Planning Authority. Development shall proceed in accordance with any approved mitigation measures.

REASON: To safeguard the ecology and biodiversity of the area, in accordance with Policy 7.19 of the London Plan (2016), Policies DM EP2 & DM EP3 of the SPP Local Plan 2014, Policies CS15 & CS16 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

PERMITTED DEVELOPMENT RESTRICTED

42. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development which would otherwise fall within Classes A, B, C, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out to the proposed houses without the prior written permission of the Local Planning Authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling and to safeguard the amenity of neighbouring residents in accordance with Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policies EP E1 & EP E8 of the Adopted Estates Local Plan 2018.

43. **Secured by Design** Prior to the commencement of the development hereby approved a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police SW Designing Out Crime Office, setting out how the principles and practices of the Secured by Design Scheme are to be incorporated. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

REASON: In the interest of creating safer, sustainable communities, in compliance with Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policies EP E1, EP E2, EP E3, EP E4 & EP E8 of the Adopted Estates Local Plan 2018.

44. **Archaeology** No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. B) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under Part A). C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation

approved under Part A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON: In the interests of archaeological protection in accordance with Policies DM D2 & DM D4 of the SPP Local Plan 2014, Policies CS2 & CS14 of the Core Planning Strategy 2011 and Policies EP E1 & EP E8 of the Adopted Estates Local Plan 2018.

45. Air quality assessment Prior to commencement of development, a detailed Air Quality Assessment Report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved by the Local Planning Authority. The development shall be at least '*Air Quality Neutral*' and an air quality neutral assessment for both buildings and transport shall be included in the report to demonstrate this.

REASON: To ensure that the amenities of occupiers and neighbouring amenities are protected from the poor air quality in the vicinity in accordance with Policy 7.14 of the London Plan (2016) and Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

46. Air pollution mitigation measures scheme Prior to commencement of development, a scheme for air pollution mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter

REASON: To ensure that the amenities of occupiers and neighbouring amenities are protected from the poor air quality in the vicinity in accordance with Policy 7.14 of the London Plan (2016) and Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

47. Control of dust and emissions during construction and demolition All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

REASON: To protect local air quality in accordance with Policy 7.14 of the London Plan (2016) and Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

48. Non-Road Mobile Machinery (NRMM) An inventory of all NRMM must be kept on-site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept onsite for inspection. Records should be kept on-site, which details proof of emission limits for all equipment. This documentation should be made available to Local Authority officers as required until completion of development.

REASON: To protect local air quality in accordance with Policy 7.14 of the London Plan (2016) and Policies DM EP2, DM EP3 & DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

49. Air Quality Demolition Management Plan (Prior to any works commencing on site, an Air Quality Demolition Management Plan (AQDMP) shall be submitted to and approved in writing by the Local Planning Authority. The AQDMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of dust and other air emissions resulting from the site preparation, demolition, and groundwork and construction phases of the development.

REASON: To protect local air quality in accordance with Policy 7.14 of the London Plan (2016) and Policies DM EP2, DM EP3 & DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

50. Combined Heat and Power Prior to occupation or use of the development the following details of the installed boiler/CHP shall be submitted to and approved in writing by the Local Planning Authority: NO_x mission rates in g/kWh for comparison against the ultra-low NO_x emission limits in the Borough's Air Quality Supplementary Planning Guidance Details of the servicing and maintenance of the boiler and any pollution control system.

REASON: To protect the future occupiers and neighbouring residents in accordance with Policy 7.14 of the London Plan (2016) and Policies DM EP2, DM EP3 & DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

51. Combined Heat and Power stack The proposed CHP plan must have a discharge stack, which is at least 3m above any openable windows or ventilation air inlets within a distance of 5Um. Details to demonstrate compliance with this condition must be submitted to the Local Planning Authority for approval prior to commencement of the relevant phase of the development.

REASON: To protect the future occupiers and neighbouring residents from exposure to pollutant emissions from the energy centre in accordance with Policies DM EP2, DM EP3 & DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP E6 of the Adopted Estates Local Plan 2018.

Informatives

1. To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre-planning application advice service.
2. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.
3. A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc., may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.
4. The application is subject to both the Mayoral and the Merton Council Community Infrastructure Levy unless an application for an exemption is made and approved.
5. If the intention is to complete tree work between the 1st March & the 31st July (inclusive) a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. Arborists should record such checks in their site specific Risk assessment. If active nests are found work should not take place until the young have fledged.
6. A due diligence check for bats and likely habitats (see attached link) must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. Arborists should carry out and record such checks in line with BS8596: 2015 surveying for bats in trees and woodland in their site specific risk assessment. If bats or potential roosting features are found work must not start until an appropriately licenced bat handler has been engaged.
7. The developer should consult with Thames Water with regard to whether any offsite reinforcement of the foul water drainage network is required. Copies of the correspondence should be provided for the Council records.
8. Surface Water Drainage: It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site

drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development We recommend that developers should: Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297401/s_cho0804bibr-e-e.pdf

Refer to the Environment Agency Guiding Principles for Land Contamination for the Type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.

<https://www.gov.uk/government/publications/managing-and-reducinglandcontamination>

Refer to our website at www.environment-agency.gov.uk for more information. We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination. E.g. British Standards when investigating potentially contaminated sites and groundwater, and references with these documents:

- BS5930:2015 Code of practice for site investigations;
- BS 10175:2011+A1:2013 Code of practice for investigation of potentially contaminated sites;
- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and End 5 installation of groundwater monitoring points;
- BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)
- Use MCERTS accredited methods for testing contaminated soils at the site. A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out.
- In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment.
- GP3 version 1.1 August 2013 provided further guidance on setting compliance points in DQRAs.

- Where groundwater has been impacted by contamination on site, the default compliance point for both Principal and Secondary aquifers is 50m. Following the DQRA, a Remediation Options Appraisal to determine the Remediation Strategy in accordance with CRL11. The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works. E.g. monthly monitoring before, during and for at least the first quarter after completion of ground works, and then quarterly for the remaining 9-month period.) 8. If approved it is the developer's responsibility to ensure all signage associated with the proposed development i.e. street nameplates, building names and door numbers are erected prior to occupation, as agreed with the Councils Street Naming/Numbering Officer.

9. In the event that asbestos containing materials (ACMs) are discovered, details of the contractors with their plan of work detailing the method of removal of ACMs in compliance with current legislation shall be submitted to the HSE.

10. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Click here](#) for full plans and documents related to this application.

Please note these web pages may be slow to load