

## Summary of the policy direction for Merton's Local Plan Stage 2a public consultation – autumn 2020

This documents summarise the policy direction that will be contained within Merton's Stage 2a public consultation in autumn 2020

The draft [Local Plan](#) (stage 2) comprises strategic and development management policies:

**Strategic policies** set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for example housing (including affordable housing), employment, retail and other commercial, infrastructure, waste management, water infrastructure flood risk management, community facilities (such as health, education), green infrastructure and planning measures to address climate change mitigation and adaptation.

**detailed policies** are detailed policies for specific areas, neighbourhoods or types of development covering a range of topics for example housing, climate change and design (table below provides a full list of topic areas covered in our draft Local Plan).

Evidence developed since consultation to inform the draft Local Plan includes:

**Completed in 2019** (available online via [www.merton.gov.uk/local-plan-research](http://www.merton.gov.uk/local-plan-research) )

- Merton's Strategic Housing Market Assessment 2019
- Merton's Playing Pitch Study 2019
- Merton's Indoor Sports Facility Study 2020
- Merton's Transport Strategy and Local Implementation Plan 2019
- Merton's Green Infrastructure, Biodiversity and Open Space Study 2020
- Local Plan viability (including affordable housing) 2020
- Merton's Strategic Flood Risk Assessment 2020
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**Underway – to be completed 2020/21**

- Borough Character Study (including assessment of mid-rise and tall buildings) – currently out for public consultation until end October 2020
- Housing delivery research – due to be completed October 2020
- Infrastructure Delivery Plan - annual requirement

The long-term impacts of Covid19 on the planning system in general and issues in Merton is currently unknown but is likely to be part of all future assessments

Policy Title	Summary of progress since Stage 2 consultation
Strategic Policy H4.1 Housing Choice	<ul style="list-style-type: none"> <li>• Completion of Merton’s Local Plan Housing Viability Study is imminent.</li> </ul> <p>Draft local plan policy requirements are:</p> <ul style="list-style-type: none"> <li>• 50% borough-wide strategic affordable housing target</li> <li>• 70% Low cost rent and 30% Intermediate</li> </ul> <p>Affordable housing site requirement 10 or more units):</p> <ul style="list-style-type: none"> <li>• 50% for public sector sites</li> <li>• 40% minimum all other sites</li> </ul> <p>Affordable housing site requirement (1 to 9 units):</p> <ul style="list-style-type: none"> <li>• Financial contribution for 20% affordable housing provision</li> </ul>
Strategic Policy H4.2 Housing Provision	<ul style="list-style-type: none"> <li>• Intend to Publish London Plan (Dec 2019) housing target is at an advanced stage with significant weighting</li> </ul> <p>Draft Local Plan housing target (2021 - 2036) sets out housing target of:</p> <ul style="list-style-type: none"> <li>• 918 homes per year</li> <li>• 13,770 additional homes in total</li> <li>• Inclusion of an updated housing trajectory (i.e. housing delivery plan)</li> <li>• New target envisaged to apply (for monitoring purposes) from financial year 2021/22 onwards</li> </ul>
Policy 4.3 Housing Mix	<ul style="list-style-type: none"> <li>• Setting out of a borough wide bed unit size mix requirement for all housing scheme proposals of: <ul style="list-style-type: none"> <li>33% = 1 bed</li> <li>33% = 2 bed</li> <li>34% = 3+ bed</li> </ul> </li> </ul>
Policy H4.4 Supported care housing for	<ul style="list-style-type: none"> <li>• Minor revisions made to improve clarity of policy justification in response to stage 2</li> </ul>

vulnerable people or secure residential institutions for people housed as part of the criminal justice system	consultation feedback.
Policy H4.5 Student housing, other housing with shared facilities and bedsits	<ul style="list-style-type: none"> <li>• Policy sets out the criteria for considering planning applications for shared accommodation</li> </ul>
Policy H4.6 Accommodation of Gypsies and Travellers	<ul style="list-style-type: none"> <li>• Policy sets out the criteria for establishing a traveller site</li> <li>• One legally established council owned site in the borough located on Brickfield Road, Wimbledon.</li> <li>• Further research work to update the needs identified in the 2013 Study and how this will be addressed over the new Local Plan period is required.</li> </ul>
Policy H4.7 Build to Rent	<ul style="list-style-type: none"> <li>• Policy sets out planning requirements for Build to Rent schemes</li> <li>• Minimum of 50-home threshold</li> <li>• Compliance with affordable housing provision requirements</li> <li>• Secured by covenant for 30 years minimum</li> <li>• 3-year minimum tenancies</li> <li>• Security and professional management provision</li> </ul>
Strategic Policy HW2.1 Health and wellbeing	The policy set out: Adopting dementia design approaches in proposals. Emphasising the importance of health and Working with partners to tackle health inequalities
Policy HW2.2 Delivering healthy places	<ul style="list-style-type: none"> <li>• Appropriate minor changes have been made.</li> <li>• Emphasising the importance of health and wellbeing considering COVID -19.</li> </ul>
Policy N3.1 Colliers Wood/ Surrounding area of Colliers Wood	<p>This policy clarifies that Colliers Wood is a district centre (like Mitcham and Morden)</p> <p>Linked to proposed new South Wimbledon local centre.</p> <p>Continue support for creation of distinct streets with businesses and services on ground floor and residential above.</p> <p>Ground floor and business uses will be able to be more flexible in accordance with government Use Class Order changes</p> <p>No significant change from Stage 2</p>

Policy N3.2 Mitcham Town Centre/ Surrounding area of Mitcham Town Centre	<p>Policy clarifies that Mitcham continues to be a District Centre (alongside Morden and Collier Wood)</p> <p>Continued support with local councillors to explore increase in footfall and investment in Mitcham town centre.</p> <p>Ground floor and business uses will be able to be more flexible in accordance with government's September 2020 Use Class Order changes</p>
Policy N3.3 Morden/ Morden Regeneration Zone/ The Wider Morden Town Centre Area	<p>Policy clarifies that Morden continues to be a District Centre (alongside Mitcham and Colliers Wood)</p> <p>Comprehensive regeneration within central Morden Regeneration Zone</p> <p>New public realm, retail offer and 2000 new homes.</p> <p>Incremental development in the neighbouring Wider Morden Town Centre Area</p>
Policy N3.4 Raynes Park Local Centre/ Surrounding area of Raynes Park Local Centre	<p>The policy continues to consider Raynes Park as a local centre (like Wimbledon Village, Arthur Road, North Mitcham)</p> <p>Local community groups helping with research on ensuring a balanced local housing mix while considering the demands for new homes.</p>
Policy N3.6 Wimbledon Town Centre/ Surrounding neighbourhoods of Wimbledon	<p>Wimbledon retaining Major centre status as current planning policy.</p> <p>Future Wimbledon Supplementary Planning Document has been consulted on twice and is recommended for adoption to the same Cabinet meeting and full council in November 2020</p>

	Ground floor and business uses will be able to be more flexible in accordance with government's September 2020 Use Class Order changes.
Policy N3.5 South Wimbledon	<p>A new policy to consider South Wimbledon as a Local Centre (i.e. like Wimbledon Village, North Mitcham, Arthur Road, Raynes Park etc) , already consulted on in 2019</p> <p>Boundary for new South Wimbledon Local Centre being amended following consultation responses -extending to the north.</p> <p>Cycle and walking connections linked in with High Path regeneration and Harris Wimbledon school. Both developments increasing bus capacity to the area.</p>
Policy N3.7 Wandle Valley	<p>Policy sets out the importance of the Wandle Valley as a strategic, biodiverse and accessible corridor through the borough.</p> <p>Policy has been strengthened to require development within 400m of the WVRP to enhance accessibility to the park.</p> <p>A review is underway on green infrastructure requirements on new development within 400m of the WVRP and the policy will be updated in line with the evidence base.</p>
Strategic Policy D5.1 Placemaking and design/	<p>Policy to create excellent places and provide strong urban design</p> <p>Stronger links made with other policies on sustainable design and flood risk management</p> <p>Borough character analysis will help implement policy by identifying where local character is strong or where it can be improved.</p>
Policy D5.2 Urban design and the public realm	As D5.1
Policy D5.3 Design considerations in all developments	Policy details design considerations in all developments – similar direction to 2019 consultation
Policy D5.4 Alterations and extensions to existing buildings	Policy details how alternations to existing buildings will be considered – similar direction to 2019 consultation
Policy D5.5 Managing heritage assets	Policy sets out how the council will consider heritage assets through the planning system
Policy D5.6 Advertisements	Policy sets out the council's position on advertisements where planning permission is required. Policy updated to clarify what is planning policy and what can be carried out under permitted

	advertising developments
Policy D5.7 Telecommunications	Updates required, including on 5G
Policy D5.8 Shop front design and signage	Policy updated to clarify what is planning policy and what can be carried out under permitted development for shopfronts
Policy D5.9 Dwelling Conversions	Queries raised at consultation to stop / severely restrict dwelling conversions
Policy D5.10 Basements and subterranean design	<p>Policy setting out how basements and subterranean design will be considered</p> <p>Strengthen the policy links to Sustainable Drainage (SUDS) Supplementary Planning Document (SPD) and the Basement and subterranean SPD.</p> <p>The policy is focussed on the design aspect of basement developments.</p>
Strategic Policy In6.1 Infrastructure	<p>Policy ensures necessary infrastructure will be provided to support growth in the borough. Information added on digital technology, utilities and emergency services.</p> <p>Policy is being reviewed in line with the new Use Class Order 2020 and relevant changes will be made.</p>
Policy In6.2 Social and community infrastructure	<p>Policy ensures necessary infrastructure will be provided to support growth in the borough. Updated information on education and health needs.</p> <p>Policy is being reviewed in line with the new Use Class Order 2020 and relevant changes will be made.</p>
Strategic policy W.6.3 Waste management	<p>Policy sets out Merton's strategic approach to dealing with planning applications for waste transfer and management sites, similar to Sutton, Croydon and</p> <p>Detailed planning policies to assess planning applications for waste management London Waste Plan published for comments from 4 September 2020 till 22 October 2020.</p> <p>Benedict Wharf site no longer safeguarded for waste management.</p> <p>No new waste management sites proposed in Merton.</p>
Strategic Policy T6.4 Supporting an inclusive and better-connected transport network	<p>Title changed. Stage 2 comments reviewed, and amendments incorporated.</p> <p>Policy reviewed to make more succinct. Reference to healthy streets approach and vision zero included within supporting text.</p>
Policy T6.5 Sustainable and active	Policy split into separate walking and cycling policies to reflect priority of delivering more active

travel	travel. Policy made more concise. Similar direction to
Policy T6.6 Transport impacts of development	Stage 2 comments reviewed, and amendments incorporated. Further review of the policy is progress in the context on Climate change and London Plan modification/comments. Outlines construction logistic approach. Introduces MTS (Mayor s Transport Strategy) priority areas.
Policy T6.7 Car parking and servicing	Policy amended to make more concise, better clarify on servicing, delivery requirements, disable parking and refuse requirements. Approach reviewed in respect to Secretary of State response to London Plan, particularly parking standards. Electric vehicle charging infrastructure requirements broadened.
Policy T6.8 Transport infrastructure	Policy amended to reference CR2 and other strategic transport projects, include reference to non-safeguard sites. Reference to Sutton Link and High Path Estate incorporated.
Policy Ec7.1 Economic Development	<p>Policy sets out council's approach to economic development</p> <p>Update to respond to consultation responses, Declaration of Climate Emergency, circular economy demands</p> <p>Policy updated to demonstrate how some business uses will be able to be more flexible in accordance with government's September 2020 Use Class Order changes.</p>
Policy Ec 7.2 Employment areas in Merton	<p>Policy updated to demonstrate how some business uses will be able to be more flexible in accordance with government's September 2020 Use Class Order changes.</p> <p>Public consultation revisions include reference to protection for existing businesses from new noise-sensitive neighbours ("agent of change" policy)</p>
Policy Ec 7.3 Offices in town centres	Policy updated to demonstrate how some business uses will be able to be more flexible in accordance with government's September 2020 Use Class Order changes.
Policy Ec7.4 Protection of scattered employment sites	Some consultation responses sought increased release for housing. Unlikely to be recommended as a blanket policy change as continued high demand / rental yields for local business space and lack of sites
Policy Ec7.5 Local employment opportunities	Policy continues current approach of seeking apprenticeships and other local employment opportunities for Merton residents from the construction and final use (where possible) of major development sites
Policy Tc7.6 Location and scale of	Policy updated to demonstrate how some business uses will be able to be more flexible in

development in Merton's town centres and neighbourhood parades	accordance with government's September 2020 Use Class Order changes
Policy Tc7.7 Protection of shopping facilities within designated shopping frontages	Policy updated to demonstrate how some business uses will be able to be more flexible in accordance with government's September 2020 Use Class Order changes
Policy Tc7.8 Development of town centre type uses outside town centres	Policy updated to demonstrate how some business uses will be able to be more flexible in accordance with government's September 2020 Use Class Order changes
Policy Tc7.9 Protecting corner/ local shops	Policy updated to demonstrate how some business uses will be able to be more flexible in accordance with government's September 2020 Use Class Order changes
Food and drink / leisure and entertainment uses Policy Tc7.10	Policy updated to demonstrate how some business uses will be able to be more flexible in accordance with government's September 2020 Use Class Order changes
Culture, arts and tourism development Policy Tc7.11	Limited comments received; tend to be specific to particular parts of the borough.
Strategic Policy O8.1 Open Space, Green Infrastructure and Nature Conservation	Policy protects and enhances open space, green infrastructure and areas of nature conservation in the borough. Incorporates recommendations from the Green Infrastructure, Biodiversity and Open Space Study (2020) and the emerging Climate Action Plan. Recommended policy designation map changes will form part of the next consultation.
Policy O8.2 Open Space and Green Infrastructure	As above in O8.1.
Policy O8.3 Biodiversity and nature conservation	As above in O8.1.
Policy O8.4 Protection of Trees	Policy protects trees and encourages replacement and planting of new trees in the borough.
Policy O8.5 Leisure, Sport and Recreation	Policy protects playing pitches in line with recommendations in the Playing Pitch Strategy (2019) and promotes opportunities for sport and recreation.
Policy O8.6 Urban Greening	New policy introduced with minimum urban greening requirements for major developments and encouraging urban greening on minor developments.
Strategic Policy F8.6 Managing flood risk from all sources of	Policy ensures that development is located away from areas considered to be at high risk of flooding, incorporating sustainable drainage wherever possible, ensuring the borough's green



flooding	<p>infrastructure network is maintained, which also contributes to ensuring that biodiversity can adapt to a changing climate, as well as protecting our water resources and water quality.</p> <p>Sets out the council commitment to working with our partners for example the Environment Agency, Thames Water and neighbouring borough in mitigating flood risk.</p>
Policy F8.7 How to manage flood risk	<p>Policy ensures that development is located away from areas considered to be at high risk of flooding, incorporating sustainable drainage wherever possible</p> <ul style="list-style-type: none"> <li>• A stronger link to supporting documents for example <a href="#">Basement Supplementary Planning Document</a> (SPD) and soon to be adopted Sustainable Drainage SPD.</li> <li>• Guides development to areas of lower risk by applying the 'Sequential Test' as set out in national policy guidance, and where necessary, the 'Exception Test' will be applied. States that unacceptable developments and land uses will be refused in line with national policy and guidance, the Council's Strategic Flood Risk Assessment (SFRA).</li> </ul> <p>We currently carrying out a new Strategic Flood Risk Assessment (SFRA) in partnership with the Environment Agency and Wandsworth Council. The SFRA will inform all flood risk management and basement policies in the Local Plan. The SFRA is expected to be completed by autumn 2020.</p>
Policy F8.8 Sustainable drainage systems (SUDS)	<p>The policy ensures and sets out the Council will requirements for Sustainable Drainage Systems (SUDS) in all development proposals.</p> <ul style="list-style-type: none"> <li>• greater signposting to Basement SPD and the <a href="#">Sustainable Drainage SPD</a> which provide technical guidance.</li> </ul>
Policy P.8.9 Improving air quality and minimising pollution Air Quality/ Noise and vibration/ Light pollution/ Odours and fume control/ Land contamination/ Managing pollution from construction and demolition.	<p>The policy aims to:</p> <ul style="list-style-type: none"> <li>• reduce or mitigate environmental impacts and pollution levels (such as air, noise, light, odour, fumes water and soil) and encourage improvements in air quality, particularly during construction and areas that already exceed acceptable air quality standards.</li> </ul>
Strategic Policy CC8.10 Promoting sustainable design to mitigate and	<p>This Strategic Policy sets out the overall aims of Merton's climate change policies and the case for going beyond Building Regulations and the emerging London Plan. The climate change</p>

adapt to climate change	policies have been updated to reflect the standards required to deliver Merton's ambition of being net zero carbon by 2050, in line with Merton's emerging Climate Strategy and Action Plan, whilst minimising Merton's future retrofit burden.
Policy CC8.11 Minimising greenhouse gas emissions	This policy aims to drive further carbon savings on site, by: <ul style="list-style-type: none"> <li>• Extending the Mayor's zero carbon target to all minor new build residential development of one or more units and all non-residential development of 500sqm GIA.</li> <li>• Increasing Merton's minimum on-site carbon reduction targets; and</li> <li>• Introducing a new approach to carbon offsetting.</li> </ul>
Policy CC8.12 Minimising energy use	This policy aims to minimise energy use and carbon emissions through energy efficiency improvements and drive a fabric first approach, by: <ul style="list-style-type: none"> <li>• Applying the Mayor's energy efficiency targets to all development (major and minor).</li> <li>• Introducing fabric energy efficiency standards which will gradually increase over the next five years.</li> <li>• Introducing Energy Use Intensity targets which will be enforced from 2025; and</li> <li>• Requiring increased disclosure of anticipated energy demand and post-occupancy monitoring.</li> </ul>
Policy CC8.13 Low carbon energy	This policy aims to drive the decarbonisation of heat and maximise renewable energy generation in the borough, by: <ul style="list-style-type: none"> <li>• Requiring developers to use efficient low carbon heat and to maximise renewable energy generation on site; and</li> <li>• Banning gas boilers in new build development from January 2023.</li> </ul>
Policy CC8.14 Minimising waste and promoting a circular economy	This policy aims to minimise waste and embodied carbon, and promote a circular economy, by: <ul style="list-style-type: none"> <li>• Requiring all developments to be designed to minimise embodied carbon; and</li> <li>• Requiring all major developments and all proposals to demolish and rebuild to carry out a Whole-Life Cycle Carbon Assessment.</li> </ul>
Policy CC8.15 Sustainable design standards	This policy aims to drive higher sustainability standards, by: <ul style="list-style-type: none"> <li>• Requiring water use targets for residential developments; and</li> <li>• Requiring BREEAM (Building Research Establishment Environmental Assessment Method) 'Excellent' standards for conversions/ change of use resulting in the creation of one or more new dwellings, and all new build and change of use non-domestic</li> </ul>

	development of 500 sqm GIA or more.
Policy CC8.16 Adapting to a changing climate	This policy aims to ensure that development in Merton is adaptable to future climate change impacts (overheating and flooding). The policy wording has been tweaked slightly in line with the new London Plan, but no significant changes have been introduced.

Site allocations

Summary of policy requirements	Summary of progress since Stage 2 consultation
As part of producing a new Local Plan, we are required to identify specific sites for specific purposes, such as housing or employment development known as Site Allocations.	All sites are being reviewed with consideration to the new use class order.

## Local Plan vision and strategic objectives

Summary of policy requirements	Summary of progress since Stage 2 consultation
The Strategic Objectives apply to the whole of Merton and provide a framework for the Local Plan and are steppingstones to deliver the vision.	<p>Minor changes have been made to strengthen and/or link to other policy topics for example air quality, health and climate change.</p> <p>This will include reference to the new Merton Community Plan and the Declaration of Climate Emergency.</p>

## Policies Map

<b>Summary of Policies Map</b>	<b>Summary of progress since Stage 2 consultation</b>
The policies map shows site allocations and designations for example open space, town centre and transport proposals arising from policies in the Local Plan.	<p>Updating the Policies Map (as part of the Local Plan development).</p> <ul style="list-style-type: none"> <li>• New proposed site allocations</li> <li>• New Local Centre designation: South Wimbledon</li> <li>• Updating the Metropolitan Open Land, Open Space, Green Corridor and Sites of Importance for Nature Conservation designations following completion of Green Infrastructure, Biodiversity and Open Space Study.</li> <li>• Updating South London Waste Plan designations (linked to the emerging South London Waste Plan)</li> <li>• Exploring ways of displaying Local Plan maps interactively as part of the implementation of the new GIS (Geographic Information System) system -making the Policies Map more accessible to residents, developers and to officers.</li> </ul>

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