



Part of Merton's Local Plan
**Sites and Policies Plan
and Policies Maps**

09 July 2014

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Forward from Councillor

These are exciting times for Merton. Across the country, the economy has picked up and developers are starting to invest more in creating infrastructure, housing and business premises to meet growing demand. Merton is ideally placed to play a key role in both contributing to and benefiting from the opportunities this growth presents.

This part of south west London has many assets, including second-to-none transport links, beautiful open green spaces, heritage buildings, state-of-the-art new developments and a lively business sector. It is also home to the world famous Wimbledon Tennis Championships and the powerful SW19 brand that huge commercial value and is known across the globe.



The council's Future Merton team is passionate about making the most of Merton and its assets for the benefit of the place and the people who live and work here. As a business-friendly and visionary council, Merton is taking a strategic approach in developing this 10-year Sites and Policies Plan, to provide a sound basis for planning decisions up until 2024.

The council knows how important good planning decisions are for the residents who live in Merton. After all, these decisions impact on the appearance of the local environment and how people use it. At the same time, it is in the interest of all who live and work in Merton to attract new talent and new business to enhance the borough's resilience to external change, sustain a buoyant long-term economy and ensure a quality built environment for generations to come.

The Sites and Policies Plan looks to the next decade and provides a solid foundation to guide investment for developers. It is supported by the most up to date research including the 2011 Census and more than nine months of invaluable consultation with local communities, landowners, the Environment Agency and other organisations.

The plan is designed to help guide how the borough develops over time and promote consistency of vision that enables the council, as the local planning authority, to successfully and responsibly manage growth, while always ensuring the best interests of the borough, its residents and businesses.

Merton is rich in assets and the opportunities they inevitably create. It is a place ripe for sustained economic success, and the adoption of the Sites and Policies Plan by full council will mean, that for years to come, there will be a sound and consistent approach to ensuring a bright future for the borough and all who live and work here.

A handwritten signature in black ink that reads "Andrew Judge". The signature is written in a cursive, flowing style.

Councillor Andrew Judge

Cabinet Member for Environmental Sustainability and Regeneration

Introduction

Development in Merton is currently guided by planning policies in:

- The Mayor’s London Plan 2011
 - Merton’s Core Planning Strategy 2011
 - The South London Waste Plan 2012
 - Sites and Policies Plan (2014)
 - Policies Map (2014)
- } Merton’s Local Plan

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

The **National Planning Policy Framework 2012 (NPPF)** sets out government’s policy on planning matters in England and Wales. All local plans should be in conformity with national policy. Although the NPPF is not usually used to help assess detailed local planning applications, it can be used to inform planning decisions when the Local Plan is silent, out-of-date or there is any conflict between local or national policy.

The **Mayor’s London Plan 2011** containing planning policies that guide all London boroughs on issues for the benefit of the whole of London such as the number of new homes to be built in London, the size of town centres, and transport issues. All other planning documents have to be in general conformity with the Mayor’s London Plan. In January 2014 the Mayor published the **Further Alterations to the London Plan** for consultation, which is expected to be adopted in 2015.

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

- Colliers Wood / South Wimbledon: creating a new town centre at the heart of the Wandle Valley;
- Mitcham: promoting well designed new homes and local businesses;
- Morden: creating a more distinctive town centre with new apartments that complements the surrounding neighbourhoods;
- Raynes Park: supporting development in the local centre that provides for the needs of the local community and improves the local environment and street scene.
- Wandle Valley Regional Park: promotes thriving town centres and businesses at the heart of the Wandle Valley, addressing flood risk and linking green spaces.
- Wimbledon: making the most of the Wimbledon “brand” to promote Wimbledon as a world famous, well-connected business location with excellent cultural and leisure facilities.

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

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

- the detailed planning policies which guide planning applications for development in Merton, implementing the more strategic principles set out in Merton’s Core Planning Strategy 2011 and the London Plan 2011
- sites for allocation for new uses
- maps which illustrate where certain planning policies apply in Merton, for example town centre boundaries, nature reserves, neighbourhood shopping parades. This is known as the **Policies Map**.

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

Producing Merton's Sites and Policies Plan – consultation stages

Stage 1 – “call for sites” (July-September 2011)

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

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

Stage 2 – “Planning ahead: draft Sites and Policies Plan and Policies Map – preferred options” (January-April 2012)

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

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

Stage 2a - “additional sites and policies and Policies Map: preferred options continued” (June-July 2012)

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

Stage 3 - “Draft Sites and Policies Plan and draft Policies Map (January – February 2013)

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

Stage 4 – “publishing the Sites and Policies Plan and Policies Map (July-August 2013)

In July 2013, Merton Council resolved to submit Merton's Sites and Policies Plan to the Secretary of State for examination by an independent planning inspector. This consultation gave people and organisations the opportunity to send their comments on the Plan to the inspector for him to consider at the independent examination. The Plan was submitted to the Secretary of State on 02 October 2013, who appointed Mr R. Yuille MSc DipTP MRTPI to conduct the examination

Examination, including public hearings held between 21 and 29 January 2014

As part of the examination of the Plan, the inspector chaired four days of public hearings between 21-29 January 2014. During the hearings, eleven Main Modifications were proposed to ensure that the Plan was “sound”.

Adoption – 9th July 2014

The Sites and Policies Plan and Policies Map replace Merton’s Unitary Development Plan (UDP) 2003. The land designations are illustrated on a large map, known as the Policies Map, which replaces Merton’s adopted Proposals Map 2003.

Presumption in favour of sustainable development

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

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

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

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

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

Ensuring equality

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

Environmental assessment

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

Part I

Detailed planning policies

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1. Centres, retail and other town centre type uses. Policies DM R1 – DM R7

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

Link to Merton's Core Planning Strategy policies: CS 7 Centres; CS 1 Colliers Wood and South Wimbledon sub-area; CS 2 Mitcham sub-area; CS 3 Morden sub-area; CS 4 Raynes Park sub-area and CS 6 Wimbledon sub-area.

Policy aim

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

Policy

In accordance with Merton's Core Planning Strategy Policy CS 7, the council will support new development in Merton's town centres and neighbourhood parades commensurate with their scale and function, providing it respects or improves the character and local environment of the area by:

- a) Supporting proposals:
 - i. In Wimbledon, Mitcham, Morden and Colliers Wood (upon designation as a District Centre) for development that provides a range of unit sizes, including small (floorspace generally below 280sqm), large (floorspace generally between 280 sqm and 1,000 sqm) and major town centre type uses (generally floorspace over 1,000 sqm).
 - ii. In the designated local centres of Arthur Road, Motspur Park, North Mitcham and Raynes Park for development up to 1,000 sqm per unit of floorspace for town centre type uses. The council will resist major increases (above 1,000 sqm) in town centre type use floorspace in local centres unless it contributes to the council's regeneration objectives.
 - iii. that do not amalgamate existing ground floor shopping frontages in Wimbledon Village local centre so as to result in a large unit (with a floorspace of 280sqm or more).
- b) Maintaining neighbourhood parades, as designated on the Policies Map 2013, to provide convenience shopping and other services within walking distance of local residents. Large increases in commercial floorspace in neighbourhood parades will be resisted.
- c) Maintaining and enhancing the range of unit sizes available in Merton's town centres, by resisting the amalgamation of existing units in Wimbledon and Colliers Wood unless it contributes to the council's regeneration objectives.

SA/ SEA implications

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

Justification

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

Merton's Major and District town centres

- 1.7. Wimbledon is Merton's major centre and is the principal shopping destination in the borough. Attractive to residents, tourists, businesses and their staff, Wimbledon has a large variety of shops, services, cafes, restaurants, cinemas, theatres and offices. By capitalising on the Wimbledon 'brand', the council hopes to further enhance the character and vibrancy of the area to create a sense of place and ensure that there is continual activity throughout the day and at the weekend for residents, workers and visitors whilst protecting its heritage assets.
- 1.8. As district centres, Mitcham and Morden provide shops, services, cafes/ restaurants and local businesses to meet the everyday needs of the local community. Mitcham has a unique cultural identity and character (village feel) and supports a daily street market which operates in the main shopping area of Mitcham. Merton's Civic Centre and local businesses generally serving day-to-day needs' are located in Morden. Morden sees high footfall passing through the centre, connecting between the buses, underground, car parking and nearby train and tram when people commute to and from work. In contrast, Colliers Wood attracts multiple high street retailers. In terms of the scale and type of shops, Colliers Wood's retail offer is on a par with many major centres in London and Merton's Core Planning Strategy sets out the council's policy to seek its designation as a District Centre in the London Plan.

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

Local centres

- 1.10. As detailed in Merton's Core Planning Strategy 2011, Arthur Road, Motspur Park, North Mitcham, Raynes Park and Wimbledon Village are designated as local centres. Except for Wimbledon Village, these local centres provide shops and services to meet the everyday needs of the local community and are places for small and local business. These local centres serve small catchments and are within walking distance of local residents.
- 1.11. Wimbledon Village has more of a niche/specialist role and a unique character. To retain and reinforce its character and offer, it is considered that the amalgamation of existing ground floor unit frontages facing Wimbledon High Street, Church Road and Ridgway that would result in a large unit (with a gross floorspace of 280 sqm or more) would be inappropriate, having regard to the existing scale and character of the area. Merton's Annual Shopping Survey shows that the average ground floor unit size of existing town centre type uses in Wimbledon Village is less than 100sqm gross floorspace, thus the amalgamation of existing units that would result in a ground floorspace over 280 sqm would be quite large for this area. While amalgamation of unit frontages would be inappropriate, use of upper floors within the same frontage or use of the rear of the premises may be acceptable to deliver town centre type uses above 280sqm.
- 1.12. Local centres complement Merton's main town centres. As detailed in Merton's Core Planning Strategy, local centres support development that provides local services and enhances the area's character. Development that provides a major increase (over 1,000 sqm) of town centre type uses will not be supported in the local centres of Arthur Road, Motspur Park, North Mitcham and Raynes Park unless it contributes to the council's regeneration objectives.

Neighbourhood parades

- 1.13. To meet the day-to-day needs of local communities and to reduce the need to travel, essential local shops such as small supermarkets, pharmacies and post offices should be retained within 5 minutes' walk (400 metres) of residential areas.
- 1.14. Neighbourhood parades, located throughout the borough, have been designated to ensure that residents and workers continue to have access to a range of important local shops available for their day- to-day needs, which are easily accessible to people without a car or with restricted mobility.
- 1.15. Neighbourhood parades complement the local shopping facilities provided in Merton's town and local centres and ensure that local convenience shopping facilities are within 5 minutes' walk (400 metres) of residential areas in Merton. Neighbourhood parades which are designated on Merton's Policies Map 2014 are detailed in Table 1.1.

Small units

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

Delivery and monitoring

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

DM R2 Development of town centre type uses outside town centres

Link to Merton's Core Planning Strategy policies: CS 7 Centres; CS 1 Colliers Wood and South Wimbledon sub-area; CS 2 Mitcham sub-area; CS 3 Morden sub-area; CS 4 Raynes Park sub-area and CS 6 Wimbledon sub-area.

Policy aim

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

Policy

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

- a) The proposal satisfies the policy approach set out in Core Planning Strategy Policy CS7: Centres, including proposed changes to the type of goods sold or type of activity unless the proposal complies with Policy DM R2 (c). This policy may also apply to new development or extensions that are greater than 280 sqm gross floorspace.
- b) The scope of the sequential test and impact assessment submitted is proportionate to the scale of the development proposed and satisfies the council's requirements.
- c) Local convenience development outside town centres meets all of the following criteria:
 - i. The proposal will be a replacement for an existing convenience shop; or,
 - ii. The proposal will meet local needs in an area identified as deficient in local convenience shopping (including convenience retail activity in petrol stations); and
 - iii. The overall floorspace of the local convenience shop (including petrol stations) would not exceed 280 sqm net retail floorspace.
- d) Vitality and viability of Merton's existing town centres are not harmed. Planning conditions may be imposed on applications, to ensure that proposals do not have an adverse impact on the vitality and viability of existing town centres. Such conditions may:
 - i. Prevent the amalgamation of small units to create large out-of-centre units;
 - ii. Limit internal development to specify the maximum amount of floorspace permitted; or,
 - iii. Control the type of goods sold or type of activity.

SA/ SEA implications

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

Justification

- 1.21. Merton's Core Planning Strategy policies CS1 (Sub-areas) to CS7 (Centres) adopts the "town centres first" approach by directing all town centre type uses towards town centres. Policy DM R2 will contribute towards delivering this by setting how proposals for town centre type uses outside of Merton's town centres will be considered.
- 1.22. National guidance and the London Plan support the "town centres first" approach: focusing growth of retail and leisure activities, businesses and other town centre type uses within town centres. This helps create an attractive destination, increasing footfall with advantages for both businesses and consumers and also creates a sense of place for Merton's residents. Also this reduces the need for residents, workers and tourists to travel to a variety of different places to access shops, services and activities.
- 1.23. As Merton is one of the smaller boroughs in London, proposals for new town centre type uses as defined in Merton's Core Planning Strategy, located at the edge-of-centre and out-of-centre, will need to demonstrate that the sequential approach has been appropriately applied. In line with national guidance for retail developments, edge-of-centre is defined as being within 300 metres from the Primary Shopping Area.
- 1.24. The Primary Shopping Area is where the council would expect to see a large concentration of convenience, comparison and service retail shops (A1 Use Class) to locate. The extent of the Primary Shopping Area is shown on Merton's Policies Map 2014. For all other town centre type uses, edge-of-centre is defined as being within 300 metres from the town centre boundary. For office development this includes locations outside the town centre but within 500 metres of a public transport interchange.
- 1.25. In accordance with Merton's Core Planning Strategy, impact assessments may be required for any retail proposals located edge-of-centre or out-of-centre where the net floor area exceeds 280 sqm. In accordance with the National Planning Policy Framework 2012 (NPPF), impact assessments will be required for leisure and office development above 2,500 sqm located outside town centres and not in accordance with the development plan.
- 1.26. Applicants are encouraged to contact the council at the early stages of the application process to discuss the scope of the sequential test and impact assessment required. Appendix F provides guidance as to what the council would expect to be included in a sequential test and an impact assessment.
- 1.27. For Merton's Retail Study and following the council's own research, an analysis was undertaken to identify areas in the borough that are beyond five minutes' walk (400 metres) of local shopping facilities.

Based on this approach, areas in the borough have been identified (see **Figure 1.1**) where there is a lack of local convenience facilities located within five minutes' walk (400 metres) of residential areas. In these areas, additional small scale convenience development will be supported. As detailed in Merton's Core Planning Strategy, small-scale local convenience facilities refer to developments less than 280 sqm net floorspace. These local convenience shops would complement the retail offer in Merton's town centres and neighbourhood parades to meet residents' day-to-day needs.

- 1.28. There is a decline in the number of petrol stations nationally and regionally, due to increasing competition between multiple and more independent retailers. Although the council seeks to

encourage more sustainable methods of travelling other than the private car, it is recognised that some residents in Merton rely on private vehicles as their preferred mode of transport.

- 1.29. Rather than residents in Merton travelling to neighbouring boroughs to access petrol stations, which is unsustainable overall, the council proposes to increase the retail convenience activity allowed in petrol stations from 100 sqm in Merton’s UDP to 280 sqm net floorspace. This measure provides landowners with more flexibility and will contribute towards increasing the financial viability of new and existing petrol stations. However, retail floorspace extensions above 280 sqm net will not be supported to ensure that such developments would not have an adverse impact on the retail vitality and viability of Merton’s designated town centres.

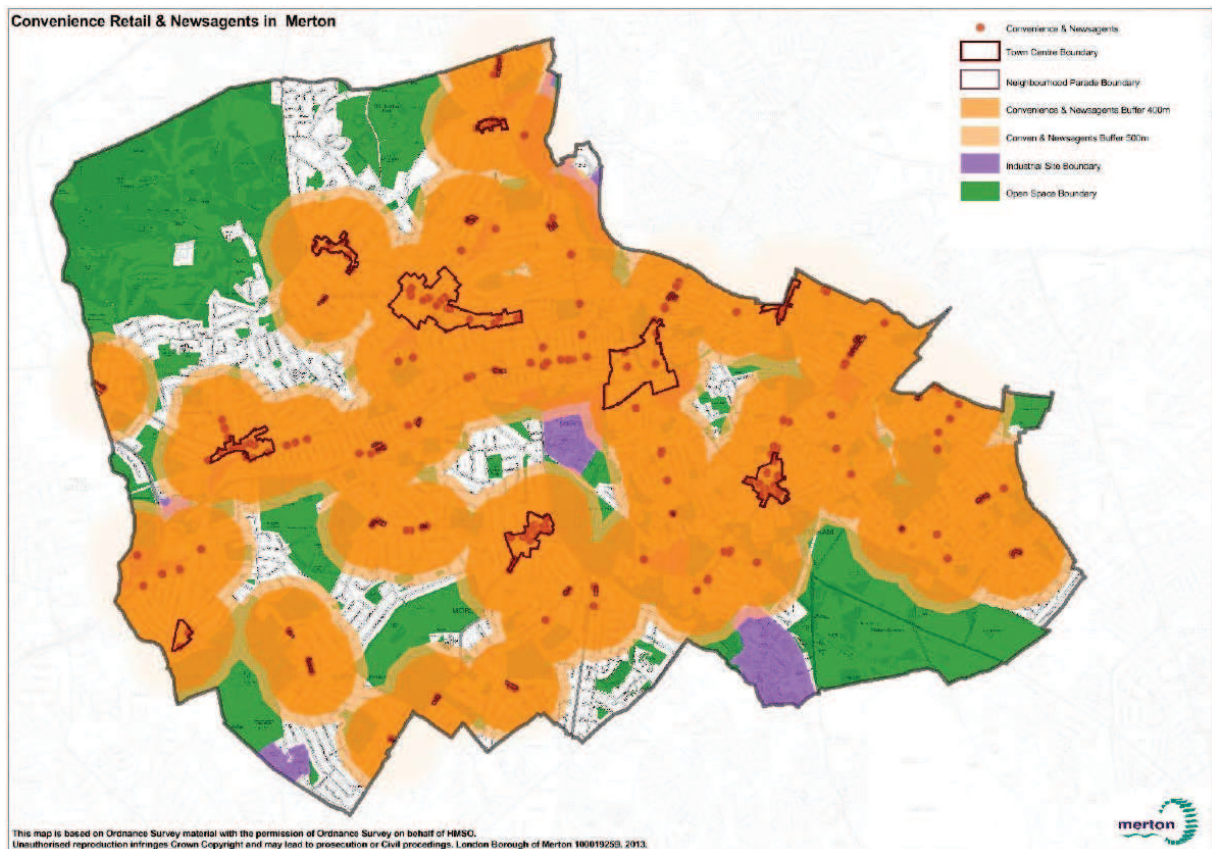


Figure 1.1 - Convenience retail in Merton

Delivery and monitoring

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

DM R3 Protecting corner/ local shops

Link to Merton's Core Planning Strategy policies: CS 7 Centres; CS 1 Colliers Wood and South Wimbledon sub-area; CS 2 Mitcham sub-area; CS 3 Morden sub-area; CS 4 Raynes Park sub-area and CS 6 Wimbledon sub-area.

Policy aim

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

Policy

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

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

SA/ SEA implications

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

Justification

- 1.33. Merton's Core Planning Strategy policies CS1 (Sub-areas) to CS7 (Centres) adopts the town centres first approach by directing all town centre type uses towards Merton's town centres. Policy DM R3 will contribute towards delivering this by setting out how proposals for the change of use of town centre type uses outside of Merton's town centres will be considered.
- 1.34. To support sustainable development, small convenience shops are encouraged to locate within 5 minutes walking distance (400 metres radius) of residential areas in Merton, to reduce the need to travel for day-to-day convenience items.
- 1.35. It may not be possible to retain retail use, especially if there is a lack of customer demand and/ or alternative facilities are available nearby.
- 1.36. In 2013, the General Permitted Development Order (GPDO) was changed for a period of two years to allow retail uses (A1 Use Class), financial and professional Uses (A2 Use Class), restaurant and cafes (A3 Use Class) and business (B1 uses) to temporarily occupy small units (under 150sqm of floorspace) that are currently operating as retail units (A use classes), employment premises (B1 use class), non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert to their original Use Class or seek planning permission to establish this change long-term. To note, there are exemptions to this policy.
- 1.37. Therefore, in instances where planning permission is required and where there are alternative convenience shops located within 400 metres and where proposals satisfy Policy DM R3 (a) and Policy DM R5, change of use of existing shops will be supported for a range of local services and businesses to help avoid long-term vacant premises and to help retain a mix of uses needed by the local community. This includes a wider range of retail (A1 Use Class), financial and professional services (A2 Use Class), cafes and restaurants (A3 Use Class), public houses (A4 Use Class), hot food takeaways (A5), local small business premises (B1 Use Class) and community and health uses (D1 Use Class).
- 1.38. Should there be a demand and growth for retail floorspace in the future, the GPDO currently allows cafes and restaurants and public houses to change into retail (A1 Use Class) without requiring planning permission. Though, local business premises (B1 Use Class) and community and health uses (D1 Use Class) cannot revert to retail (A1 Use Class) permanently without planning permission, they may still attract more people to Merton's high streets in turn making these high streets more vibrant and viable.
- 1.39. In situations where the council permits the change of use from uses detailed in policy DM R3(a) to residential uses, the proposal must satisfy policy DM R3(b), meet the policy requirements for residential conversions and meet the floorspace and amenity standards as set out in the London Plan, Merton's Core Planning Strategy and Design SPD when adopted.
- 1.40. In circumstances where there are no alternative convenience shops located within 5 minutes walking distance (400 metre radius), proposals for change of use from convenience shops (A1 Use Class) to those detailed in Policy DM R3 (a) will be permitted where it can be demonstrated to the council's satisfaction that as a result of full and proper marketing at reasonable prices for at least 12 months (1 year), that convenience retail uses are not viable.

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

Delivery and monitoring

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

DM R4 Protection of shopping facilities within designated shopping frontages

Link to Merton's Core Planning Strategy policies: CS 7 Centres; CS 1 Colliers Wood and South Wimbledon sub-area; CS 2 Mitcham sub-area; CS 3 Morden sub-area; CS 4 Raynes Park sub-area; CS 5 Wandle Valley sub-area and CS 6 Wimbledon sub-area.

Policy aim

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

Policy

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

Town Centres

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

Neighbourhood parades

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

All frontages in Merton's town centres and neighbourhood parades

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

SA/ SEA implications

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

Justification

- 1.44. Merton's Core Planning Strategy policies CS1 (Sub-areas) to CS7 (Centres) encourages a mix of town centre type uses to Merton's town centres which contributes to their vitality and viability. Policy DM R4 will contribute towards delivering this by setting out how proposals for town centre type uses in Merton's town centres will be considered.
- 1.45. In 2013, the General Permitted Development Order (GPDO) was changed for a period of two years to allow retail uses (A1 Use Class), financial and professional Uses (A2 Use Class), restaurant and cafes (A3 Use Class) and business (B1 uses) to temporarily occupy small units (under 150sqm of floorspace) that are currently operating as retail units (A use classes), employment premises (B1 use class), non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert to their original Use Class or seek planning permission to establish this change long-term. To note, there are exemptions to this policy.
- 1.46. In instances, where the GPDO temporarily permits business (B1 Use) on the ground floor in town centres or neighbourhood parades, the council would expect the proposal to comply with Policy DM R4 (g) and paragraph 1.67, having particular regards to the need to provide 'active frontages' in designated town centres and neighbourhood parades.

Primary shopping area – all town centres

- 1.47. The location of similar businesses, such as shops, cafes, restaurants, theatres and cinemas together makes town centres more attractive and sociable, increasing the footfall which helps

support businesses and helps to create an identity and a sense of place for the community. National guidance makes clear that local authorities should define the extent of the Primary Shopping Area and the town centre boundary. The Primary Shopping Area places retailing and social activity at the heart of the town centre and it consists of defined core and secondary shopping frontages. Other town centre activities including professional and financial services, cinemas and hot-food takeaways lead away from the primary shopping area. Merton's Policies Map (2013) details the extent of Merton's town centre boundaries and the designated core and secondary shopping frontages.

Wimbledon's central shopping frontage

- 1.48. In order for Wimbledon town centre to maintain its position as a major centre, it is necessary to continue to support and improve retail facilities in the centre. Supporting retail at the heart of the town centre, visible on arrival from the station helps to increase footfall and thus Wimbledon's attractiveness. Merton's Policies Map 2014 proposes Wimbledon's central shopping frontage, where proposals for retail uses (A1 Use Class), in particular comparison retail will be encouraged.

Core shopping frontage – all town centres

- 1.49. In the core shopping frontage retailing and social uses are strongly supported to encourage greater footfall and improve the viability of the town centre. It is important to maintain a full range of shopping facilities and social uses in these centres and ensure that they are close together in relatively convenient and compact core frontages.
- 1.50. Due to the increase in the non-retail store shopping such as on-line shopping and home shopping, it is expected in the future that town centres will no longer be retail-focused but instead will provide a social environment for residents, workers and visitors to meet and visit. Although our evidence shows that vacancies in Merton's town centres are lower than both the regional and national average, over the next 10 years the council wants to ensure that Merton's town centre premises remain occupied and the town centres continue to thrive. In order to ensure that Merton's town centres remain a focal point for social activity, providing services and facilities as well as employment to residents and attract visitors, the council propose that Merton's shop front designations are more flexible to deal with changes to the economy and shopping habits.
- 1.51. If a retail unit in the core shopping frontage is vacant and it can be demonstrated by full and proper marketing, to the council's satisfaction, of the site for A1 retail use for at least 12 months (1 year), the council will permit more social uses such as restaurants and cafes (A3 Use Class), public houses (A4 Use Class), cultural and community uses (D1 Use Class) and leisure and entertainment uses (D2 Use Class). These uses are considered more social uses as Merton's residents and workers can meet and enjoy activities with friends and family. These uses would also attract visitors to the area. The proposed use will need to have an active frontage. Proposals must be in line with Policy DM R5, DM R6 and DM C1.
- 1.52. Should there be a demand and growth for retail floorspace in the future, the General Permitted Development Order currently allows cafes and restaurants and public houses to change into retail use (A1 Use Class) without requiring planning permission. Though cultural and community uses (D1 Use Class) and leisure and entertainment (D2 Use Class) cannot revert to retail (A1 Use Class) without planning permission permanently, they allow more social uses in sustainable locations which in turn would attract more people to Merton's town centres. This increase in footfall would ensure that the vitality and viability of Merton's town centres are maintained.

- 1.53. Amusement centres (use identified as sui generis use), financial and professional services (A2 Use Class) and hot food takeaways (A5 Use Class) are not compatible with the main retail or social function of the town centres and thus are not considered appropriate uses in Wimbledon's central shopping frontage and core shopping frontages.
- 1.54. To ensure some retail premises are maintained in town centres, local research supports approximately 50% of units in the designated shopping frontage to remain in retail uses (A1 uses), taking into account unimplemented planning permissions for changes of use.
- 1.55. When considering proposals, the proportion of retail units relates to a proportion of units situated within designated core shopping frontages of the whole town centre and not to the individual designated shopping parades. A 'unit' refers to individual shops. The breakdown of unit numbers per frontage is detailed in Table 1.1.

Secondary shopping frontage – all town centres

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

Other frontages within town centres

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

Neighbourhood parades

- 1.61. Neighbourhood parades are identified to ensure that local shopping facilities are retained within walking distance of residents to meet their day-to-day needs.
- 1.62. To ensure that convenience shops are retained, local research supports a minimum of 30% of units in a designated neighbourhood parade to remain in retail use (A1 Use Class), taking into account unimplemented planning permissions for changes of use.
- 1.63. When a change of use from convenience, comparison and service retail use (A1 Use Class) is proposed, the new use must provide a local service, such as businesses (A2 and B1[a] Use Class),

restaurant and café (A3 Use Class), pub and wine bar (A4 Use Class), hot food takeaways (A5 Use Class) and health and community uses (D1 Use Class) which:

- supports the vitality of the parade;
- provides a window display; and,
- has no significant adverse effects on the amenities of residents, other businesses, road safety or traffic flows.

1.64. Proposals must be in line with Policy DM R5: Food and drink/ leisure and entertainment uses.

Vacancies in frontages in town centres

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

Active street frontages

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

Marketing

1.67. To demonstrate that full and proper marketing has been undertaken, the council requires the applicant to demonstrate that:

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

Delivery and monitoring

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

DM R5 Food and drink / leisure and entertainment uses

Link to Merton's Core Planning Strategy policies: CS 7 Centres; CS 1 Colliers Wood and South Wimbledon sub-area; CS 2 Mitcham sub-area; CS 3 Morden sub-area; CS 4 Raynes Park sub-area and CS 6 Wimbledon sub-area.

Policy aim

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

Policy

Food and drink/leisure and entertainment uses

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

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

Hot food takeaways

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

Protection of public houses

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

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

Protection of leisure and entertainment

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

SA/ SEA implications

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

Justification

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

Food and drink / leisure and entertainment uses

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

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

Hot food takeaways

- 1.79. Local research in Merton shows that there is a concern with impacts of the over concentration of hot food takeaways (A5 uses), particularly on Merton High Street, London Road (Mitcham) and Streatham Road. Planning permission will not be permitted for hot food takeaways (A5 uses) where there is an 'over-concentration'. Generally an 'over-concentration' of hot food takeaways (A5 uses) would be the development of more than three hot food takeaways in a shopping parade of 10 consecutive shops.
- 1.80. By helping to prevent the over concentration of hot food takeaways in Merton's high streets, this policy helps ensure that residents have access and choice between a wide range of retail services and facilities including access to healthier food options.
- 1.81. This policy is part of a holistic approach that Merton Council, together with other organisations, is taking to improve opportunities for healthy lifestyles and to tackle obesity issues in the borough. Other projects in Merton include the "healthier catering commitment" to help food outlets offer healthier options. National policy, such as 'Healthy Lives, Healthy People: Our Strategy for public health in England (2010 and 2011), PH42-Obesity: working with local communities (2012) and the NPPF strongly supports this approach.

- 1.82. When considering proposals for change of use to hot food takeaways, the first unit in each parade of shops (where possible) should be used as the starting point to ascertain if the proposal meets policy. A 'unit' refers to individual shops.

Protection of public houses

- 1.83. The national General Permitted Development Order (GPDO) currently allows public houses (A4 Use Class) to change to other uses including retail, professional and financial services, and restaurants without the need for planning permission.
- 1.84. In 2013, the General Permitted Development Order (GPDO) was changed for a period of two years to allow retail uses (A1 Use Class), financial and professional Uses (A2 Use Class), restaurant and cafes (A3 Use Class) and business (B1 uses) to temporarily occupy small units (under 150sqm of floorspace) that are currently operating as retail units (A use classes), employment premises (B1 use class), non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert to their original Use Class or seek planning permission to establish this change long-term. To note, there are exemptions to this policy.
- 1.85. In instances where planning permission is required, the council will resist the loss of public houses as they serve a community role (for example, by providing space for clubs, meetings or performances) unless:
- alternative provision is available nearby (within 800 metres); and,
 - it can be demonstrated to the council's satisfaction that the public house is no longer economically viable.
- 1.86. To demonstrate a public house is no longer economically viable, the applicants:
- Would need evidence to demonstrate that the public house as a business is no longer economically viable; and,
 - To demonstrate that full and proper marketing of the site at reasonable prices for a period of 30 months (2 ½ years) confirms the non-viability for these purposes.

Protection of leisure and entertainment facilities

- 1.87. Wimbledon town centre is identified as a 'night time economy cluster of regional/ sub- regional importance' in the London Plan. A cultural quarter has emerged to the east end of The Broadway, with two theatres¹, leisure, entertainment and community facilities and a selection of restaurants. Wimbledon town centre also has two cinemas, two health and fitness centres as well as wine bars and public houses. In addition to shopping and retail service offer and community facilities, these leisure and entertainment facilities makes Wimbledon vibrant and active throughout the day and evening therefore attracting residents, workers and visitors to the benefit of all businesses.
- 1.88. In terms of shopping floorspace, Colliers Wood competes directly with Wimbledon town centre by attracting many high street and multiple retailers. However Colliers Wood does not have the same range and choice of evening activities nor does it have the Wimbledon 'brand' which is internationally recognised. To ensure that Wimbledon remains vibrant despite competition from

¹ Theatres are Sui Generis Use and are dealt with in Policy DM R6.

other town centres, the council will seek to attract and retain leisure and entertainment facilities in Wimbledon town centre.

- 1.89. Merton's Retail Study also highlights that the quality of the evening economy is poor in Colliers Wood, Mitcham and Morden town centres. Therefore, the council aims to maintain existing leisure and entertainment facilities in these areas, where viable.
- 1.90. In instances where planning permission is required for proposals for change of use from leisure and entertainment uses to alternative town centre type uses in Merton's town centres, the council will require full and proper marketing of the property for its permitted use at reasonable prices for a period of 30 months (2½ years). However, for proposals outside of town centres, where proposals for change of use from leisure and entertainment to alternative uses except employment (within the B Use Class) and community and cultural uses (D1 uses), the council would require full and proper marketing of the property for its permitted use at reasonable prices for a period of 30 months (2½ years). Please refer to Policy R6: Culture, Arts and Tourism Development and Policy E3: Protection of Scattered Employment Sites.

Full and proper marketing

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

Delivery and monitoring

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

DM R6 Culture, arts and tourism development

Link to Merton's Core Planning Strategy policies: CS 7 Centres; CS 1 Colliers Wood and South Wimbledon sub-area; CS 2 Mitcham sub-area; CS 3 Morden sub-area; CS 4 Raynes Park sub-area; CS 6 Wimbledon sub-area; CS 13 Open space, nature conservation, leisure and culture.

Policy aim

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

Policy

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

- a) Supporting:
 - i. All proposals for cultural and tourism development which are likely to generate a large number of visitors in either:
 - Merton's town centres; or,
 - Other areas of the borough which have high levels of accessibility (PTAL level 4 or above) and are within close proximity to additional services for employees and visitors.
 - ii. Small (generally floorspace below 280 sqm) proposals for culture, arts and tourism development throughout the borough.
- b) Encouraging improvements or expansion to existing cultural, arts and tourism in Merton, where this complements Merton's strategic objectives for the areas in which they are located.
- c) Ensuring proposals for culture, arts and tourism developments are well designed, by requiring that:
 - i. The size and character of the site or building are suitable for the proposed use;
 - ii. The development will be compatible with the character and appearance of the area;
 - iii. The amenities of local residents and businesses will not be harmed by way of noise, disturbance, loss of light or privacy;
 - iv. There will be good access and links to modes of transport other than the private vehicle; and,
 - v. Vehicular access to and from the highway will be safe.
- d) Balancing the benefits of the submitted proposals opportunity to provide employment and other contributions to the local economy against the above criteria.
- e) Supporting proposals for the change of use from culture, arts and tourist accommodation to alternative uses only if it can be demonstrated to the council's satisfaction that full and proper marketing of the site at reasonable prices for a period of 30 months (2 ½ years) confirms the financial non- viability for these purposes, unless:

- i. Suitable replacement site for the culture and arts use which is of better standard and quality is provided locally; or,
 - ii. Where it can be demonstrated that the existing tourist accommodation is no longer viable and does not provide facilities for the local community.
- f) Subject to Policy DM E3, protecting, maintaining and encouraging the work-space needed to support creative and cultural industries across the borough.

SA/ SEA implications

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

Justification

- 1.94. Merton's Core Planning Strategy policies CS1 (Sub-areas) to CS7 (Centres) encourages a mix of town centre type uses to Merton's town centres. Policy DM R6 will contribute towards delivering this by setting out how proposals for new or the change of use from cultural, arts and tourism uses will be considered in Merton.
- 1.95. Culture, arts and tourism development creates economic and social benefits by attracting residents, business visitors and tourists. These uses provide employment and complement the retail and services, cafes, restaurants, public houses and leisure and entertainment facilities in Merton's town centres, contributing towards their overall vibrancy.
- 1.96. Merton's Core Planning Strategy includes arts, culture and tourism development in its definition of town centre type uses and also sets out policies for assessing proposals for these uses. Arts and cultural uses include theatres, museums, galleries and concert halls. For this policy, tourist accommodation includes hotels, hostels [sui generis], B&Bs and guesthouses and other tourist accommodation.
- 1.97. The scale of new culture, arts and tourism development must meet the requirements of Policy DM R1 *Location and scale of development in Merton's town centres and neighbourhood parades*.
- 1.98. As detailed in Policy DM R2: *Development of town centre type uses outside town centres*, to strike a balance between Merton's aspirations for economic growth whilst protecting the vitality and viability of Merton's designated town centres, proposals for new large culture, arts and tourist developments located edge-of-centre and out-of-centre, will be required to submit a sequential test.
- 1.99. Public Transport Accessibility Levels (PTAL) informs geographical area levels access to public transport. As detailed in Figure 26.1: Merton Public Transport Accessibility Levels (PTAL) of Merton's Core Planning Strategy, higher PTAL levels are concentrated around the town centres and transport interchanges of Wimbledon, Morden, Colliers Wood, Mitcham and Raynes Park. Areas to the south east and south west of the borough have the lowest accessibility levels. Figure

26.1: PTAL in Merton's Core Planning Strategy is based on information gathered at a point in time. Therefore, the council would encourage applicants to use the Transport for London (TfL) PTAL calculator to inform planning applications.

Arts and culture

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

Tourism

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

Protection of arts, culture and tourism

- 1.106. Existing arts, culture and tourist attractions and accommodation will be protected in order to maintain the benefits of arts, culture and tourism to the local community. This will benefit the community by providing jobs, attracting visitors, contributing to the overall economy and to local educational resources, and providing a variety of facilities for both residents, businesses, students and visitors.
- 1.107. From May 2013, the General Permitted Development Order was changed for a period of two years to allow shops (A1 Use Class), financial and professional services (A2 Use Class), restaurant

and cafes (A3 Use Class) and businesses (B1 uses) to temporarily open up in all small premises (under 150sqm of floorspace) currently operating within the A use class, B1 use class, non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert to their original use unless they apply for planning permission to make the change permanent. To note, there are exemptions to this policy.

- 1.108. In instances where planning permission is required, redevelopment or change of use from arts, culture and tourism development will be permitted only if the current use is proved to be unviable or unless it meets the policy exemptions detailed in policy DM R6(e) (i) and (ii) above.
- 1.109. To demonstrate that full and proper marketing has been undertaken, the council requires the applicant to demonstrate that:
- The site has been marketed for the time period detailed in policy unless otherwise agreed with the council;
 - All opportunities to re-let the site has been fully explored (including more flexible use of the space);
 - The site has been marketed using new (on the internet) and traditional marketing tools available; and,
 - The site has been marketed at a price which is considered reasonable (based on recent and similar deals or transactions).

Delivery and monitoring

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

DM R7 Markets

Link to Merton's Core Planning Strategy policies: CS 7 Centres; CS 1 Colliers Wood and South Wimbledon sub-area; CS 2 Mitcham sub-area; CS 3 Morden sub-area; CS 4 Raynes Park sub-area; CS 6 Wimbledon sub-area.

Policy aim

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

Policy

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

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

SA/ SEA implications

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

Justification

1.112. Merton's Core Planning Strategy Policies CS 1 (*Sub-areas*) to CS 7 (*Centres*) encourage a mix of town centre type uses to Merton's town centres which contributes to their vitality and viability. Policy DM R7 will contribute towards delivering this by supporting new or the expansion of existing markets.

1.113. The London Assembly and the GLA published reports on London's Street Markets in 2008, 2009 and 2010, emphasising the importance of markets and their contribution to social, economic and environmental goals. The report supported the expansion of street and farmers markets.

1.114. Merton has a number of markets operating on weekends (for example, the farmers market that operates in the Piazza in Wimbledon town centre) or operating throughout the week serving the needs of local residents, workers and visitors (for example, Merton Abbey Mills and, Mitcham town centre markets). As part of Merton's Retail Study, four of Merton's markets were assessed including:

- the street markets at Mitcham and Morden town centre;
- the sheltered market at Merton Abbey Mills, Colliers Wood; and

- Wimbledon Market, Plough Lane.

1.115. Overall, Merton's Retail Study concluded that there are low levels of occupancy in markets located throughout the borough. The study suggested that these markets could be improved by providing bins, planting, signage, marketing and supporting pedestrianisation of the street (where appropriate) on market day.

Delivery and monitoring

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

Table 1.1: Shopping areas and important shopping frontages

A: Wimbledon major centre

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

B: Town centres

Mitcham District centre

Primary shopping frontage	Units
205-223 London Road	10
1-11 Majestic Way	11
1-27 Upper Green East	12
1-8(cons) Langdale Parade, Upper Green East	8
225-249 London Road	12
2-16 Upper Green East	7
Secondary shopping frontages	
1-6 Fair Green Parade and 12-16 Upper Green West	5
9-17 Western Road	1
251-265 London Road	7
272-292 London Road	9
7-13 Fair Green Parade	7
29-51 Upper Green East	11
234-260 London Road	11
1-10 Upper Green West	9

Morden District centre

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

C: Local centres

Arthur Road

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

Raynes Park

Core shopping frontage	Units
4-82 Coombe Lane and 1A Amity Grove	32
2-16 Lambton Road	8
308-318 Worple Road	6
Secondary shopping frontages	
1-17 Station Buildings	5
207-211 Worple Road	3

Wimbledon Village

Core shopping frontage	Units
1-40 (cons) High Street	44
49-54 (cons) High Street	5
56-98 (cons) High Street	41
Secondary shopping frontages	
47-48 (cons) High Street	2
41-45 (cons) High Street	3
2-14 Church Road	7
1-43 Church Road	18

Motspur Park

Core shopping frontage	Units
320-336 West Barnes Lane	9
341-357 West Barnes Lane	8
Secondary shopping frontages	
338-354 West Barnes Lane	8
359-367 West Barnes Lane	5

North Mitcham

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

D. Neighbourhood parades

Parade Name	Units
Cannon Hill Lane and Martin Way; 135-151 Cannon Hill Lane and 244- 262 Martin Way (Cannon Hill Ward)	17
Central Road: 44a – 60 Central Road, Morden (St. Helier Ward)	8
Chestnut Grove and South Lodge Avenue; 158-174 Chestnut Grove, Pollards Hill and 10-32 South Lodge Avenue, Pollards Hill (Pollards Hill ward)	14
Church Road: 45-59 Church Road, Mitcham (Cricket Green)	3
Coombe Lane, West Wimbledon; 253 – 271 Coombe Lane, Raynes Park and 348-364 Coombe Lane, Raynes Park (Raynes Park and Village wards)	17
Durnsford Road: 373-421 Durnsford Road, SW19, north of Arthur Road town centre (Wimbledon Park ward)	23
Epsom Road: 41b-59 Epsom Road, Morden (St.Helier ward)	12
Grand Drive (north): 244A – 264A Grand Drive, Morden (Lower Morden ward)	9
Grand Drive: 300-372 Grand Drive, Lower Morden (Lower Morden ward)	14
Green Lane: 99-137a Green Lane, St. Helier (St. Helier ward)	18
Grove Road: 366-378 Grove Road, Mitcham (Longthornton ward)	7
Haydons Road: 284-296 Haydons Road and 319 – 335 Haydons Road, South Wimbledon (Wimbledon Park ward)	16
High Street: 29 -43 High Street and 46 – 72 High Street, Colliers Wood (Colliers Wood ward)	18
Kingston Road: 80-112 Kingston Road (Abbey ward)	14
Leopold Road; 1-27 Leopold Road and 2a – 32 Leopold Road, SW19 (Wimbledon Park and Hillside wards)	26
Manor Road and Northborough Road; 207-219 Manor Road and 291a – 207 Northborough Road, Pollards Hill, Mitcham (Longthornton ward)	17
Martin Way: 43-55 Martin Way, Morden (Cannon Hill ward)	7
The Rush: 1-12 (cons) Merton Park Parade (The Rush), near Wimbledon Chase (Merton Park ward)	12
Ridgway: 65-89 Ridgway, SW19, Wimbledon (Hillside ward)	11
St. Helier Avenue: 41-67 St.Helier Avenue (Ravensbury ward)	14
Streatham Road; 196 – 172B Streatham Road and 175 – 221 Streatham Road, Streatham (Graveney ward)	31
Tamworth Lane: 297- 301 Tamworth Lane Mitcham (Longthornton ward)	2
Tudor Drive: 11-27 Tudor Drive, Morden (Lower Morden ward)	7
Wimbledon Chase: 288 – 312 Kingston Road and 1A (Rothsey Avenue) – 353 Kingston Road, Wimbledon Chase (Merton Park ward)	20

2. Housing. Policies DM H1 – DM H5

Position statement - meeting government guidance on the accommodation needs of Gypsies, Travellers and Travelling Showpeople.

Links to Core Planning Strategy policy CS 10 *Accommodation for Gypsies and Travellers*

- 2.1. Government guidance (Planning Policy for Traveller sites, March 2012) states that councils must identify the accommodation needs and set targets for Gypsies, Travellers and Travelling Showpeople in their area over 5, 10 and 15 years in their Development Plan. This identification must include the five year supply of specific sites to meet this need and this supply must be updated annually.
- 2.2. In Merton there is one permanent authorised public caravan site, owned by the council and managed by Merton Priory Homes. The site at Brickfield Road/ Weir Road currently contains 15 pitches. There are also members of the Gypsy and Traveller community living in homes (bricks and mortar housing) throughout the borough.
- 2.3. Since 2011 as part of preparing the Sites and Policies Plan and in accordance with government guidance the council has undertaken substantial research to identify the accommodation needs of Gypsies and Travellers and Travelling Showpeople in Merton to inform and set a target for the Sites and Policies Plan.
- 2.4. The Gypsy and Traveller community is identified as 'hard to reach' in Merton's Statement of Community Involvement and is widely recognised as difficult to engage with. Therefore the council has used a wide variety of creative methods.
- 2.5. This evidence includes and is informed by:
 - Working jointly with neighbouring south London boroughs (Croydon, Richmond, Sutton, Wandsworth, Kingston and Lambeth) to agree on approaches for preparing the research to assess needs and identify sites, and to identify cross-borough travelling communities.
 - An organised and hosted all- day event in October 2011 dedicated to the Gypsy and Traveller community run by Ability Group, to encourage Gypsy and Traveller communities to engage in assessing accommodation and other needs.
 - Co-ordinated assessment of existing provision for Travelling Showpeople across the same neighbouring south London boroughs.
 - Engagement with the occupiers of each of the 15 caravan pitches on the Brickfield Road site to ascertain current and future accommodation needs and how these could be met.
 - Work with other stakeholders including Merton Priory Homes, the Traveller Education Service
 - Sourced quantitative evidence, including from the Census 2011 and planning records.
- 2.6. Assessment work on the requirement for transit pitches is also being undertaken currently by liaising with neighbouring south London boroughs.
- 2.7. From the results of Merton's research this has identified the requirement of an additional four publicly provided caravan pitches over the next 10 years (until 2024). The engagement work with Brickfield Road site residents has shown that five households would prefer or consider moving into bricks and mortar housing. In terms of re-let rates for the Brickfield Road site, Merton Priory Home records show 2 pitches had become available for re-let over the last 5 years and projecting

that forward would show an estimate of four pitches becoming available for re-let over the next ten years. In addition, further pitches would become available for re-let when the needs of the five existing households living on pitches on the Brickfield Road site residents have been met, by transferring them to bricks and mortar housing. As re-letting vacancies on the existing Gypsies and Travellers site at Brickfield Road currently presents itself as the most deliverable approach, when taking into account accommodation needs of Merton's other communities and in the timescales available to meet government guidance, the current recommended target for additional Gypsy and Traveller pitches for the first five years from 2014-2019 is zero.

- 2.8. Qualitative and quantitative evidence to assess the needs provision for Travelling Showpeople across neighbouring south London boroughs (Merton, Croydon, Richmond, Sutton, Wandsworth, Kingston and Lambeth) indicates that these boroughs meet the seasonal working needs of Travelling for the purposes of holding fairs, circuses or shows. It is considered that the current recommended target for Travelling Showpeople plots is zero for the first five years from 2014-2019.
- 2.9. The council also needs to consider the requirement for additional Gypsy and Traveller pitches and Travelling Showpeople plots within the wider context of meeting the housing needs of the whole community through making best use of available land. At present, there are more than 7,500 households on the council's Housing Register, of which over 3,000 have 'reasonable preference' under the Housing Act 1996 due to the high level of housing need. With limited supply of housing sites, the development of additional affordable housing is considered one of the key priorities in the council's Housing Strategy 2012-2015 to help meet the high level of housing needs for 'bricks and mortar' affordable homes amongst all residents, including members of the Gypsy and Traveller community.
- 2.10. Merton's Accommodation Needs Assessment of Gypsies and Travellers Research (Jan 2013) indicates that two respondents who are currently owner-occupiers of bricks and mortar accommodation, expressed a preference to live on pitches. An assessment of site proposals contained within the *Sites and Policies Plan* against the requirements of government guidance *Planning Policy for Traveller Sites* (March 2012) and Merton's Core Planning Strategy policy CS.10 *Accommodation for Gypsies and Travellers* indicated no deliverable or developable sites for pitches over the plan period. The council will work jointly with Merton Priory Homes in exploring reciprocal rental arrangements as an option that could be offered to effectively relocate these owner occupiers of bricks and mortar homes who have expressed a preference to live on-site. In return for which they will be requested to agree to let the vacated property under the Council's rent deposit scheme.
- 2.11. The council will continue to review Gypsies and Traveller accommodation needs in collaboration with stakeholders including, local Gypsies and Travellers communities, neighbouring boroughs and Registered Providers. This review will be on a five year rolling basis with the next Borough wide assessment taking place in 2016. Should this reveal a further requirement for pitches over and above that already identified the Council will consider reviewing the Plan to support this provision. Any proposals for new Gypsy and Traveller sites will be assessed against the criteria set out in Policy CS10 (*Accommodation for Gypsies and Travellers*) of Merton's Core Planning Strategy.
- 2.12. Further details on the research can be found on the Council's website at <http://www.merton.gov.uk/living/planning/planningpolicy/ldf/planningresearch.htm>

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

Links to Core Planning Strategy policy CS 8 Housing Choice

Policy aim

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

Policy

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

SA/ SEA implications

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

Justification

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

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

- 2.21. Generally, supported care housing will be located within easy access to shopping facilities and services in locations with good access to public transport, or with adequate on-site facilities, because of low car ownership and in some instances reduced mobility of the client group. This would be considered on a case-by-case basis having regard to a number of factors including the number of clients, staff and visitors and the likely mobility of the clients. Residential locations may be appropriate. Town or local centres may also provide suitable opportunities for provision, given the proximity of such locations to good public transport and local amenities, but this needs to be balanced against other relevant suitability factors e.g. noise.
- 2.22. Supported care housing will not be encouraged where the external environment is unsuitable. High quality design can help to provide design solutions (e.g ramps and levelled changes) that overcome topological issues and provide accommodation that is fit for purpose.
- 2.23. Supported care housing should incorporate designed security features that create a safe place to reside where opportunities for criminal behaviour are reduced. Design should take into account the principles contained in government guidance on 'Safer Places' and Secured by Design guidance.
- 2.24. Core Planning Strategy Policy CS 8 (Housing Choice) requires all new homes to be built to Lifetime Homes Standards. This ensures that all new residential accommodation is sufficiently flexible so that with minor modifications a dwelling can be made appropriate for persons with mobility or physical disabilities.
- 2.25. Housing sites that have a lower market value than those available for general market housing are rare. To help meet Merton's housing needs as identified in the London Plan, the council will resist development that would involve the net loss of residential floorspace.
- 2.26. Generally proposals for supported care housing will be expected to provide affordable housing in accordance with Core Planning Strategy Policy CS8, unless nominations for people in housing need with a reasonable preference on the council's waiting list, or people in housing need referred by one of the council's nomination panels for vulnerable people can be made available through the council.
- 2.27. Where self contained housing (e.g. sheltered housing categories 1, 2 and 2.5, and extra care housing) is proposed for occupants to buy, rent or lease we will seek affordable housing in accordance with Core Planning Strategy Policy CS 8. By contrast residential care institutions (usually in Use Class C2 / C2A) operate on a fee charging basis, with occupants not given a tenancy, and often moving in and out of these institutions depending on their care needs. Local authorities do refer people to care institutions, via adult social care services rather than from the Housing Register. As such it is unlikely that care institutions will be considered by the council in respect to Core Planning Strategy Policy CS8 concerning affordable housing provision. However the council will assess all proposals on a case by case basis.
- 2.28. Proposals must demonstrate that they cater for needs identified in a Local Housing Market Assessment or in an appropriate needs assessment such as that of a recognised public body. There is a recognition that the private sector also caters for those in housing need and that this role in

partnership with the council is continuing to grow as this sector responds to the falling levels of public expenditure.

Delivery and monitoring

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

DM H2 Housing mix

Links to Core Planning Strategy Policy CS 8 Housing Choice

Policy aim

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

Policy

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

SA/ SEA implications

- 2.30. The policy meets a number of sustainability objectives including those objectives concerned with social inclusion. The policy seeks to encourage mixed communities and social cohesion.

Justification

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

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

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

Delivery and monitoring

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

DM H3 Support for affordable housing

Links to Core Planning Strategy Policy CS 8 Housing Choice

Policy aim

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

Policy

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

SA / SEA implications

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

Justification

- 2.40. Social rented, affordable rented, intermediate and market housing are defined in the NPPF and London Plan Revised Early Minor Alterations policy 3.10 (June 2012).
- 2.41. As set out in the London Plan Revised Early Minor Alterations policy 3.10 (June 2012), affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges where applicable). The Mayor's Housing Supplementary Planning Guidance (Nov 2012) states that for investment purposes, the Mayor has agreed a strategic, London-wide average rent at 65% of market rent, taking into account the need to provide family-sized housing at lower proportion of market rents.
- 2.42. All affordable housing provided within the borough will be subject to nomination agreements with Merton's Partner Register Providers to ensure that they are occupied by persons nominated by the council.
- 2.43. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable provision.

Delivery and monitoring

- 2.44. The council will work with Registered Providers, developers and the Homes and Communities Agency in the delivery of affordable housing. This delivery will be monitored and kept under review as part of the Authorities Monitoring Report and may result in subsequent adjustments being made to it. Detail on the council's legal requirements in relation to the delivery of this policy will be set out in Merton's Planning Obligations SPD.

DM H4 Demolition and redevelopment of a single dwelling house

Links to Core Planning Strategy Policy CS 15 Climate Change

Policy aim

To promote sustainable development and make effective use of resources.

Policy

Any proposal seeking to demolish an existing, structurally-sound dwelling house to create a new dwelling house in its place will be required to demonstrate that they have exceeded the minimum sustainability requirements outlined in Merton's Core Planning Strategy 2011 Policy CS 15 through:

- (a) Limiting CO₂ emissions arising from the operation of the dwelling and its services in line with Code for Sustainable Homes Level 5;
- (b) Improving the fabric energy efficiency performance in line with Code for Sustainable Homes Level 5; and,
- (c) Making effective use of resources and materials in accordance with Merton's Core Planning Strategy Policy CS15 (part [a]).

SA/SEA implications

- 2.45. It is considered that there are no material social, environmental or economic benefits from the demolition of a structurally sound single dwelling and its replacement with another single dwelling. This policy meets a number of sustainability objectives including natural resources and climate change by helping to compensate for resources lost through demolition and rebuilding of single dwelling houses.

Justification

- 2.46. All proposals to demolish and redevelop a single dwelling house on issues outside of structurally instability are deemed to be an inefficient use of resources and materials and contrary to the principles outlined in Merton's Core Planning Strategy Policy CS 15.
- 2.47. Careful and considered use of natural resources, promoting sustainable construction and energy use are key considerations in securing a sustainable future for the London Borough of Merton. On this basis, demolition and redevelopment proposals of a single dwelling house are required to enhance the environmental performance of the new development beyond the minimum requirements in Merton's Core Planning Strategy Policy CS15. Actions to improve the energy performance of the design should be prioritised, in accordance with the energy hierarchy outlined in Core Planning Strategy Policy CS15 part b.
- 2.48. This policy will also apply in cases where a substantial amount, but not all, of the original single dwelling house is demolished and rebuilt as a single dwelling (for example, where the original façade is required to be retained). If the project is required to adhere to the part of building regulations relating to new build (as opposed to refurbishment), currently known as Building

Regulations Part L approved document A (*New Build*) then the council would expect this policy to be applied.

Delivery and Monitoring

- 2.49. The council will work together with developers and residents to achieve a minimisation in CO₂ emissions and promote sustainable design and construction in Merton. We will prepare a Sustainable Design and Construction SPD and accompanying guidance notes. The SPD will contain detailed analysis and guidance on implementation of higher standards of sustainable design and construction within Merton.
- 2.50. Performance against sustainable design and infrastructure aims will be monitored through planning applications and where applicable, Code for Sustainable Homes and BREEAM certificates and reports.

DM H5 Student housing, other housing with shared facilities and bedsits

Links to Core Planning Strategy Policy CS 8 Housing Choice

Policy aim

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

Policy

- a) The development of student housing ,other housing with shared facilities and bedsits is supported provided that the development:
- i. will not involve the loss of permanent housing;
 - ii. will not compromise capacity to meet the supply of land for additional self-contained homes;
 - iii. meets an identified local need;
 - iv. will not result in an overconcentration of similar uses detrimental to residential character and amenity;
 - v. complies with all relevant standards for that use; and,
 - vi. is fully integrated into the residential surroundings.
- Additionally with regards to student housing;
- vii. caters for recognised educational establishments within a reasonable travelling distance;
 - viii. provides purpose built dedicated floorspace that is managed for cultural or arts studios or activities;
 - ix. during term-time, it is available exclusively to students;
 - x. includes a range of layouts including those with shared facilities;
 - xi. is located in an area well served by public transport concerning the recognised higher educational establishment it serves;
 - xii. has an ownership or management arrangement secured by legal agreement in place with the recognised higher educational establishment it serves; and,
 - xiii. where requirements DM H5 from (vii) to (xii) inclusive cannot be demonstrated the proposal will be considered under Core Planning Strategy Policy CS 8 in respect of affordable housing provision.
- b) The council will resist development which results in the net loss of student housing and other housing with shared facilities and bedsits unless either it can be demonstrated that:
- i. there is a surplus of the existing accommodation in the area; or,
 - ii. the existing accommodation is incapable of meeting relevant standards for accommodation of this type.
- c) Where the council is satisfied that the development results in the net loss of student housing, other housing with shared facilities or bedsits, is justified, we will require that an equivalent amount of residential floorspace or permanent self contained housing in Use Class C3 to be provided and these proposals will be considered in respect to Core Planning Strategy Policy CS8.

SA/ SEA implications

- 2.51. This policy meets a number of sustainability objectives and ensures housing choice to meet the needs of Merton's diverse community.

Justification

- 2.52. This policy relates to student housing and housing with shared facilities and bedsits other than that to which Policy DM H1 applies (supported care housing for vulnerable people or people housed in secure residential institutions as part of the criminal justice system).
- 2.53. Statistics produced by the Higher Education Statistics Agency indicate that there were around 2.5 million students in higher education in the UK in the academic year 2010/11, 402,500 of which were in London. A recognised higher educational establishment generally refers to those funded by the Higher Education Funding Council for England (HEFC). Wimbledon College of Art, Wimbledon is located within Merton. Additionally there are several higher education establishments located wholly or partly within neighbouring south London boroughs which are Kingston University, Roehampton University, St George's Medical School and St Mary's University College Twickenham.
- 2.54. Student accommodation is both a local and strategic issue. The provision of student housing, other housing with shared facilities and bedsits can make a contribution to creating mixed and inclusive communities. However addressing these demands should not compromise the borough's capacity to meet the relatively more pressing need for conventional permanent self-contained homes, affordable homes and family homes.
- 2.55. Merton is currently meeting its share of London's general housing needs and can demonstrate a 5-year supply of deliverable housing sites. However Merton is characterised by small sites for delivering new homes, which limits the opportunities to actively promote housing delivery. Between 2000 and 2009 over 85% of planning applications for new homes were for less than 10 units. Over the next 5 years (2014-2019) there are only 30 new housing sites in Merton which will deliver more than 10 new homes each (out of a total of 360 housing sites in Merton's 5 year supply for that period). The need for more housing in the borough and the paucity of sites, particularly large sites, means that student housing further exacerbates the challenge in meeting housing targets for general needs housing.
- 2.56. Merton's Strategic Housing Market Assessment (2010) and Housing Strategy (2012-2015) demonstrate an overwhelming need to provide additional conventional housing. The Housing Strategy identifies that there are over 7,500 households on Merton's Housing Register, up from 6,350 in April 2011. It is considered that set within this challenging context, the requirement for student accommodation to cater for recognised educational establishments within Merton or neighbouring south London boroughs of Croydon, Lambeth, Kingston-upon Thames, Richmond, Sutton and Wandsworth strikes a suitable balance towards meeting the Mayor's strategic and local requirements for student housing, whilst minimising the compromise on Merton's capacity for conventional homes. It is also important that the provision of new student accommodation is located close to their places of study, as inadequate provision would result in students having to travel long distances to attend their place of study contrary to sustainable development principles.

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

Delivery and monitoring

- 2.63. The council will work with developers, Registered Providers and the Mayor of London to facilitate the provision of a choice of housing, including student housing, other housing with shared facilities and bedsits. Delivery will be monitored annually via the Authorities Monitoring Report.

The council will also work with and encourage developers to work with specialist organisations that rent and manage floorspace dedicated arts and cultural activities.

3. Support for infrastructure – community facilities and education. Policies DM C1 – DM C2

DM C1 Community facilities

[Link to Core Planning Strategy Policy CS 11 Infrastructure](#)

Policy aim

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

Policy

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

SA/ SEA implications

- 3.1. The policy meets a number of sustainability objectives including the objectives concerned with reduction of social exclusion and improvements to the community health and wellbeing. The policy ensures the protection and thereby resists the loss to existing community facilities. This policy approach facilitates the development of mixed and balanced communities.

Justification

- 3.2. This policy concerns all community facilities apart from schools, children's day care and other educational services relating to children and young people (aged 0-18), which needs to be assessed against Policy DM C2 *Education for children and young people*.
- 3.3. As stated in Merton's Core Planning Strategy policy CS 11 *Infrastructure*, community and social infrastructure covers a wide range of facilities from healthcare, children's play, services for the elderly and disabled, libraries and museums, public toilets and places of worship as defined in the London Plan. The council will require new development to ensure facilities are easily accessible, well connected and will resist the net loss of these facilities.

- 3.4. The design and siting of all community facilities will be expected to be in accordance with the design policies within this documents and particular regard should be had to the transport related policies.
- 3.5. The co-location of community services will improve the viability of facilities and ensure the provision of more integrated facilities that meet the needs of all sectors of the community.

Loss of community facilities

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

Health

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

Places of worship

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

Delivery and monitoring

- 3.10. As part of work for the Authorities Monitoring Report, the council will monitor planning decisions resulting in the net loss of community facilities and explore the reasons for the decisions.

DM C2 Education for children and young people

Link to Core Planning Strategy Policy CS 11 Infrastructure

Policy aim

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

Policy

Schools (≥5)

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

Children's Day Care Centres (0-4)

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

SA/ SEA implications

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

Justification

- 3.12. This policy should be applied to education and day care facilities catering for children and young people aged between 0 and 18.

- 3.13. The projected growth in demand for school places is set out in paragraphs 19.11 - 19.15 of Merton's Core Planning Strategy and part a. of Policy CS 11 *Infrastructure* states that new development will be required "to provide for any necessary infrastructure". The projected growth in demand for school places is closely monitored and updated annually.
- 3.14. The policy statement on 'Planning for Schools Development' issued by the Secretaries of State for Communities and Local Government and Education on 15 August 2011 advises local authorities that:
- There should be a presumption in favour of the development of state-funded schools, as expressed in the NPPF;
 - Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions;
 - Local authorities should make full use of their planning powers to support state-funded schools applications.
- 3.15. It should be noted that the Government's policy statement applies to both change-of-use and school extension applications, and that 'state-funded schools' include Academies, free schools and local authority maintained schools (community, foundation and voluntary aided and controlled schools).
- 3.16. Other education facilities such as those for adult training, need to be assessed by means of Policy DM C1 'Community facilities' and all other relevant plan policies.
- 3.17. Merton Council recognises the increasing pressure on state school places and plans for future population growth. However residential developments with a large number of units can generate a substantial increased need for state school places in one location within the borough, putting excessive and immediate pressure on state schools in that area to accommodate the increase in children and young people.
- 3.18. Where large development proposals are likely to generate a substantial increase in the need for additional school places, the proposals will be expected to incorporate an appropriately sited and sized area for the provision of a new school, or demonstrate why the site cannot accommodate a new school. A new small school would typically provide for 210 children and therefore proposals that are likely to result in an increased need for 63 school places (30%) or more, will be considered as having a 'substantial' increased need for school places.
- 3.19. Where it has been successfully demonstrated that the large development site cannot accommodate a new school, the developer should contribute to the purchase of an alternative site or by other means agreed with the council to mitigate the impact that the proposals will have on the demand for local school places.
- 3.20. The provision of a school on a proposal site will need to be in accordance with the statutory tests in Section 122 of the CIL Regulations 2010 (as amended).
- 3.21. In relation to historic school buildings, the council will support the upgrading of these buildings to meet modern standards for learning environments in line with Merton's Core Planning Strategy CS 7 Design, Policy DM D3 Managing heritage assets and specific English Heritage guidance.

Children’s day care facilities

- 3.22. Children’s day care facilities are required in every area. For example, early years state funded places for children aged 2-4 are frequently provided by the private, voluntary and independent sector in a range of facilities, from purpose built to the part-conversion of houses.
- 3.23. The accommodation standards of such facilities, including the external play area, are determined by other authorities. The planning system ensures that residential amenities are not adversely affected by the conversion of unsuitable houses or the over-concentration of children’s day care facilities in one area.
- 3.24. Planning records show that there has been a recent increase in applications for the part-conversion of houses to provide children’s day care facilities at ground level. It is expected that this growth is in response to the recent increase in the birth rate. Due to the lack of alternative uses that may be appropriate for such properties, and the council’s need to provide additional housing, it is reasonable to allow such properties to convert back to a family dwelling house on cessation of the children’s day care function in part of the property, provided that the loss of the children’s day care facility does not create or add to a shortfall in children’s day care provision within that area. Merton Council publishes an annual audit regarding the supply of children’s day care facilities provision per area.

Delivery and monitoring

- 3.25. English Heritage provides specific guidance to assist the upgrade of historic school buildings to meet modern standards, such as “Refurbishing historic school buildings” (2010) and “Practical considerations for the design and implementation of refurbishment projects of historic school buildings” (2011).
- 3.26. As part of work for the Authorities Monitoring Report, the council will monitor planning decisions resulting in the loss of school capacity (places) and children’s day care facilities, and explore the reasons for the decisions. Merton Council will also be publishing an annual audit regarding the demand and supply of primary and secondary school places, along with strategies to address the findings.

4. Employment Policies DM E1 - DM E4

DM E1 Employment areas in Merton

Link to Core Planning Strategy Policies CS 5 Wandle Valley Regional Park; CS 7 Centres and CS 12 Economic Development.

Policy aim

To ensure that there is an adequate supply of suitable sites and premises in locations that optimise opportunities and co-locational advantages for businesses and minimise negative effects on other users.

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

Policy

Proposals relating to employment sites will only be supported that:

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

SA/ SEA implications

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

Justification

- 4.2. Merton's Core Planning Strategy Policies CS 7 (centres) and Policy CS 12 (economic development) seeks to support new, maintain and protect existing employment land to optimise employment opportunities for Merton's residents. These policies also direct new employment opportunities to the most appropriate and sustainable locations. Policy DM E1 will contribute towards delivering these policies by setting out how proposals for employment will be considered.
- 4.3. As designated on Merton's Policies Map 2014, Merton's main employment areas are the designated town centres and designated industrial sites (both the Strategic Industrial Locations [SILs] and Locally Significant Industrial Sites [LSIS]).
- 4.4. Merton's town centres are highly suitable for office and business uses (B1[a] Use Class) and the designated industrial sites are appropriate for research and development (B1 [b] Use Class), light industrial (B1 [c] Use Class), manufacturing (B2 Use Class) and storage and distribution (B8 Use Class) uses. These locations are considered the most appropriate and sustainable for these uses as they:
- are highly accessible by different forms of transport;
 - allow for the expansion of business; and,
 - allow for similar businesses to locate together and for neighbouring uses to be compatible with each other.

Businesses and offices

- 4.5. The London Plan 2011 and Merton's Economic Development Strategy encourage speculative office development in Wimbledon town centre. Merton's Economic and Employment Land Study (2010) forecasts demand for offices, in particular for large and modern floorplate offices in Wimbledon town centre.
- 4.6. As Wimbledon town centre is tightly bound by residential areas, including some designated as conservation areas, the possibilities for growth in Wimbledon are for:
- development on allocated sites;
 - re-occupation of vacant units;
 - increasing density on existing sites; and,
 - expansion of Wimbledon town centre around Wimbledon station, including over the tracks.
- 4.7. The council will work with landowners to meet market demand for high quality, well designed large floorplate offices commensurate with Wimbledon's status as a major centre and to take advantage of the internationally recognised Wimbledon 'brand'.

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

Designated industrial sites

- 4.11. Merton and the other boroughs in south London are categorised as ‘restricted transfer of industrial land’ in the London Plan. This is due to the fairly high levels of demand, high occupancy and high rental values of properties and sites located within designated employment sites across South London. Merton’s Economic and Employment Land Study (2010) supports the protection of designated employment sites to operate in their continued use(s) and forecasted need for small modern industrial units up to 2026.
- 4.12. The council will support proposals for research and development (B1 [b] Use Class), light industrial (B1[c] Use Class), manufacturing (B2 Use Class) and storage and distribution (B8 Use Class) within the designated industrial areas.
- 4.13. Warehousing and storage or other employment activities that generate frequent vehicle movements to and from the site/premises (excluding retail warehousing or any type of retail activity), will be encouraged to locate within the main industrial areas that are adjacent to the Strategic Road Network and have good vehicular access to the site.
- 4.14. In designated industrial areas in Merton, higher density trip-generating developments such as offices (B1 [a] Use Class) can interfere with the operations of surrounding businesses through increased traffic congestion, parking and pedestrian movements. Planning permission will not be granted for the development of offices in the designated industrial areas unless these are ancillary to the principle use of the premises or site.
- 4.15. Proposals for new development or change of use should be compatible with the amenity of neighbouring occupiers of buildings. If proposals are likely to conflict with the successful operation of existing businesses nearby or detrimentally harm the amenities of occupants of neighbouring buildings, planning permission will not be granted. Mitigation measures through design conditions

or planning obligations may be sought to improve site access or minimise disruption to neighbouring businesses where necessary.

Delivery and monitoring

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

DM E2 Offices in town centres

Link to Core Planning Strategy Policies CS 7 Centres and CS 12 Economic Development.

Policy aim

To ensure that there is an adequate supply of suitable sites and premises in locations that optimise opportunities and co-locational advantages for offices and business and minimise negative effects on other users.

Policy

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

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

SA/ SEA implications

- 4.17. This policy meets a number of sustainability objectives including objectives concerned with employment. This policy helps to ensure that office employment in town centres is protected which in turn will help to improve employment opportunities in Merton and increase the ability of town centres to attract and accommodate a range of office-based business employment to the borough.

Justification

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

need and the council will encourage the redevelopment/ refurbishment of existing vacant offices to modernise the space for reoccupation.

- 4.22. In 2013 the General Permitted Development Order (GPDO) was changed for a period of two years to allow retail uses (A1 Use Class), financial and professional services (A2 Use Class), restaurant and cafes (A3 Use Class) and businesses (B1 uses) to temporarily occupy small units (under 150sqm of floorspace) that are currently operating as shops (A use classes), employment premises (B1 use class), non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert to their original Use Class or seek planning permission to establish this change long-term. To note, there are exemptions to this policy.
- 4.23. The GPDO has also been changed for a period of three years to allow office uses to permanently change to residential uses and to allow offices to change to state funded schools permanently; again there are exemptions to this policy.
- 4.24. In instances where planning permission is required, proposals for change of use from offices to other uses will be considered, where it can be demonstrated that there is no need for office uses. The applicant will need to demonstrate that:
- The site has been marketed for the time period detailed in policy unless otherwise agreed with the council;
 - All opportunities to re-let the site has been fully explored (including more flexible use of the space);
 - The site has been marketed using a variety of methods and marketing tools available that are likely to attract office occupiers; and,
 - The site has been marketed at a price which is considered reasonable (based on recent and similar deals or transactions).
- 4.25. Proposals for change of use from offices to alternative uses on the lower ground located in town centres should be dealt with under Policy DM R4: *Protection of shopping facilities within designated shopping frontages*. Also outside of town centres, change of use from offices to alternative uses should be in accordance with policy DM E3 Protection of scattered employment sites.

Delivery and monitoring

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

DM E3 Protection of scattered employment sites

Link to Core Planning Strategy Policy CS 12 Economic Development.

Policy aim

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

Policy

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

SA/ SEA implications

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

Justification:

- 4.28. Merton's Core Planning Strategy Policy CS 12 (Economic Development) seeks to support new, maintain and protect existing employment land in Merton to optimise employment opportunities for Merton's residents by supporting the development of employment uses to the most appropriate locations. Policy DM E3 aims to deliver these policies by setting out a detailed approach to the protection of employment land for which there is need.
- 4.29. In accordance with Merton's Core Planning Strategy Policy CS 12 Economic Development, businesses or community uses will be supported on scattered employment sites throughout Merton. Employment on scattered employment sites contributes towards Merton's existing and growing diverse economy.

- 4.30. Employment sites outside the designated town centres and designated employment areas detailed in the Policies Map 2014 are referred to as 'scattered employment sites'. For the purposes of this policy, 'employment' and business refers to premises or land that operates within the B1 (a), B1 (b), B1(c), B2 and B8 use class under the Town and Country Planning Use Classes Order (as amended). 'Community' uses refer to premises or land that operates within the D1 use class. In keeping with the spirit of the Core Planning Strategy objectives and Policy CS12 Economic Development, it is intended for Policy DM E3 to protect other uses located on scattered employment sites such as leisure and entertainment (D2 Use Class) and uses identified as sui generis uses where appropriate.
- 4.31. In 2013 the General Permitted Development Order (GPDO) was changed for a period of two years to allow retail uses (A1 Use Class), financial and professional Uses (A2 Use Class), restaurant and cafes (A3 Use Class) and business (B1 uses) to temporarily occupy small units (under 150sqm of floorspace) that are currently operating as retail units (A use classes), employment premises (B1 use class), non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert to their original Use Class or seek planning permission to establish this change long-term. To note, there are exemptions to this policy.
- 4.32. The GPDO has been changed for a period of three years to allow office uses to permanently change to residential uses and to allow offices to change to state funded schools permanently; again there are proposed exemptions to this policy.
- 4.33. In instances where planning permission is required for the change of use from offices to residential outside of town centres or designated employment sites, proposals are required to meet this policy.
- 4.34. There is constant pressure on scattered employment sites to be redeveloped for uses that will bring high value to the developer, especially housing. Throughout the years, Merton has completed a number of viability studies to support policies. These studies demonstrate that in Merton, residential uses have a significantly higher land value, followed by retail and other town centre type uses and then followed by other employment generating uses including industrial, warehousing and waste management. Therefore the 'hope value' that speculative developers can pay for such sites in the expectation of planning permission for housing displaces existing jobs as well as outbidding potential investors in premises for business and community uses.
- 4.35. Although a delicate balance needs to be struck between delivering new homes and business/ job growth, Merton's extensive housing evidence base suggests that Merton has enough capacity to meet and exceed its share of London's housing target.
- 4.36. Based on Merton's characteristic, a sustainable future for the borough relies on maximising opportunities for employment and local businesses, in some cases by prioritising business and jobs over high value alternative uses. Without this approach, Merton would not be able to support a diverse local economy and promote a commercially viable, thriving mix of employment, which increase jobs and services to local people. Scattered employment sites are valuable to local communities in providing services and local jobs whilst reducing the need to travel, helping create and maintain a robust local economy and achieving sustainable, mixed use communities.
- 4.37. However, where the employment use is not compatible with a residential environment because of noise, smell or other pollutants then the council will encourage redevelopment to community or other employment uses that do not harm the amenity of residential neighbours. The

appropriateness and lack of financial viability of the site for employment purposes have to be demonstrated before the loss of employment land will be permitted. Proposals for sui generis use on scattered employment sites, not least because by their nature, must be treated on their individual merits and considered on a site-by-site basis.

4.38. In these instances, the applicant would need to demonstrate, to the council's satisfaction, that they have undertaken full and proper marketing of the site at reasonable prices for employment or community uses for a period of 30 months (2 ½ years) as well as evidence to show that the site is no longer appropriate to accommodate employment or community uses.

4.39. To demonstrate that full and proper marketing has been undertaken to justify that the employment and community uses are no longer viable, the council requires the applicant to demonstrate that:

- The site has been marketed for employment and community uses for the time period detailed in policy unless otherwise agreed with the council;
- All opportunities to re-let the site has been fully explored (including more flexible use of the space);
- The site has been marketed using a variety of methods and marketing tools available that are likely to attract business or community occupiers; and,
- The site has been marketed at a price which is considered reasonable for employment or community uses (based on recent and similar deals or transactions).

4.40. If proposals do not meet the terms of this policy, the council may also seek measures to mitigate against the loss of employment or community use.

4.41. In circumstances where proposals for mixed use development are considered, proposals must be designed to ensure the future occupation and function of employment uses, upon completion. The premises/ sites retained for employment uses must:

- Be of an attractive size and character for occupation by employment and community uses and flexible to accommodate alternative uses;
- Be compatible with the character and appearance of the area;
- Be designed to accommodate the proposed use (and other uses);
- Not be harmed by way of noise, disturbance, loss of light or privacy;
- Allow adequate safe vehicle access to and from the highway, provide adequate car parking facilities (both cycling and car parking) and there should be links to modes of transport other than private vehicle; and,
- The site must be built out in full before proposals for change of use from employment to alternative uses will be considered by the council.

4.42. The council may require other measures to support the local economy. Such measures may include the applicant providing alternative sites for employment use and community uses for which there is need, (for instance 'land swaps') or providing equivalent employment in jobs or floorspace, as part of a mixed use scheme on-site.

Delivery and monitoring

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

- 4.44. If monitoring and research shows that the council are losing employment opportunities for which there is identified need in Merton, the council will set out measures required to improve employment opportunities in Merton.

DM E4 Local employment opportunities

Link to Core Planning Strategy Policy CS 12 Economic Development

Policy aim

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

Policy

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

SA/ SEA implications

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

Justification:

- 4.46. Merton's Core Planning Strategy Policy CS 12 (Economic Development) seeks to maximise employment, business and other economic development opportunities for Merton's residents. Policy DM E4 will contribute towards delivering these policies by encouraging major developments to contribute towards increasing employment opportunities in Merton.
- 4.47. Merton is a relatively affluent borough and overall Merton is one of the less deprived areas in the country. At the borough level rank in the Index of Multiple Deprivation (2010), Merton is ranked 208 out of 326 boroughs (where 1 is the most deprived and 326 the least deprived). Although taken as a whole, Merton's economy is doing well compared to neighbouring boroughs – there is a significant divide between the west and east of the borough in terms of economic activity, employment, qualifications, skills and income levels, and business and investment opportunities. This is detailed in Merton's Economic Development Strategy and the Local Economic Assessment (2010 and 2012 refresh) and Merton's Employment and Training Action Plan (2013 – 2014).
- 4.48. The west of the borough, particularly Wimbledon (the borough's main employment centre), is generally more affluent, with a higher proportion of the areas residents having higher level skills which enable them to get jobs locally, in neighbouring boroughs and in central London.
- 4.49. In contrast, the centre and east of the borough, contain pockets of deprivation - characterised by:
- Long-term unemployment;
 - Low education and skills levels particularly among the under-24s;
 - Lack of jobs and major employers; and,
 - Physical decline which does not encourage private sector investment.
- 4.50. Although employment has dropped across most of Merton's town centres, the current recession has been felt particularly in the east of the borough. Analysis of recent statistics, suggests that

whilst unemployment has risen in all wards across the borough, the unemployment rate has risen at a faster rate in the wards in the Mitcham area.

- 4.51. Reducing deprivation, sourcing local labour and reducing the need to travel is a fundamental part of creating sustainable communities.
- 4.52. To increase employment opportunities for Merton's residents, in 2012 the council signed up to the London Council's 'Employment Pledge'. This means that Merton has made a procurement pledge to create jobs and training opportunities through the council's own supply chain.
- 4.53. In addition to this, Merton and its partners who attend the Economic Wellbeing Group published its 'Employment and Training Action Plan for 2013 – 2014' which sets out a plan and co-ordinated interventions to reduce unemployment and to increase economic wellbeing such as increasing employment and demand take-up of apprenticeships throughout Merton.
- 4.54. The Mayor's London Plan requires strategic development to support local employment, skills and training. Strategic developments are those defined as the development of over 150 units for residential use and development over 15,000 sqm for commercial uses. However Merton is a small borough and it is highlighted in the Authorities Monitoring Report's throughout the years that Merton rarely sees development of this quantum and size.
- 4.55. Therefore to increase employment opportunities for Merton's residents and for new developments to benefit the whole community, this policy proposes that major schemes contribute towards increasing residents' employment opportunities and skills where viable.
- 4.56. For this policy major developments include proposals for:
 - i. Residential development comprising of 10 units or more;
 - ii. Commercial developments where the floor space is 1,000 square metres or more.
- 4.57. 'Other opportunities' includes applicants procuring local companies in the supply-chain and may include offering local residents apprenticeships or work experience to improve skills. Apprenticeships/ work experience opportunities would be particularly relevant for the larger major developments.
- 4.58. For applicants to demonstrate to the council that they have met this policy, applicants should advertise employment and business procurement opportunities including jobs, work experience and apprenticeships for residents.
- 4.59. As stated in paragraph 4.54 the council currently works in partnership with a number of agencies to secure places for apprenticeships and other employment opportunities throughout Merton. Appendix H provides guidance as to how each new major development could contribute to increasing employment opportunities in Merton. The purpose of this guidance is to ensure that the application of this policy is transparent, seamless and is not too onerous for the applicant.
- 4.60. For larger major schemes, planning conditions may be used to require the submission of a local employment strategy. This local employment strategy should outline measures to demonstrate that training and employment opportunities could be accessed by local people during the construction phase and resultant end-use of the scheme.

- 4.61. The council realises that it may not be feasible for all major schemes to meet this policy requirement particularly developments that are close to the thresholds detailed in paragraph 4.58. In circumstances where applicants, due to feasibility issues, find it difficult to meet this policy, this would need to be demonstrated to the council.

Delivery and monitoring

- 4.62. This will be delivered through the Employment Skills and Training Action Plan which aims to increase employment opportunities and the range of jobs for Merton's residents.

5. Natural Environment. Policies DM O1- DM O2

DM O1 Open space

Link to Core Planning Strategy Policies CS 13 Open Space, Nature Conservation, Leisure and Culture; CS 5 Wandle Valley Regional Park

Policy aim

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

Policy

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

SA/ SEA implications

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

Justification

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

Metropolitan Open Land

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

Open spaces

- 5.6. The open spaces relevant to this policy are designated on Merton's Policies Map 2014 and typically consist of parks, playing fields, MOL and allotments.
- 5.7. Core Planning Strategy Policy CS 13 ensures the protection and enhancement of open space. However many designated open spaces have existing buildings within them, such as leisure facilities and changing rooms.
- 5.8. Proposals to redevelop these buildings should be of high quality design, and of a scale, height and massing that is appropriate to their setting. Where redevelopment can provide for more than one open space compatible use, the occupancy of the building will increase, which creates a more secure environment and helps to minimise vandalism and crime. Proposals should re-provide the existing uses where these uses are needed and linked to the function of the open space, and all new uses should complement and enhance the function of the open space (e.g. pavilions and changing rooms for playing pitches). It is also important to note that the assessment that is referred to in paragraph b) i above, is a borough wide or sub-regional strategic assessment such as the Merton Open Space Study 2010 and the assessments described in paragraph 73 of the NPPF, not assessments done on a site-by-site basis.
- 5.9. Due to transport and access considerations, it is considered that buildings nearer to the edges of open space that have independent access may be appropriate for a greater range of uses than buildings that are accessible only by crossing the open space.
- 5.10. The visual amenity provided by designated open spaces has much public value and therefore development in proximity to and likely to be conspicuous from designated open spaces must not harm these amenities. In paragraph 21.4 of Merton's Core Planning Strategy, Policy 13, it is also

stated that “Development adjacent to open spaces must not adversely affect the amenity, quality or utility of the open space”.

- 5.11. Where new publically accessible open space is proposed as part of major developments, for which it is proposed that the council will take responsibility, the council will require developers to make contributions towards maintenance for the first 5 years.
- 5.12. There are numerous small pockets of landscaped undesignated open space which often form part of the road reserve. These open spaces make a positive contribution to the public realm and in some neighbourhoods such as the St. Helier Estate, are characteristic features recognised in the Borough Character Study, but these open space areas are not relevant to this policy.
- 5.13. Matters regarding nature conservation are addressed in part g of Core Planning Strategy Policy CS 13 and Policy DM O2. Matters regarding sport and leisure facilities are addressed in part h of Core Planning Strategy Policy CS 13.

Improving links between open spaces and other public areas

- 5.14. In line with Merton’s Core Planning Strategy Policy CS 14 (Design) and DM D2 Design considerations in all developments iv, viii - x, proposals for development in Merton should take the opportunity to integrate landscaping into developments, provide outdoor amenity space and conserve and enhance the natural environment.
- 5.15. It is important to protect the existing green chains and improve links between and across open spaces. Such links provide important informal recreational opportunities for walking and cycling, create a safe and pleasant environment, and allow appreciation of attractive landscapes and features of historical significance.
- 5.16. A large number of open space areas in Merton are linked by rivers, brooks and small or linear open spaces, or are separated from one another by short sections of built development. This provides opportunities to exploit the informal recreation potential of the open spaces and waterways by making them more accessible to the public, in line with the principles set out in the Mayor’s All London Green Grid supplementary planning guidance (March 2012).
- 5.17. Where appropriate, proposals should utilise opportunities to improve public access to the existing open spaces. Improving accessibility to open space will be delivered in tandem with Core Planning Strategy Policy CS 18.

Delivery and monitoring

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

DM O2 Nature conservation, trees, hedges and landscape features

Link to Core Planning Strategy Policy CS 13 Open Space, Nature Conservation, Leisure and Culture

Policy aim

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

Policy

- a) The council will protect all sites of recognised nature conservation interest and the green corridors linking them, against inappropriate development in accordance with the measures set out in Merton's Core Planning Strategy Policy CS 13 part g and wherever possible, secure measures that enhance their nature conservation value. Development which may destroy or impair the integrity of green corridors will not be permitted and proposals in and adjacent to these corridors will be expected to enhance their nature conservation value.
- b) A development proposal will be expected to retain, and where possible enhance, hedges, trees and other landscape features of amenity value.
- c) Development will only be permitted if it will not damage or destroy any tree which:
 - i. is protected by a tree preservation order;
 - ii. is within a conservation area; or,
 - iii. has significant amenity value.
- d) However, development may be permitted when:
 - i. the removal of the tree is necessary in the interest of good arboricultural practice; or,
 - ii. the benefits of the development outweighs the tree's amenity value.
- e) In granting permission for a proposal that leads to the loss of a tree, hedge or landscape feature of amenity value, replacement planting or landscape enhancement of a similar or greater value to that which has been lost, will be secured through the use of conditions or planning obligations.
- f) Proposals for new and replacement trees, hedges and landscape features should consist of appropriate native species to the UK.

SA/ SEA implications

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

Justification

- 5.21. As set out in Merton's Core Planning Strategy, biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life.
- 5.22. The location and extent of the sites of recognised nature conservation interest within Merton, such as Sites of Special Scientific Interest, Metropolitan, Borough or Local Sites of Importance to Nature Conservation, Local Nature Reserves, and the Green Corridors that link them, are designated on Merton's Policies Map 2014.
- 5.23. Proposals should, wherever possible, have a positive impact on biodiversity by assisting in achieving targets in biodiversity action plans or by addressing matters in the relevant SINC management plan. Proposals that may affect a site of nature conservation interest will be assessed in the order as set out in London Plan (2011) Policy 7.19: (1) avoidance, (2) minimization and mitigation and (3) compensation.

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

- 5.24. Wimbledon Common is protected by European legislation as a Special Area of Conservation (SAC) and national legislation as a Site of Special Scientific Interest. The Habitats Regulations require an 'Appropriate Assessment' to be carried out if a plan or project is likely to have a significant effect on Wimbledon Common (either alone or in combination with other plans or projects). This may apply to development projects and this is not the same as an Environmental Impact Assessment. The Natural England website has more information to help decide whether or not a development project requires an 'Appropriate Assessment'.

Green corridors

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

Geodiversity

- 5.26. There are no regional or locally important geological sites in Merton however there is a site on Putney Heath, approximately 160 metres from the borough boundary, which has potential to be of local importance. Development proposals that could have an impact on the geological features of this site should have regard to London Plan (2011) Policy 7.20.

Trees, hedges and landscape features

- 5.27. Trees make an important contribution to the borough's townscape and the quality of life for residents. The council will use the existing planning mechanisms i.e. Tree Preservation Orders and Conservation Area designations to protect existing trees on private land.
- 5.28. The council considers it important that development proposals are accompanied by appropriate reports and surveys to deal with the impact of the proposals on the existing vegetation. When applicable, developers will need to demonstrate that they have paid regard to current British

Standards such as, BS 5837:2012 '*Trees in relation to construction - Recommendations*', BS 3998:2010 '*Tree Work – Recommendations*' and other relevant documentation such as the Arboricultural Advisory and Information Service's '*Arboricultural Practice Note 12*'.

- 5.29. The council may require semi-mature replacement trees when, for example, the original trees had an important landscape or screening function.
- 5.30. Although exotic species can have interesting aesthetic qualities, they can also have a damaging impact on biodiversity and the local ecology. The council has a strong preference for native species to be planted but, where appropriate, will consider suitable exotic species.

Delivery and monitoring

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

6. Design. Policies DM D1 - DM D7

DM D1 Urban design and the public realm

Links to Core Planning Strategy Policies CS 1 Colliers Wood and South Wimbledon sub-area; CS 2 Mitcham sub-area; CS 3 Morden sub-area; CS 4 Raynes Park sub-area; CS 5 Wandle Valley sub -area; CS 6 Wimbledon sub-area; CS 7 Centres and CS 14 Design.

Policy aim

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

Policy

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

- a) The creation of urban layouts based on a permeable and easily navigable network of recognisable streets and spaces that link in seamlessly with surrounding development and facilitate walking, cycling and use of public transport.
- b) The creation of urban environments which are easy to understand and navigate through, by provision of legible routes, spaces and landmarks and clearly defined buildings and spaces.
- c) The creation of buildings and spaces which are economically and socially sustainable, by offering variety and choice, and by being able to adapt to changing social, technological and economic conditions without the need for future remedial intervention.
- d) The maintenance and enhancement of identified important local views, panoramas and prospects and their settings and where appropriate, create new views.
- e) New development should provide and reinforce a clearly identifiable network of public streets and spaces that constitute the public realm, based on the creation of 'defensible space', and a clear distinction and appropriate gradation between public and private space.
- f) Proposals for changes to and enhancement of the highway shall be designed according to best practice and, depending on their scale and impact, may be subject to a design review process. Proposals should include tree planting where possible and appropriate.
- g) Development in town centres and other retail and mixed use areas must provide a mix of compatible uses appropriate to their location that together create high quality neighbourhoods, respect local character (see Borough Character Studies) and promote vitality and vibrancy across the borough whilst supporting regeneration initiatives. Proposals must also interact positively with the public realm by the creation of active and attractive frontages that promote natural surveillance and not create dead frontage through lack of windows or provision of advertising.
- h) Opportunities for enhancing biodiversity in all amenity space should be taken for all development proposals where appropriate, to strengthen the green infrastructure of the borough.

- i) Proposals for the conversion of front gardens for vehicle parking should not be detrimental to the character of the street or highway safety or undermine biodiversity, prevent sustainable drainage or reduce highway safety. (Further references on this are included in Merton's borough character study. Also Policy DM T3 refers to parking bay dimensions).
- j) As part of larger developments and enhancements, the council will seek to achieve innovative and interesting provision of public art in the public realm.

SA/ SEA implications

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

Justification

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

Good urban design

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

High quality public realm

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

Defensible space

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

Safety and security

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

Gated development

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

Public realm

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

Further design guidance

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

and Associates; September 2007; Car Parking: What Works Where; English Partnerships; March 2006; Manual for Streets; DCLG and DfT; March 2007; Manual for Streets 2, Wider Application of the Principles and CIHT, September 2010, Safer Places – The Planning System and Crime Prevention.

Design and Access Statements

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

Delivery and monitoring

- 6.13. The council will require design and access statements to support applications. The council will produce supporting documents to assist with the implementation of policy DM D1 including Merton's proposed Design SPD which will provide additional detailed guidance concerning urban design and the public realm.

DM D2 Design considerations in all developments

Links to Core Planning Strategy policies CS 13 *Open Space, Nature conservation, Leisure and Culture*; CS 14 *Design*; CS 15 *Climate Change* and CS 16 *Flood Risk Management*.

Policy aim

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

Policy

- a) Proposals for all development will be expected to meet all the following criteria:
- i. Relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area;
 - ii. Use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting;
 - iii. Provide layouts that are safe, secure and take account of crime prevention and are developed in accordance with Secured by Design principles;
 - iv. Ensure appropriate provision of outdoor amenity space, whether public, private or communal which accords with appropriate minimum standards and is compatible with the character of surrounding areas;
 - v. Ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens;
 - vi. Protect new and existing development from visual intrusion, noise, vibrations or pollution so that the living conditions of existing and future occupiers are not unduly diminished;
 - vii. Ensure provision of appropriate energy efficient external lighting that provides safe and secure environments while not causing light pollution that adversely affects neighbouring occupiers or biodiversity;
 - viii. Conserve and enhance the natural environment, particularly in relation to biodiversity and wildlife habitats and gardens;
 - ix. Ensure trees and other landscape features are protected;
 - x. Ensure that landscaping forms an integral part of any new development where appropriate;
 - xi. Ensure the highest practical standards of access and inclusion and be accessible to people with disabilities;
 - xii. Ensure that construction waste is minimised and promote sustainable management of construction waste on-site by managing each type of waste as high up the waste hierarchy as practically possible;
 - xiii. Ensure that the traffic and construction activity do not adversely impact or cause inconvenience in the day to day lives of those living and working nearby, and do not harm road safety or significantly increase traffic congestion;
 - xiv. Ensure that sustainable design to make effective use of resources and materials, minimise water use and CO₂ emissions are achieved by expecting these to be incorporated in the initial design stages.

Basements and subterranean developments

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

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

SA/ SEA implications

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

Justification

- 6.15. Merton's Core Planning Strategy promotes a high quality and sustainable environment in Merton, where development is well designed and contributes positively to Merton's character. Core Planning Strategy Policy CS 14 (Design) sets out how development needs to be designed to respect, reinforce and enhance the local character to contribute to Merton's sense of place and identity. Merton's proposed Design SPD will contain more detail on how this is to be achieved.

High quality design

- 6.16. As with policy DM D1, the council will promote or reinforce local distinctiveness and encourage high quality innovative, contemporary and sustainable design. Development proposals will be welcomed that respect the character of the wider area and reinforce a “sense of place” by recognising the local distinctiveness of areas as identified in the Borough Character Study or Conservation Area Character Appraisals.

Gardens

- 6.17. For all new houses, the council will seek a minimum garden area of 50 sqm as a single usable regular shaped amenity space. For flatted dwellings, a minimum of 5sqm of private outdoor space should be provided for 1-2 person flatted dwellings (as specified in the Mayor’s Housing Supplementary Planning Guidance 2012) and an extra 1 sqm should be provided for each additional occupant. Further guidance on application of these standards will also be contained in Merton’s proposed Design SPD.

Safety

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

Lighting

- 6.19. Lighting can contribute towards improving the safety and security of areas. Careful consideration is needed to ensure that places and spaces are appropriately lit and there is an appropriate balance between issues of safety and security and reducing light pollution. Lighting can extend the hours of use of outdoor sporting facilities, especially in the winter months, and can be used to advertise or exhibit particular buildings, landscapes or features. However, inappropriate and unnecessary lighting or lighting which is insensitively used can adversely affect amenity in terms of light pollution to neighbouring occupiers and to the night sky. When considering light proposals the council will seek to ensure that unacceptable levels of illumination are controlled by conditions or that unacceptable proposals are refused planning permission.

Species, habitats and landscape

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

Climate change

- 6.22. In accordance with Core Planning Strategy Policy CS 15 Climate Change, applicants will need to demonstrate how their development proposal makes effective use of resources and materials,

minimises water use and CO₂ emissions is required. This is most effectively and efficiently done by considering these matters at the start of the design process. Considering these issues at the end of the design process can result in unnecessary technological solutions being added to buildings that cost more and do not make most effective use of resources.

- 6.23. Core Planning Strategy Policy CS 15 (Climate Change) requires all development to meet certain national sustainable design and construction standards (e.g. Code for Sustainable Homes or BREEAM). The management of waste on construction sites can save costs and result in waste being treated in the most sustainable manner, thereby contributing to the development's attainment of the applicable sustainable design and construction standard.

Design and access statements

- 6.24. All applications shall be accompanied by a Design and Access Statement (DAS) to demonstrate how the design has been arrived at. The format and content of DAS should follow the guidance set out in the CABE publication 'Design and Access Statements (2006)'.
- 6.25. In accordance with Core Planning Strategy Policy CS 14, all new build accommodation must ensure that it complies with the most appropriate minimum space standards, the London Plan and its supporting guidance. These include the London Plan (2011) housing space standards set out under policy 3.5 (table 3.3); policy 4.5 hotel development requirement of 10% wheelchair accessible bedrooms and policy 7.7 student accommodation requirement of 10% wheelchair accessible units or easily adaptable for wheelchair users. Further detailed guidance will also be contained in Merton's proposed design SPD with area specific guidance set out in the accompanying borough character study.

Basements and subterranean developments

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

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

- 6.36. More detailed guidance on basement developments will be contained in the proposed Design SPD. Please also refer to policy DM F2 (sustainable urban drainage systems (SUDS) and; wastewater and water infrastructure).

Further design guidance

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

Delivery and monitoring

- 6.38. The council will produce supporting documents to assist with the implementation of policy DM D2 including a design SPD which will provide additional guidance on design matters and considerations and the borough character study which will include more locally specific guidance. The council will also have regard to best practice on urban design as detailed in paragraph 6.37 above, including Secured by Design Guidance, "By Design – Urban Design in the Planning System: towards best practice (DETR, 2000), By Design, Manual for Streets, Urban Design Compendium and English Heritage and CABE guidance. Policy DM2 will be monitored via the Authorities Monitoring Report.

DM D3 Alterations and extensions to existing buildings

Links to Core Planning Strategy Policy CS 14 Design

Policy aim

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

Policy

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

SA/ SEA implications

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

Justification

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

Well designed buildings

- 6.41. Well designed buildings make an important contribution to the character and quality of an area. Whilst the council would not wish to remove or reduce the freedom of architectural expression, some basic guidelines are considered necessary for the public and developer alike in order to protect the established character and distinctiveness of the borough or enhance this wherever possible. As set out in the policy, rear extensions and alterations that are not visible from the street should be of high quality design which protects local amenity and complements the

appearance of the wider setting. The council considers that this can be achieved by using appropriate materials, design and detailing that respects but does not necessarily replicate the original building. The council's Borough Character Studies, Conservation Area Character Appraisals and proposed Design SPD will provide further detailed guidance on this subject.

Design and Access Statements

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

Delivery and monitoring

- 6.43. The council will produce supporting documents to assist with the implementation of Policy DM D3 including a Design SPD and Borough Character Studies which will provide additional guidance on design matters and considerations.

DM D4 Managing heritage assets

Links to Core Planning Strategy Policies CS 14 Design; CS 1 Colliers Wood and South Wimbledon Sub-Area; CS 2 Mitcham Sub-Area; CS 3 Morden Sub-Area; CS 4 Raynes Park Sub-Area; CS 5 Wandle Valley Sub-Area and CS 6 Wimbledon Sub-Area.

Policy aim

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

Policy

- a) Development proposals affecting a heritage asset or its setting will be required to be in accordance with the following criteria:
 - i. Principles set out in the National Planning Framework (2012) and the detailed guidance set out in the accompanying Historic Environment Planning Practice Guide, the London Plan, and further English Heritage guidance;
 - ii. Merton's published conservation area character appraisals and management plans and the guidance statements set out in the Borough Character Studies.
- b) All development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and its setting.
- c) Proposals that will lead to substantial harm to the significance of, or the total loss of heritage assets will only be granted in exceptional circumstances where substantial public benefits outweigh the harm or loss in accordance with the NPPF or that all of the following apply:
 - i. the nature of the heritage asset prevents all reasonable uses of the site; and,
 - ii. no viable use of the heritage asset itself can be found that will enable its conservation; and,
 - iii. conservation by grant funding or some form of charitable or public ownership is not possible; and,
 - iv. the harm or loss is substantially outweighed by the benefit of bringing the site back into use.
- d) The loss of a building that makes a positive contribution to a conservation area or heritage site, should also be treated as substantial harm to a heritage asset.
- e) Outline applications will not be acceptable for developments that include heritage assets.
- f) Proposals affecting a heritage asset or its setting should conserve and enhance the significance of the asset as well as its surroundings and have regard to the following:
 - i. The conservation, or reinstatement if lost, of features that contribute to the asset or its setting. This may include original chimneys, windows and doors, boundary treatments and garden layouts, roof coverings or shop fronts. In listed buildings, internal features such as fireplaces, panelling, ceilings, doors and architraves as well as the proportion of individual rooms may also be of significance.
 - ii. The removal of harmful alterations such as inappropriate additions, non original windows and doors and the removal of paint or pebbledash from brickwork.

- iii. Where there is evidence of deliberate neglect or damage to a heritage asset, the current condition of the heritage asset will not be taken into account in any decision.

SA/ SEA implications

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

Justification

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

Heritage assets

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

Identification of heritage assets

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

Types of heritage assets

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

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

Heritage statements

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

Information on heritage assets

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

Delivery and monitoring

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

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

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

DM D5 Advertisements

Links to Core Planning Strategy Policy CS 14 Design; for shop fronts, see also Policy DM D7 Shop front design and signage.

Policy aim

The aim of this policy is to ensure:

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

Policy

Express consent will only be granted for advertisements where they do not harm the character of an area, amenity or public safety. When assessing proposals for new advertisements, cumulative impacts will be taken into account.

SA/ SEA implications

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

Justification

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

Impact of advertisements on the urban environment

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

Safety and security

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

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

Delivery and monitoring

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

DM D6 Telecommunications

Links to Core Planning Strategy Policy CS 14 *Design*

Policy aim

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

Policy

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

SA/ SEA implications

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

Justification

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

Delivery and monitoring

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

DM D7 Shop front design and signage

Links to Core Planning Strategy Policy CS 14 Design

Policy aim

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

Policy

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

- b) Proposals for shop fascias will be expected to enhance the street scene. The design and means of illumination of advertisements and signage on shop premises should
 - i. Relate to the appearance, scale and character of the shop front and its associated features;
 - ii. Relate to the shopping parade within which it is located;
 - iii. Not harm local amenity by means of light pollution or visual intrusion or place public safety at risk

SA/ SEA implications

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

Justification

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

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

Delivery and monitoring

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

7. Environmental Protection. Policies DM EP1 – DM EP4

DM EP1 Opportunities for decentralised energy networks

Links to Core Planning Strategy Policy CS 15 Climate Change

Policy aim

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

Policy

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

SA/ SEA implications

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

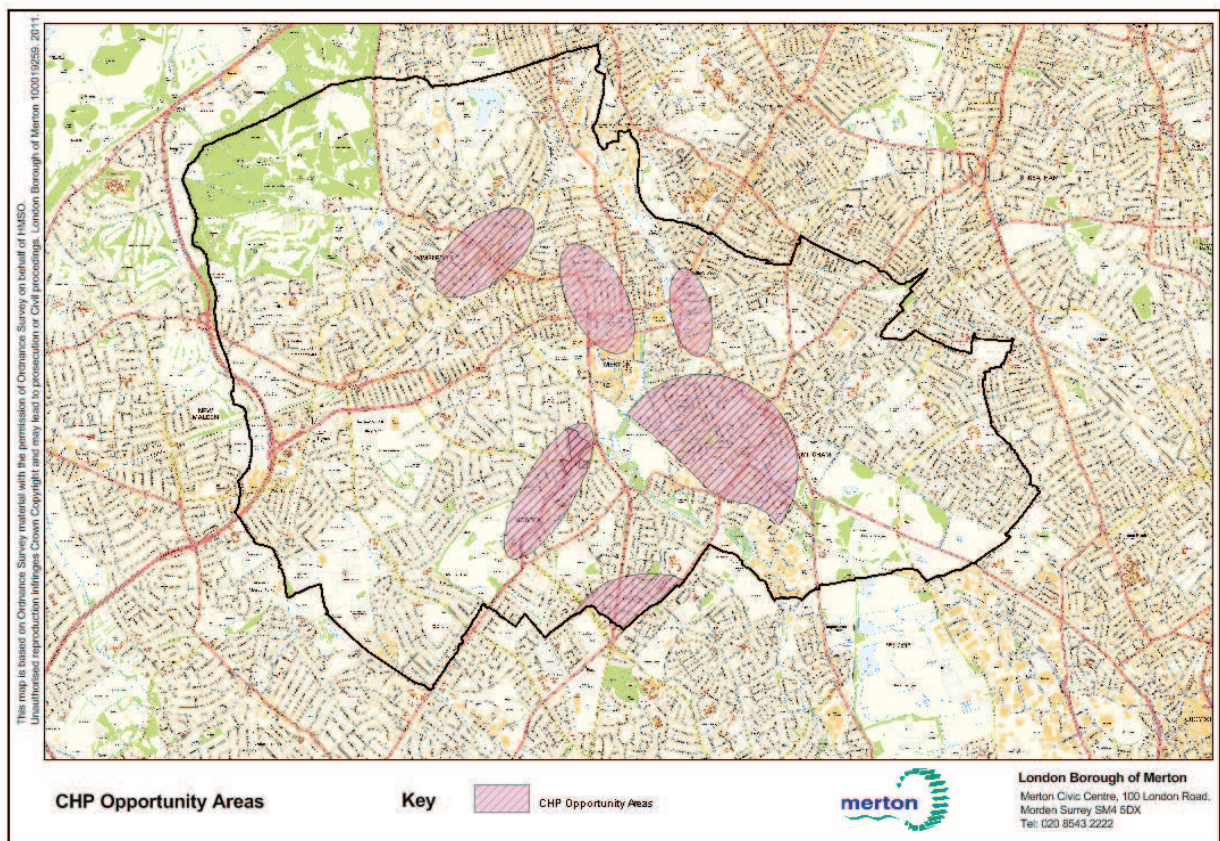


Figure 7.1 - Merton Heat Map (Areas identified for decentralised energy networks are shown hatched)

Justification

- 7.2. To achieve national CO₂ reduction targets, the London Plan outlines a number of policies intended to help deliver emissions reductions through the planning system. The London Plan (2011) energy hierarchy (Policy 5.2) states that “development proposals should make the fullest contribution to minimising CO₂ emissions in accordance with the following energy hierarchy:
- Be lean – use less energy
 - Be clean – supply energy efficiently
 - Be green – use renewable energy”
- 7.3. The London Plan also contains targets for the level of energy that is expected to be delivered by decentralised energy networks, setting a strategic target for 25% of heat and power within the capital to be generated through the use of localised decentralised energy systems by 2025.
- 7.4. London Plan (2011) Policy 5.5 on decentralised energy networks also highlights the need for local authorities to consider decentralised energy through the development of their LDF policies to:
- Identify opportunities of establishing new networks
 - Develop energy master plans for specific decentralised energy opportunities which:
 - Identify major heat loads
 - Major heat supply plants
 - Implementation options for delivering feasible projects, considering issues of procurement, funding and risk and the role of the public sector.
 - Require developers to priorities connection to planned decentralised energy networks where feasible.
- 7.5. Merton’s Core Planning Strategy Policy CS 15(d) encourages all major developments to be ‘Multi Utility Service Company’ (MUSCo).
- 7.6. Any development occurring within the identified decentralised energy opportunity areas that do not make any contribution towards provision for or consideration of the reduction of emissions through the efficient supply of energy would be deemed to be failing to make effective use of resources and materials and CO₂ emissions in line with the requirements of Merton’s Core Planning Strategy Policy CS 15(a), and would not comply with the London Plan energy hierarchy.
- 7.7. Developments in these decentralised energy network opportunity areas will be expected to carefully consider decentralised energy when examining the feasibility of different energy strategies for developments.
- 7.8. Developers will be allowed to include the carbon savings from the use of decentralised energy networks in their sustainability appraisal if they make adequate provision for connection to a planned network, even if the network is not yet operational.
- 7.9. Developments in decentralised energy network opportunity areas will be expected to connect to, or be ready to a decentralised energy network.

Delivery and monitoring

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

DM EP2 Reducing and mitigating noise

Links to Core Planning Strategy Policy CS 15 *Climate Change*

Policy aim

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

Policy

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

Development proposals will be expected to meet the following criteria:

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

SA/SEA Implications

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

Justification

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

most (based on average noise level, outdoors, on an average day in an average year). Priority areas identified include alongside the A3 Kingston Bypass, and the Cricket Green and South Wimbledon junction.

- 7.14. It is also necessary to separate sources of noise from noise-sensitive developments and control noise at source where possible. Examples of noise-sensitive land uses are hospitals, housing and schools. Developments that are close to noise sensitive areas will be expected to minimise the effects of noise both during construction and operation of the development.

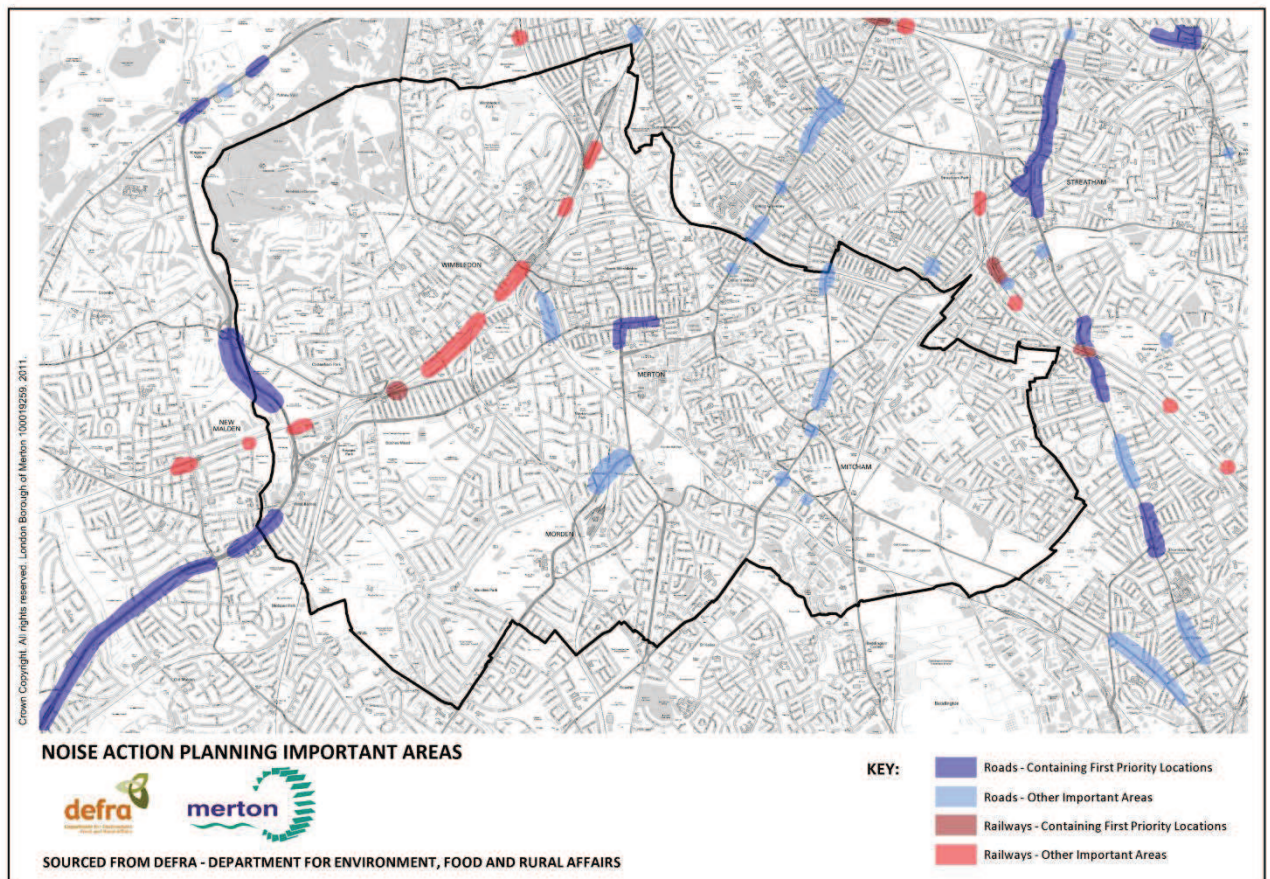


Figure 7.2 - Noise action planning important areas

Delivery and monitoring

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

DM EP3 Allowable solutions

Links to Core Planning Strategy Policy CS 15 Climate Change

Policy aim

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

Policy

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

SA / SEA implications

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

Justification

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

- 7.23. Merton’s Core Planning Strategy objectives include the desire to develop a low carbon economy and to promote community cohesion by tackling deprivation and reducing inequalities. To this end, the council proposes that Allowable Solutions investment projects provide community benefits, such as addressing fuel poverty, as well as the necessary carbon savings.
- 7.24. Guidance is given on local allowable solutions (allowable solutions for tomorrow’s new homes: towards a workable framework 2011) stating that they should include “a mechanism for approving particular Allowable Solutions within the overall local plan”. Merton proposes establishing an Allowable Solutions working group with the relevant technical skills and knowledge to assess the carbon saving and community benefits of each project and giving material consideration to there comments approval for projects will be supported by an appropriate level of professional technical and local input.
- 7.25. Merton will also establish a Community Energy Fund at arms length from the council with charitable status to administer and account for carbon credits and other funds generated through Allowable Solutions.
- 7.26. Having sufficient Allowable Solutions projects in place would also be required if Merton was to desire to increase the level of emissions reductions required in advance of the national timetable of Part L improvements.

Policy DM EP4 Pollutants

Links to Core Planning Strategy Policy CS 15 Climate Change and CS 16 Flood Risk Management

Policy aim

Seek to minimise pollutants and to reduce concentrations to levels that have minimal adverse effects on people, the natural and physical environment in Merton.

Policy

To minimise pollutants, development:

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

SA/SEA implications

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

Justification

- 7.27. The NPPF states that development plans should aim to minimise pollution and other adverse effects on the local and natural environment. Merton's Core Planning Strategy Policy CS15 Climate Change seeks to make Merton a municipal leader in improving the environment, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.
- 7.28. In addition to EU regulations, national and regional policy and guidance, Policy DM EP4 will contribute towards these policies by setting out a detailed approach to the assessment of pollution (potentially) caused by development in Merton.

Air Pollution

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

- 7.32. Further guidance on the requirements for an Air Quality Impact Assessment and air quality mitigation measures are detailed in Merton’s emerging Air Quality: Supplementary Planning Document (SPD).

Land Pollution

- 7.33. Industrial activity, waste disposal, accidental spillages and transportation can cause contamination of land. Often, this contamination is associated with industrial processes or activities which are now not active. Past dispersed sources of pollution, such as fall out from vehicle emissions and past industrial use can also be a contributing factor in land pollution and contamination.
- 7.34. In accordance with the requirements of the Environmental Protection Act (EPA) 1990, the council keeps a Contaminated Land Register of sites in the borough.
- 7.35. The redevelopment of previously developed land (or ‘brownfield’) sites for beneficial uses, many of which are potentially affected by contamination, provides an opportunity to deal with the potential risks posed by contamination to human health and the natural environment.
- 7.36. Where development is proposed:
- On or near a site known or reasonably believed to be contaminated; or,
 - A nearby use maybe sensitive to contamination.
- 7.37. A site assessment in accordance with guidance set out in the forthcoming SPD dealing with pollution will be required to establish the nature and extent of the contamination prior to determining the application. Contamination sensitive development would typically include developments that potentially put people in direct contact with contamination; such as a residential use, open space or school uses.
- 7.38. Development should not be permitted unless effective measures are taken to treat or control any contamination in order to:
- Expose occupiers of the development and surrounding area to unacceptable risk;
 - Threaten the structural integrity of any building on or in the surrounding area;
 - Contaminate any watercourse, water body or aquifer; and,
 - Cause the contamination of adjoining land or allow the contamination to continue.
 - A nearby use maybe sensitive to contamination.
- 7.39. Hazardous Gas Installations also affects parts of Merton. Planning Authorities must consult the Health and Safety Executive (HSE) on planning applications using methodology and software known as PADHI, which is available online. The HSE provide advice on safety grounds as to whether or not planning permission should be granted. Information on whether a site is affected by this requirement is available from the council.
- 7.40. Further guidance on land contamination mitigation measures is detailed Merton’s emerging Land Contamination SPD.

Other Pollution

7.41. Other types of pollution such as light, noise and water are dealt with in other policies in the Sites and Policies Plan. These are as follows:

- Light pollution includes artificial light that is allowed to illuminate or intrude upon areas that are not intended to be lit for example, inconsiderately direct security light shining into a bedroom window or sky-glow which can severely affect out view of the night sky. Proposals which may cause light pollution should be in accordance with Policy DM D1 Design consideration in all developments.
- The planning system should also ensure that, wherever practicable, noise-sensitive developments are separated from major sources of noise (such as road, rail and air transport and certain types of industrial development) which generate noise pollution. This is further dealt with in Policy DM EP2 Reducing and Mitigating Against Noise.
- Proposals which may have water implications need to be in accordance with DM F2 sustainable urban drainage systems (SUDS).

7.42. Operations that are likely to give rise to noise, dust, vibration, odour or other pollutants are also controlled by the licensing regulations implemented by the council's Environmental Health Department. Therefore, we would advise applicants to discuss proposals with potential adverse impacts on air, land, light pollution, noise and water at the early stages of the planning application process.

Delivery and monitoring

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

8. Flooding and Drainage. Policies DM F1 - DM F2

DM F1 Support for flood risk management

Link to Core Planning Strategy Policy CS 16 Flood Risk Management

Policy aim

To mitigate the impact of flooding in Merton, in line with the National Planning Policy Framework (NPPF 2012) and associated national guidance, the Flood and Water Management Act 2010, Flood Risk Regulations 2009, The Water Framework Directive, the council's duty as Lead Local Flood Authority and Merton's Local Flood Risk Management Strategy.

Policy

- a) To minimise the impact of flooding in the borough the council will:
 - i. Encourage development to locate in areas of lower risk by applying the Sequential Test; any unacceptable development and land uses will not be permitted.
 - ii. Ensure that flood resilient and resistant measures are incorporated into design of development proposals in any area susceptible to flooding to minimise and manage the risk of flooding.
 - iii. Ensure that developments consider all sources of flooding from fluvial, groundwater, surface water run off, ordinary watercourse, and sewer; and including the risks of flooding arising from and to the development.
 - iv. All development proposals must have regard to the Strategic Flood Risk Assessment (SFRA) and the Local Flood Risk Management Strategy.
 - v. Permit appropriate development in Flood Zones 1, 2, 3a and 3b subject to meeting the criteria in the following table:

Flood Zones	Sequential Test	Exception Test	Flood risk assessment
<p>Flood Zone 1 Low Risk: This zone has 1 in 1000 or less annual probability of fluvial flooding or less (<0.1%) in any year.</p> <p>No land development restrictions. (Except for areas that have been identified as having critical drainage problems by the Environment Agency).</p>	<p>Not applicable. (Except for areas that are within a Critical Drainage Area).</p>	<p>Not applicable.</p>	<p>Required for sites greater than 1 ha or other developments proposals where there is evidence of risk from other sources of flooding including surface water, groundwater, ordinary watercourses and sewer flooding.</p>
<p>Flood Zone 2 Medium Risk: This zone has between 1 in 100 and 1 in 1000 annual probability of fluvial flooding (between 1% and 0.1%).</p> <p>In this zone self-contained residential units at basement level and bedrooms at basement level will not be permitted by the council without appropriate mitigation measures in line with Environment Agency guidance.</p> <p>All basement, basement conversions and basement extensions must:</p> <ul style="list-style-type: none"> • have access and escape routes to a higher floor, including other emergency planning measures; and, • adopt flood resilient and resistant design techniques. <p>Flooding from all sources (including surface and groundwater flooding) should be considered, where basements are proposed they must have mitigation measures as part of the development proposal and design layout to reduce the risk of flooding to and from the development and surrounding area.</p>	<p>Required for all developments (including minor development and change of use).</p>	<p>Required for developments classed as <i>'highly vulnerable'</i>.</p>	<p>Required for all development proposals unless the development is for change of use from <i>'water compatible'</i> to <i>'less vulnerable'</i> classification development.</p>
<p>Flood Zone 3a High Risk: This zone has 1 in 100 annual probability or greater (>1%) of fluvial flooding.</p> <p>Development proposals are constrained to <i>'water compatible'</i>, <i>'less vulnerable'</i> and <i>'more vulnerable'</i> classification.</p> <p><i>Development classed as 'Highly vulnerable'</i> will not be permitted by the council in line with Environment Agency guidance.</p>	<p>Required for all developments.</p>	<p>Required for developments classed as <i>'more vulnerable'</i> and <i>'essential infrastructure.'</i></p>	<p>Required for all development proposals.</p>

<p>Residential basements: Self-contained residential basement and bedrooms at basement level will not be permitted by the council.</p> <p>All other basement, basement conversion and basement extensions must:</p> <ul style="list-style-type: none"> • have access and escape routes to a higher floor, including other emergency planning measures; if an appropriate escape route can not be provided then the basement proposal will not be permitted and • adopt appropriate resilient design techniques and appropriate flood mitigation measures. 			
<p>Flood Zone 3b</p> <p>The functional floodplain will be protected by not allowing any form of development on undeveloped sites unless it is:</p> <ul style="list-style-type: none"> • classed as <i>'water compatible'</i> • For development of <i>'essential infrastructure'</i> which has to be located in a flood risk area and where no alternative locations are available, should be developed safely, without increasing flood risk elsewhere and where possible reduce the flood risk overall. <p>The council will only support redevelopment of existing developed sites if there is no greater flood risk than currently exists to the re-development or wider community.</p> <p>In accordance with the NPPF if, following the application of the Sequential Test, it is not possible, consistent with the wider sustainability objectives, for development to be located in flood zones with lower probability of flooding:</p> <ul style="list-style-type: none"> • The developer must demonstrate that the development provides a wider social, environment, and economical benefit to the wider community that outweighs the flood risk, as informed by the SFRA and, • Submit a site specific flood risk assessment which must demonstrate that the development will be safe for the life time of the build taking into account vulnerability of it users, without increasing the risk to the development and surrounding area; and where possible will reduce flood risk overall. 	<p>Required for developments classed as <i>'essential infrastructure'</i>.</p>	<p>Required for developments classed as <i>'essential infrastructure'</i>.</p>	<p>Required for all development.</p>

Basements, basement extensions and conversion of basements to a 'higher vulnerability' classification or self-contained units will not be permitted by the council.			
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SA/ SEA implications

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

Justification

- 8.2. Merton’s Core Planning Strategy Policy CS 16 Flood Risk Management identifies the council's approach to managing flood risk in the borough. Merton’s Strategic Flood Risk Assessment 2009 (SFRA), approved by the Environment Agency (EA) identifies the detailed criteria against which a planning application will be assessed for flood risk. Policies DM F1 and DM F2 support the Core Planning Strategy and provide further detail for consideration alongside the information contained within the SFRA. In addition DM F1 and DM F2 are in conformity to the London Plan.
- 8.3. The Strategic Flood Risk Assessment (SFRA), produced in partnership with the Environment agency and neighbouring boroughs of Croydon, Sutton and Wandsworth also contains guidance on building design, site or area-specific Flood Risk Assessments and vulnerability, developments behind flood defences, developments located within the River Wandle and Beverley Brook floodplains, surface water flooding and the use of SUDS, water resources, residual risk and emergency planning. The council will use the SFRA alongside the advice of the Environment Agency when considering any development and infrastructure.
- 8.4. Merton is affected by a number of different sources of flood risk, including fluvial (or river), surface water, ordinary watercourse, sewer and groundwater and critical drainage flooding.
- 8.5. The NPPF requires inappropriate development in areas at risk of flooding be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 8.6. A sequential risk based approach to the location of development should be undertaken to ensure new development be steered to areas with the lowest probability of flooding. If, following this approach, it is not possible, consistent with wider sustainability objectives, for a development to be located in flood zones with a lower probability of flooding exceptional circumstances may be applied if appropriate.
- 8.7. Further guidance outlining the Sequential Test and the Exception Test is contained within the NPPF and its associated technical guidance.
- 8.8. Around a quarter of brownfield land in Merton is at risk of some form of flooding. Like most London boroughs, Merton is a borough with no developable greenfield land and all new development should take place on brownfield land.

- 8.9. In order to deliver the new jobs, homes and infrastructure necessary for the borough's future (as outlined in the Mayor's London Plan and Merton's Core Planning Strategy) and to secure improvements to Colliers Wood/South Wimbledon area for intensification and; other sites within the Wandle Valley, it will be necessary to develop on sites within medium to high flood risk zones, subject to meeting the requirements of the NPPF's Sequential and Exceptions test.
- 8.10. The Environment Agency's Flood Map for Surface Water and Thames Catchment Flood Management Plan, alongside Merton's SFRA and historical flooding records of the borough, indicate that several areas along the Wandle, including around Colliers Wood town centre, West Barnes and Raynes Park (around the Pyl Brook which feeds into Beverly Brook), and Plough Lane (Wimbledon) towards the Wandsworth border are affected by multiple flood risk.
- 8.11. The council will consult the Environment Agency on all applications for developments within a flood risk zone including basement developments. Inappropriate development in areas of highest flood risk should be avoided and if possible steered towards areas of lower flood risk.
- 8.12. Where there are no reasonably available sites in Flood Zone 1, the council will take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 will the council consider sites in Flood Zone 3, taking into account flood risk vulnerability, applying the Exception Test where necessary and ensuring that there is no risk of increasing flooding elsewhere.
- 8.13. A site specific Flood Risk Assessment will be required to justify the Exception Test to assess the flood risk posed to proposed developments and to ensure where necessary and appropriate, suitable mitigation measures are included in the development. Where a development type is not entirely compatible with the classification of flood risk as set by the Environment Agency and the NPPF, the applicant must demonstrate through a Flood Risk Assessment that all three elements of the Exception Test have been passed.
- 8.14. Information regarding how the Sequential Test and Exception Test should be carried out and guidance on what should be included within a Flood risk Assessment is contained within Merton's Strategic Flood Risk Assessment. Further guidance can be found in the Environment Agency's current advice on Flood Risk Assessment requirements and the Technical Guidance to the NPPF.
- 8.15. In accordance with Policy DM D2 of this document, the council will only permit basement and underground development that does not cause harm to the built and natural environment, local amenity, result in increased flood risk or lead to ground instability. In determining proposals for basement and other underground development, the council will require an assessment of the scheme's impact on drainage, flooding conditions (from all sources), groundwater conditions and structural stability where appropriate.
- 8.16. Basement schemes which include habitable rooms, other sensitive uses for self-contained basements flats and underground structures where flooding could threaten the safety of people, especially when sleeping, will not be permitted by the council in areas prone to flooding.
- 8.17. Further guidance can be found in the Environment Agency's current advice on Flood Risk Assessment requirements, the Technical Guidance to the NPPF and Policy DM D2 Design considerations in all developments.

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

Delivery and monitoring

- 8.19. The council will continue to work in partnership with the Environment Agency, Mayor of London, neighbouring boroughs and utilities companies to investigate how the objectives of the Water Framework Directive, the Flood and Water Management Act 2010 and the Flood Risk Regulations 2009 can be achieved.
- 8.20. As required under The Flood and Water Management Act 2010 the council will be consulting and producing a Local Flood Risk Management Strategy during 2014; which will be in conformity with the Environment Agency's National Strategy on flooding. It should be noted that the Local Strategy will not be secondary to the National Strategy; rather it will have distinct objectives to manage local flood risks important to local communities.
- 8.21. The council will maintain, review, update as well as implement the actions in the Local Flood Risk Management Strategy.

DM F2 Sustainable urban drainage systems (SUDS) and; wastewater and water infrastructure

Link to Core Planning Strategy Policy CS 16 Flood Risk Management

Policy aim

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

Policy

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

- i. Ensuring all new developments have to consider SUDS and demonstrate sustainable approaches to the management of surface water in line with the emerging National SUDS standards.
- ii. Seeking mitigating measures against the impact of flooding from all sources; and surface water run-off through the inclusion of SUDS including green roofs rainwater harvesting and other innovative technologies where appropriate.
- iii. Ensuring developers demonstrate the maintenance and long-term management of SUDS through a SUDS Management Plan.
- iv. Requiring developers, where feasible, to incorporate soft landscaping, appropriate planting (including trees) and permeable surfaces into all new developments including non-residential developments.
For development proposals associated with existing homes, the council requires:
 - The retention of soft landscaping and permeable surfaces in gardens and the reduction, or at least not the increase in, the amount of impermeable surface associated with existing homes
 - new driveways or parking areas associated with non-residential developments and those located in gardens to be made of permeable material in line with permitted development rights
- v. Requiring any development or re-development that impacts on a heritage asset or its setting (including conservation areas) has to consider SUDS and demonstrate within a Heritage Statement, the approach taken to ensure that there is no adverse impact on the character and appearance of the asset and that there is no long term deterioration to the building's fabric or fittings.
- vi. Requiring developers, when discharging water including wastewater into the public sewer, development proposals are required to demonstrate that the local public sewerage network has adequate capacity to serve the development and existing developments. If the public sewer does not have adequate capacity, the developer should demonstrate alternative sustainable approaches to the management of water.
- vii. Requiring any development proposals with adverse impact including potential water pollution will be refused by the council.

- viii. The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impact.
- ix. Requiring any new water supply, sewerage or waste water treatment infrastructure must be in place prior to occupation of the development. Financial contributions may be required for new developments towards the provision of, or improvements to such infrastructure.

SA/ SEA implications

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

Justification

- 8.23. Surface water flooding occurs when high intensity rainfall generates runoff which flows over the surface of the ground and ponds in low lying areas, before the runoff enters any watercourse or sewer. It is usually associated with high intensity rainfall events and can be exacerbated when the soil is saturated and natural drainage channels or artificial drainage systems have insufficient capacity to cope with the additional flow.
- 8.24. Studies indicate that we are likely see an increased risk of flooding associated with climate change. This could mean that surface water flooding is likely to be an increasing problem in Merton.
- 8.25. In order to reduce the risk of surface water flooding in the borough it is important to ensure that all sites must consider and implement the principles of SUDS over and above what would be covered by national policy.
- 8.26. It is important to ensure that new developments sites located within the Strategic Flood Risk Assessment identified area of 'increased risk of surface water ponding' implement surface water attenuation.
- 8.27. The Flood and Water Management Act 2010 introduces new requirements for SUDS on future construction work. When the Act takes full effect, applicable construction works will not start until drainage systems have been approved by the SUDS Approving Body (SAB) which is in line with the National Standards for SUDS. The existing right to connect surface water drainage systems to public sewers (under Section 106 of the 1991 Water Industry Act) will be restricted to those approved under the Flood and Water Management Act 2010.
- 8.28. As the SAB, the council will be required to approve rainwater drainage systems before any construction work with drainage implications can start within Merton.
- 8.29. The Flood and Water Management Act 2010 applies to any construction work that is done by way of, in connection with or in preparation for the creation of a building or other structure, including anything that covers land (such as a patio or other surface), that will affect the ability

of land to absorb rainwater. All new buildings, roads and other paving, whatever the size, type or scale of the project, will be affected, as well as alterations that have drainage implications.

- 8.30. Therefore, where planning permission is required the developer will need to submit a SUDS application to the SAB alongside the planning application demonstrating SUDS requirement of a sustainable approach to drainage by:
- Appropriate design layout including consideration to the location of the development;
 - Construction of the development; and,
 - Maintenance of SUDS.
- 8.31. Approval from the SAB is required before construction can commence on all new developments and all re-developments.
- 8.32. The satisfactory performance of SUDS depends on good design and adequate maintenance, and the provision for adoption and maintenance must be made from the outset.
- 8.33. Measures will be sought to minimise the potential for flooding and surface water run off and include SUDS, green roofs, grey water re-use and rainwater harvesting ensure these are considered in major developments and high water use developments in accordance with the London Plan.
- 8.34. All developments (including residential, residential care homes, hospitals and restaurants) that connect to the public water supply and discharge water and waste water into the public sewer will be required to provide confirmation from the local water and/or Sewerage Company that local water supply and sewerage infrastructure has adequate capacity to serve the new development and existing surrounding developments. It is advised that this is carried out early in the design process and confirmation submitted as part of the SAB application.
- 8.35. The council will require new developments and re-developments to minimise water consumption and ensure sufficient sewage capacity is available. Development proposals should incorporate water saving measures and equipment to reduce water consumption. Where a development has capacity problems and improvements in offsite infrastructure are not programmed, planning permission will only be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development.
- 8.36. As well as controlling surface water run-off at source to reduce the risk of flooding, SUDS can protect and improve water quality in receiving water courses, provide habitat creation opportunities, enhance the design of the development by providing amenity areas and landscape settings, and encourage natural groundwater recharge. Opportunities should be sought for the inclusion of SUDS which provide wider environmental benefits as part of the planning process.
- 8.37. The council will work with water companies and drainage boards regarding any issues with wastewater infrastructure and water capacity.
- 8.38. The council continues to support the principle of the Thames Tunnel project.

Delivery and monitoring

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

9. Transport. Policies DM T1 -DM T5

DM T1 Support for sustainable transport and active travel

Link to Core Planning Strategy Policy CS 18 Active transport and CS 19 Public transport

Policy aim

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

Policy

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

SA/ SEA implications

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

Justification

- 9.3. Supporting sustainable travel choices and public transport for people through the planning process is essential to reducing the need to travel by car and to supporting new economic growth as well as relieving pressure in areas of transport congestion and improving access, especially in town centres.
- 9.4. This can be delivered by upgrading existing facilities and providing safe, legible, continuous and well-connected walking and cycling routes to places where people wish to travel; in particular, between local centres, transport interchanges and services and facilities. Opportunities should also be taken to provide green chains and links to and between open spaces as well as opening up new accesses to open/green spaces and nature (see policies DM O1 and DM O2). For larger developments the council may also seek improvements to public transport services, land and physical works to offset negative impacts and to improve access to public transport, walking and cycling networks. This will be achieved through legal agreement.

- 9.5. The provision of quality cycle parking supports active and healthier life styles and more sustainable travel patterns. All development will be expected to provide cycle parking in accordance with the London Plan standards.
- 9.6. Residential cycle parking facilities should be provided in secure, covered and conveniently sited positions with good access to the street. It should also be easy for everyone to use and manoeuvre cycles both to and within the facility. At non-residential development cyclists will also need proper storage for protective clothing, equipment and, at large sites, showers provided (see TfL workplace cycle parking guidance or London cycle design standards for advice).
- 9.7. An integral part of the Merton's Biking strategy, as supported by Merton's Core Planning Strategy Policy CS 18 is the development of strategic cycle hubs or public accessible cycle storage facilities, in particular at Wimbledon, Colliers Wood and Morden town centres. Assistance towards securing these initiatives will be sought from new development as part of the council's general approach to promoting cycling across the borough. The council also supports the aims of the emerging Arcadian Thames and Wandle Valley Green Grid Areas and associated strategies.

Delivery and monitoring

- 9.8. Merton's sustainable transport strategy and local implementation plan (LIP 2) 2011 – 26 sets out a programme of soft and hard physical measures to assist walking, cycling and access to public transport facilities including school travel plans, both adult and child cycle training and accessibility improvements at Wimbledon Station.
- 9.9. Merton's Biking Borough Strategy and action plan presents a vision of the cycling environment in 2030 and a 15 year programme to improve the cycling experience. Actions will be delivered where opportunities and funding become available. This is supplemented by Merton's Cycle Skills Network Audit which maps out the bikeability of the borough's streets and other connections. It also reviews crossing issues and opportunities at junctions (see http://www.merton.gov.uk/transport-streets/csln59_merton_csna_report_1-2_lo-res_18th_dec_2012.pdf). This report will be used to inform on the need for supporting cycling improvements on a case by case basis.
- 9.10. Pedestrian street audits have been undertaken across a number of key areas in the borough, including Mitcham town centre, Raynes Park, Wimbledon town centre, Colliers Wood and Pollards Hill. Gaps and issues identified will be considered as opportunities and funding arises.
- 9.11. Merton's public realm strategy outlines focus areas for improvement within the borough, which includes the pedestrian and cycle environment. The plan supports improvements in the consistency of design, materials and management of pedestrian areas, as well as the simplification of footways, reallocation of road space to achieve a better balance, improvements to crossing and aesthetic enhancements.
- 9.12. The council will continue to work with local and regional transport partners in delivering public transport improvements through Merton's LIP2 programme, other council funding streams and developer contributions and obligations.

DM T2 Transport impacts of development

Link to Core Planning Strategy Policies CS 18 Active transport; CS 19 Public transport; CS 20 Parking, servicing and delivery

Policy aim

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

Policy

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

SA/ SEA implications

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

Justification

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

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

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

Delivery and monitoring

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

DM T3 Car parking and servicing standards

Link to Core Planning Strategy Policy CS 20 Parking, servicing and delivery

Policy aim

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

Policy

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

SA/ SEA implications

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

Justification

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

- 9.37. Car Club/Car sharing schemes can also facilitate lower levels of on-site parking provision thereby allowing developers to achieve a higher level of development on a site, especially for larger scale developments or in town centre sites where public transport provision is more extensive.
- 9.38. The provision a car club and/or car sharing schemes will normally supported through a legal agreement in conjunction with a Travel Plan. Developers will be encouraged to allow access to bays from the neighbouring community to improve the wider benefits of the spaces. Car Club operators should be part of an Accredited Scheme (see Carplus.org.uk for practical details and supporting guidance) and offer the option of hourly vehicle hire.
- 9.39. Merton's Core Planning Strategy Policy CS 20 Parking, servicing and delivery supports the introduction of Electric Vehicle Charging Points both for the home and commercial premises (see www.SourceLondon.net for additional information). The council will promote the widespread installation of electric vehicle car parking infrastructure in accordance with standards set out in the London Plan and Mayor's Electric Vehicle Delivery Plan for London. Where charging infrastructure is to be publically available membership of "source London" is recommended to optimise the number of car users who can benefit from the facilities. To accommodate future growth in electric vehicles, it is strongly encouraged that for residential development the underlying power and distribution network should be capable of supporting the simultaneous charging of all parking spaces. TfL's *Land for Industry and Transport SPG, Annex 5 – Electric Vehicle Charging Infrastructure – Guide for Developers* is also relevant.
- 9.40. In areas of good accessibility or areas of parking stress, with an operational CPZ, the council will expect developments to restrain the amount of on-site parking and restrict access to on-street resident parking permits (Permit Free). Any parking provided will need to include spaces for disabled motorists and where appropriate car club bays. This is normally secured through a legal agreement with the developer, who will then need to ensure that occupants are made aware through the Title Deed or Lease Agreement that they will not be eligible for a resident's parking permit.
- 9.41. Where development includes a mix of affordable and market units parking should be allocated on an equitable basis unless demonstrated through recent local census or survey data that a different weighting should apply. The council also encourages parking to be as flexible as possible by not allocating spaces to individual dwellings.
- 9.42. In residential areas and town centres noise caused by delivery operations outside normal business hours can cause disturbance and health problems to residents. Poor access can also affect the viability of a site and restrict the type of uses that can safely operate. There are also potential air quality and economic benefits to be gained, where more flexibility on delivery times can help avoid busy peak hour periods. The council will promote "quite delivery" practices where supported by a Delivery and Service Plan (also see TfL Travel Planning for new development in London incorporating deliveries and servicing for further information).
- 9.43. Servicing should be provided off-street in accordance with Freight Transport Association guidelines to minimise its impact on congestion and the safe movement and operation of traffic. Where this is not possible or there is a need to protect the character of a historic building/conservation area then alternative approaches should be explored to mitigate potential adverse impacts on the road network as part of the accompanying Transport Assessment or Access Statement.

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

Delivery and monitoring

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

DM T4 Transport infrastructure

Link to Core Planning Strategy Policy CS 19 Public transport

Policy aim

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

Policy

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

SA/ SEA implications

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

Justification

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

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

Delivery and monitoring

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

DM T5 Access to the Road Network

Link to Core Planning Strategy Policies CS 18 Active transport; CS 19 Public transport; CS 20 Parking, servicing and delivery

Policy aim

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

Policy

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

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

SA/ SEA implications

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

Justification

- 9.65. Development should be appropriately located in order to facilitate sustainable growth; to reduce the number and length of journeys; be sympathetic to the local environment; and maintain the efficiency of the road network whilst still meeting climate change challenges.
- 9.66. Merton's Core Planning Strategy Policies CS 18 to 20 discuss the importance of providing a transport network that meets the needs of a growing economy, and which ensures that development sites can be accessed by a range of transport options. These requirements are especially relevant in Morden, Mitcham and Colliers Wood town centres where significant changes to the highway layout are envisaged to meet the council's regeneration aspirations. Where

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

- 9.67. To minimise impacts on residential areas and local roads that are generally unable to cope with large volumes of traffic, it is important that developments generating or attracting high traffic volumes and in particular access by heavy goods vehicles are appropriately connected to the road hierarchy.
- 9.68. New streets should respect and link to the local neighbourhood they serve and provide good connections to community facilities and shops, promote improved travel choice by creating an attractive, permeable, well designed and balanced environment. Priority should be given to non-motorised modes of travel and the use of traffic management measures investigated to reduce adverse traffic impacts. The council supports the principles and approach set out in Manual for Streets 1 and 2. Gated development can reduce permeability, increase social division and reduce community spirit. This issue is especially pertinent where access through the site would enhance wider connectivity or access to public transport.
- 9.69. For further detailed guidance on design refer to the councils Street Design Guide and Councils Vehicle Crossover Information Pack, available on the council web site http://www.merton.gov.uk/transport-streets/roads-highways-pavements/pdf-vehiclecrossover_infopack_version3_apr11.pdf (or as subsequently amended).
- 9.70. The council will seek advice from Transport for London (TfL) on developments that impact on the Transport for London Road Network (Red Routes) or Strategic Road Network.

Delivery and monitoring

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

Appendices

A Transport Proposals

A.1 Transport Proposals

A.1.1 Public transport

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

A.1.2 Rail/ Tube Improvements

Proposal Number	Site and Location	Proposed Use
02TN	Thameslink Streatham/ Wimbledon/Sutton Line	Enhanced rail services including increased frequency of services and a greater number of destinations – ongoing rail/station investment programme. Also proposals to improve the frequency on trains on the Wimbledon loop from 2 tph to 4 tph in each direction.
03TN	Northern Line Underground	Modernisation of Northern Line to improve capacity and quality of service, together with station improvement and enhanced accessibility for people with disabilities.
04TN	Crossrail 2 (formerly Chelsea Hackney Line)	New rail/underground line, using District Line Track (on route of district line) to provide enhance service capacity from Wimbledon and access improvements – Proposals are being reviewed by TfL and Network Rail. New Safeguarding expected 2014 including significant alignment changes.
05TN	Land adjoining the District Line, east of Wimbledon Main Line Station	Safeguarding of land for Crossrail 2 formerly Chelsea - Hackney Line New Safeguarding expected 2014 likely to be subject to major changes.
26TN	Raynes Park Station, southern side (outside Former Station House)	Drop off/pick up point and turnaround for Raynes Park Station.

A.1.3 Tram Line Network

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

A.1.4 Road Network Improvements

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

	Improvement	development and to improve facilities for pedestrians and cyclists.
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A.1.5 Road Junction Improvements

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

A.1.6 Cycle Network

Proposal Number	Site and Location	Proposed Use
22TN	Borough-wide cycle facilities.	Development of a network of cycle routes including new feeder routes to the Cycle Super Highway. Upgrades of existing facilities and new cycle hubs at Wimbledon, Colliers Wood and Morden (subject to safety reviews).

A.1.7 Pedestrian/ Cycle Route

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

B Open space

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

B.1 Metropolitan Open Land

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

B.2 Allotments and Urban Farms

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

B.3 Cemeteries

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

B.4 Educational Open Space

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

S024	Bushey Playing Fields	Beverley Way, New Malden	1.96
S025	St John Fisher School	Grand Drive, Raynes Park	0.92
S027	Kings College School Sports Ground	Kingsway, New Malden	6.06
S028	Aragon Primary	Aragon Road, Morden	0.92
S029	Hatfield Primary School	Lower Morden Lane, Morden	0.72
S030	Poplar School	Poplar Road South, Merton Park	0.31
S031	Rutlish High School	Watery Lane, Wimbledon Chase	3.49
S032	Harris Academy	Wide Way, Mitcham	4.43
S033	Eastfields School	Acacia Road, Mitcham	2.41
S035	Holy Trinity	Effra Road, South Wimbledon	0.23
S036	St Thomas Of Canterbury	Commonside East, Mitcham	0.28
S037	Liberty Primary School	Western Road, Mitcham	2.29
S038	St Teresa's Primary	Montacute Road, Morden	0.53
S039	Bishop Gilpin	Lake Road, Wimbledon	0.36
S040	Garfield School	Garfield Road, Colliers Wood	0.09
S041	Lonesome Primary	Grove Road, Mitcham	1.05
S042	Morden Primary School	London Road, Morden	0.43
S043	West Wimbledon Primary	West Barnes Lane, Raynes Park	0.71
S044	Emmanuel School Playing Fields	Beverley Way, West Wimbledon	4.8
S045	Oberon Playing Fields (Raynes Park High)	Lindisfarne Road	3.33
S046	Wimbledon Park Primary School	Havana Road, Wimbledon Park, London	0.16
S048	All Saints C of E Primary School Open Space	East Road, Colliers Wood, London	0.29
S048	Wimbledon College	33 Edge Hill, Wimbledon	0.34
S049	The Norwegian School Playing Fields	Arterberry Road, Raynes Park	0.1
S050	Blossom House School Playing Fields	The Drive, Wimbledon	0.28
S051	Hollymount School Playing Fields	Cambridge Road, Wimbledon	0.53
S052	Ursuline Convent High School Playing Fields	Crescent Road, Raynes Park	0.37
S053	Melrose School	Church Road, Mitcham	0.14
S054	St Marks Primary School	St Mark's Road, Mitcham	0.88
S055	St Ann's Secondary School Playing Fields	Middleton Road, Morden	0.26
S056	Joseph Hood First School Playing Fields	Whatley Avenue , Wimbledon Chase	0.26
S057	Merton Technical College O/S	London Road, Morden	0.38
S058	Sacred Heart Catholic Primary School	Burlington Road, New Malden	0.23
S059	Links Primary School Playing Fields	Frinton Road, Tooting	0.03
S060	School Building, Gorrington Park Primary School Playing Fields	Sandy Lane, Mitcham	0.25

S061	Singlegate Primary School Playing Fields	South Gardens, Colliers Wood	0.25
S062	Pelham Primary School Playing Fields	Russell Road, Wimbledon	0.17
S063	Merton Park Primary School	Church Lane, Merton Park	0.02
S064	All Saints C of E Primary School Open Space	East Road, Colliers Wood, London	0.3
S065	St Marys Rc Primary School Playing Fields	10-38 Russell Road, Wimbledon, London, SW19 1QL	0.08
S066	SS Peter & Paul Rc Primary Playing Fields	Cricket Green, Mitcham	0.26

B.5 All Other Open Spaces

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

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

M029	Deer Park Gardens	Morden Road	0.68
M030	Lewis Road Rec. Ground	Lewis Road, Mitcham	0.69
M031	Moreton Green	Middleton Road	0.64
M032	Miles Road Open Space	Miles Road, Mitcham	0.72
M033	Upper Green (also known as Fair Green)	Mitcham	0.37
M034	All Saints Rec Grd	Leyton Road, Colliers Wood	0.42
M035	Nelson Gardens Open Space	High Path, Colliers Wood	0.37
M036	Margin Drive Green Open Space	Margin Drive, Wimbledon	0.33
M037	Vectis Gardens Open Space	Vectis Road, Tooting	0.2
M038	Poplar Court Open Space	Poplar Court, Gap Road, Wimbledon, London, SW19 8JA	0.12
M039	Rock Terrace Rec Grd	Phipps Bridge Estate, Mitcham	2.28
M040	Oakleigh way Recreation Ground	Oakleigh Way, Mitcham	2.32
M043	Crooked Billet Open Space	Woodhayes Road, West Wimbledon	0.29
M044	Wimbledon Common (excluding Royal Wimbledon Golf Course)	Wimbledon Parkside	267.75
M046	Raynes Park Sports Ground	Taunton Avenue, SW20	7.92
M047	Cannon Hill Common	Cannon Hill Lane, Mitcham	18.44
M048	Sir Joseph Hood Memorial Playing fields and surrounds	Marina Avenue	13.04
M049	King Georges Field	Tudor Drive, Morden	8.01
M050	Morden Park and surrounds	London Road	42.45
M051	Mostyn Gardens	Martin Way, Morden	4.65
M052	John Innes Recreation Ground	Watery Lane	1.72
M053	Ravensbury Park	Morden Road, Mitcham	7.46
M054	Cricket Green	Mitcham	1.96
M055	Police Green Cricket Green	Mitcham	0.95
M056	Mitcham Common, including golf course	Croydon Road	190.65
M057	News of the World Sports Ground (now known as Mitcham Sports Ground)	Commonside West, Mitcham	3.12
M058	The Canons	Madeira Road, Mitcham	2.73
M059	Pollards Hill O/S	Recreation Way, Mitcham	2.53
M060	Long Bolstead Rec. Gnd.	Woodstock Way, Mitcham	0.88
M061	Tamworth Farm Rec	London Road (West of Figges Marsh) Mitcham	1.41
M062	Abbey Recreation Ground	Morden Road, SW19	2.61
M063	Garfield Road Rec Grd	Garfield Road	1.66
M064	Land Adjacent River Wandle	North Road, Colliers Wood	0.76
M066	Morden Recreation Ground	Farm Road	11
M067	Edenvale Play Area	Woodland Way, Mitcham, CR4 2DZ	0.64
M068	Wandle Meadow Nature Park	Merantun Way	5.04
M069	St Mary Gleblands	Church Path, SW19	0.86
M070	Robinhood Close Open Space	Robinhood Close, Mitcham, CR4 1JN	0.28
M071	Watermeads o/s	Rawnsley Ave, Morden.	3.13
M072	Joseph Hood Recreation Ground	Martin Way, Morden	8.4
M074	Merton & Sutton Joint Cemetery Surrounds	Green Lane, Lower Morden	6.39

M075	St Mary's Chuchyard, Wimbledon	Arthur Road, SW19	0.27
M076	Rowan Road Open Space	Rowan Road, SW16	2.39
M077	Wimbledon Park (Including AELTC/Aorangi Park)	Revelstoke Road	47.32
M078	Open Space attached to Gipsy site	Land ADJ 2, Weir Road	0.29
M078	Seymour Road Park	Seymour Road, Wimbledon Park	0.22
M079	Alfreton Close Corner Park	Alfreton Close, SW19 5NS	0.04
M080	Welford Park and Path	Welford Place, Wimbledon	0.17
M082	Herbert Road Park	Herbert Road, Wimbledon	0.21
M083	Galustian Gardens Open Space	Compton Road, Hillside	0.07
M084	Edge Hill Court North	Edge Hill, Wimbledon	0.13
M085	Edge Hill Court South	Edge Hill, Wimbledon	0.11
M086	All Saints Road Open Space	South Wimbledon	0.9
M087	Bushey Court Park	Raynes Park	0.45
M088	Three Kings Piece Open Space	Commonside West, Mitcham	0.53
M089	Marlowe Square Open Space	Marlowe Square, Mitcham	0.19
M090	Recreation Way O/s	Recreation Way, Mitcham	0.11
M091	Crossway O/s	Crossway, Raynes Park	0.08
M092	Trafalgar Garden	Norman Road, Colliers Wood	0.07
M093	Hamilton Gardens Open Space	Deburgh Road, Colliers Wood	0.08
M094	Hardy Gardens Open Space	Grove Road, Colliers Wood	0.05
M095	Caesars Walk O/S	Caesars Walk, Mitcham	0.13
M096	Central Ward Residents Club O/S	Ashridge Way, Morden	0.3
M097	Haynt Walk O/S	Haynt Walk, Raynes Oark	0.05
M098	Botsford Road O/S	Botsford Road, Wimbledon Chase	0.07
M099	Trenchard Court Haig Homes O/S	Green Lane, Morden	0.97
M100	The Precincts Haig Homes O/S	Green Lane, Morden	1.22
M101	St Helier Avenue O/S	St Helier Avenue, Morden	0.66
M102	Home Oak Road O/S	O/S adj to 10 Home Park Road, Wimbledon Park	0.07
M0103	Hertford Way O/s	Herford Way, Mitcham	0.1
M0104	Wimbledon War Memorial	Parkside, Wimbledon	0.03
M0105	Dennis Park Crescent Open Space	Dennis Park Crescent, Wimbledon Chase	0.08
P001	National Westminster (Natwest) sports ground	Stanford Road, SW16	11.65
P002	Raynes Park Playing Fields	Grand Drive	8.19
P004	Sun Alliance Sports Ground	Fairway, SW20	4.31
P005	Malden Golf Course	Traps Lane, New Malden	4.12
P006	London Electricity Sports Ground (LESSA)	Grand Drive (Westway)	3.64
P007	Playing Field Wimbledon College	Coombe Lane, Raynes Park	3.26
P008	The Old Rutlishians Sports Club	Poplar Road, SW19	2.53
P009	West Side Lawn Tennis Club	Copse Hill, SW20	0.91
P010	Queensmere Road Tennis Courts	Queensmere Road, Wimbledon Park	0.8
P012	Wilton Grove Tennis Club	Wilton Crescent	0.3
P014	Raynes Park Residents Open Space	Grand Drive	0.27
P015	West Wimbledon Bowling Club	Durham Road	0.28
P016	Merton Hall Bowling Green	Kingston Road SW19	0.09

P017	Royal Wimbledon Golf Club	Camp Road	60.9
P018	Atkinson Morley's Hospital	Copse Hill, Wimbledon Village	7.91
P020	Civil Service Sports Ground	Coombe Lane, SW20	2.41
P021	Beverley Park Golf Range	Beverley Way, New Malden	3.7
P022	Prince Georges Fields	Grand Drive, Morden	11.82
P023	Messines	South of Prince Georges Fields, Grand Drive, Morden	8.29
P024	Archbishop Tenison's Sports ground and surrounds	Tennyson Ave, West Barnes	3.26
P025	Morden Playing Fields	Hillcross Ave, Morden	26.11
P026	Cranleigh Lawn Tennis Club	Cranleigh Road	0.41
P027	Nursery Road Playing Fields	Nursery Road, SW19	4.75
P028	Imperial club sports ground	Bishopford Road, Morden	5.14
P030	Westminster City School Playing Fields	Crossways Road, Mitcham	4.98
P033	Morden Sports Ground	Arthur Road, New Malden	8.16
P034	The David Lloyd Club	Bushey Road, Raynes Park	5.01
P035	All England Lawn Tennis Club	Church Road, SW19	17.21
P036	Playing Fields (Former St Catherine's)	Grand Drive, Raynes Park, London, SW20 9NA	2.96
P037	BMX track location	Mulholland Close, Mitcham	1.29
P038	Southey Bowling Club	559 Kingston Road, Raynes Park	0.16
W001	George Hill O/S and Pyl Brook Nature Reserve	Holne Chase, London Road	1.95
W002	Priory Wall Open Space Walk	Priory Road, Colliers Wood	1.69
W003	Land Along Wandle River	Wimbledon Park	4.41
W004	River Wandle riverside walk (also known as Bennetts Hole)	Willow Lane	8.11
W005	Land Adjacent River Wandle	Colliers Wood, London	6.99
W006	Merton Park Green Walk	Off Melbourne Road	1.71
W007	Rookwood O/S	Rookwood Avenue, New Malden	0.15

C Nature Conservation

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

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

- Wimbledon Common

C.2 Sites of Metropolitan Importance for Nature Conservation

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

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

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

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

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

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

C.5 Sites of Local Importance for Nature Conservation

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

C.6 Local Nature Reserves

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

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

D Conservation Areas, Historic Parks and Gardens and Listed Buildings

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

D.1 Conservation Areas

Code	Name	Area (ha)	Code	Name	Area (ha)
1	Lambton Road	7.65	15	South Park Gardens	13.60
2	Dennis Park Crescent	3.80	16	Wimbledon North	137.80
3	Drax Avenue	8.58	17	Upper Morden	89.20
4	Dunmore Road	1.70	18	Vineyard Hill Road	6.86
5	Bathgate Road	11.45	19	Mitcham Cricket Green	52.00
6	Bertram Cottages	1.00	20	Westcoombe Avenue	1.70
7	The Broadway	3.00	21	John Innes- Merton Park	30.40
8	Copse Hill	19.72	22	Merton Hall Road	6.28
9	Wimbledon Windmill	1.02	23	Wool Road	13.12
10	Wimbledon Village	6.60	24	Wimbledon West	114.30
11	John Innes- Wilton Crescent	10.37	25	Wandle Valley	93.90
12	Wimbledon Hill Road	11.23	26	Durham Road	3.19
13	Pelham Road	1.50	27	Kenilworth Avenue	2.58
14	Wimbledon Chase	3.25	28	Leopold Road	0.65

D.2 Part 2: Historic Parks and Gardens

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

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

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

Grade 1: These are buildings of exceptional interest.

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

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

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

Property	Street/ Road Name	Grade
No.7	Belvedere Drive, SW19	II
No.1	Belvedere Drive, SW19	II
Ice House at No 1	Belvedere Drive, SW19	II
No.12	Belvedere Drive, SW19	II
No.14	Belvedere Drive, SW19	II
No.4	Belvedere Square	II
No.13	Belvedere Square	II
No.5-8 (Consec.)	Belvedere Square, SW19	II
No.9-12 (Consec.)	Belvedere Square, SW19	II
No. 17-20 (Consec.)	Belvedere Square, SW19	II
No. 21-26 (Consec.)	Belvedere Square, SW19	II
No. 27-31 (Consec.)	Belvedere Square, SW19	II
No.13 and 14	Berkeley Place, SW19	II
Wimbledon Theatre	The Broadway, SW19	II
Former Wimbledon Town Hall	The Broadway, SW19	II
No.21	Calonne Road, SW19	II
No. 28, 30 & 32	Calonne Road, SW19	II
William Wilberforce School	Camp Road, SW19	II
Statue of Diana with Fawn	Cannizaro Park, Wimbledon , SW19	II
Old School House	Central Road, Morden	II
The Grange	Central Road, Morden	II
Colliers Wood LUL Station	Christchurch Road, Colliers Wood, SW19	II
No.70	Christchurch Road, Colliers Wood, SW19	II
Singlegate School & Catepiers	Christchurch Road, Colliers Wood, SW19	II
Garden Wall (4 sides) Church Field, including iron gate north of Mary's Church	Church Lane, Merton, SW19	II
Church of St Mary	Church Path, Merton, SW19	II*
Freestanding 12C Archway	Church Path, Merton, SW19	II
Garden Wall (4 sites)Church Field, north of St Mary's Church	Church Path, Merton, SW19	II
Nos. 60, 62 and 64 with railings and date to No.64	Church Road, Mitcham	II
No.66	Church Road, Mitcham	II
Parish Church of St Peter & St Paul	Church Road, Mitcham	II*
Tomb of Anne Hall (Died 1740)	St Peter and St Paul Churchyard, Church Road, Mitcham	II
Tomb of Thomas Stanley (Died 1811)	St Peter and St Paul Churchyard, Church Road, Mitcham	II
Tomb of Richard Cranmer (Circa Early 19C)	St Peter and St Paul Churchyard, Church Road, Mitcham	II
Table Tomb one yard to west of Tomb of Richard Cranmer	St Peter and St Paul Churchyard, Church Road, Mitcham	II
The Former Vicarage of St Peter and St Paul	Church Road, Mitcham	II
The Old Rectory House	Church Road, Wimbledon	II*
No.16-20 (Even)	Church Road, Wimbledon, SW19	II

Property	Street/ Road Name	Grade
No.22-26 (Even)	Church Road, Wimbledon, SW19	II
No.55	Church Road, Wimbledon, SW19	II
No.9 Prospect Housing (including No.11)	Church Road, Wimbledon, SW19	II
No.1 (Newton House)	Commonside East, Mitcham	II
No.54 (Park Place)	Commonside West, Mitcham	II
Cote Cottage	Commonside West, Mitcham	II
Christ Church	28 Cottenham Park Road, London, SW20	II
Nos.15 and 17	Copse Hill, SW20	II
No. 11 Colbyfield	Copse Hill, SW20	II
Nos. 19 and 21	Copse Hill, SW20	II
No.23	Copse Hill, SW20	II
No.27	Copse Hill, SW20	II
No.27 (Formerly Stables)	Copse Hill, SW20	II
No.1 (Elm Lodge)	Copse Hill, SW20	II
Methodist Church	Cricket Green, Mitcham	II
The White House	Cricket Green, Mitcham	II
No.9 (Chestnut Cottage)	Cricket Green, Mitcham	II
Obelisk	Junction with Maderia Road, Cricket Green, Mitcham	II
Tate Almshouses	Cricket Green, Mitcham	II
Drinking Fountain and Horse Trough	Cricket Green, Mitcham	II
Nos. 17-20 (Consec.)	Crooked Billet, SW19	II
Bidder Memorial	Croydon Road, Mitcham	II
Church of the Sacred Heart	Darlaston Road, SW19	II
Churchyard Wall and Gateways to West and South of Church of Sacred Heart	Darlaston Road, SW19	II
Nos. 47-51	Denmark Road, SW19	II
Nos. 52 and 53	Denmark Road, SW19	II
Nos. 54-59 (Consec.)	Denmark Road, SW19	II
Nos. 60 and 61	Denmark Road, SW19	II
Nos. 62 and 63	Denmark Road, SW19	II
Nos. 64-71 (Consec.)	Denmark Road, SW19	II
Nos. 72 and 73	Denmark Road, SW19	II
No. 2a	Drax Avenue, SW19	II
Horse Trough/ Drinking Fountain	South Park Gardens, Dudley Rd, SW19	II
Former World War 1, Type G, RNAS Seaplan Shed: Network Rail, Wimbledon Depot	Dundonald Road (accessed from)	II
Wimbledon College	Edge Hill	II
Cottage with Cartshed 10 yards to South West of Hall of Wimbledon College	Edge Hill	II
Church of St Barnabas	Gorringe Park Avenue, Mitcham	II
Church Hall of St Barnabas	Gorringe Park Avenue, Mitcham	II

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

Property	Street/ Road Name	Grade
Road)		
No. 244 (Eagle House)	London Road, Mitcham	I
Forecourt Walls, Piers, Railings and Gates of Eagle House	London Road, Mitcham	I
Milestone Opposite Elm Lodge	London Road, Mitcham	II
Nos. 346 and 348	London Road, Mitcham	II
No. 350 (White Hart Inn)	London Road, Mitcham	II
Nos. 470 and 472	London Road, Mitcham	II
Nos. 482 and 484	London Road, Mitcham	II
Church of St Lawrence	London Road, Mitcham	I
Tomb in Churchyard, 5 yards South West of Tower	Churchyard of St Lawrence, London Road, Morden	II
Mauvillian Tomb in Churchyard, Church of St Lawrence	Churchyard of St Lawrence, London Road, Morden	II
Headstone to John Howard (D1764) in Churchyard 16 yards to South of South Porch	Churchyard of St Lawrence, London Road, Morden	II
Headstone circa mid to late 18C immediately adjacent to south of Headstone of John Howard in Churchyard of St Lawrence	London Road, Morden	II
Morden Park including walls and pair of Circular Garden Buildings attached to North West	London Road, Morden	II*
Drinking Fountain and Horse Trough	London Road, Morden	II
Milestone	London Road, Morden	II
Milestone Opposite Elm Lodge	Lower Green West, Mitcham	II
Mitcham Parish Rooms	Lower Green West, Mitcham	II
Remains of Hall Place (Chapel)	Lower Green West, Mitcham	II
The Canons	Madeira Road, Mitcham	II*
Dovecourt Adjacent to Pont to South East of the Canons	Madeira Road, Mitcham	II
Obelisk at the junction with Cricket Green (formerly with the ground of if the Canons)	Lower Green West, Mitcham	II
Trinity United Reform Church	Mansel Road, SW19	II
Church of St Winefride	Merton Road, SW19	II
Morden Hall	Morden Hall Park, Morden	II
Gates and Gate Piers to Main Entrance to East of Morden Hall, including attached wall to North	Morden Hall Park, Morden	II
Walls if Walled garden to South of Morden Hall	Morden Hall Park, Morden	II
Morden Cottage	Morden Hall Park, Morden	II
Snuff Mills (Western Block)	Morden Hall Park, Morden	II
Snuff Mills (Eastern Block)	Morden Hall Park, Morden	II
Pedestal and Statue of Neptune	Morden Hall Park, Morden	II

Property	Street/ Road Name	Grade
10 yards to South East of Walled Garden		
Pedestal and Statute of Venus and Cupid 50 yards N. of Morden Cottage	Morden Hall Park, Morden	II
Morden Lodge	Morden Hall Park, Morden	II
Cast Iron Bridge to rear of Morden Hall	Morden Hall Road (East Site)	II
Milestone (opposite No. 92)	Morden Hall Park, Morden	II
White Cottage	Morden Road, Mitcham	II
Ravensbury Mill	Morden Road, Mitcham	II
South Wimbledon LRT Station including shops	Morden Road, SW19	II
“Flint Barn” No 35	Mostyn Road, Merton Park, SW19	II
No.22	Parkside, SW19	II*
No.36 (Falconhurst)	Parkside, SW19	II
No. 54 (Apostolic Nunciature)	Parkside, SW19	II
Drinking Fountain & Castle/ Horse Trough	Parkside, SW19	II
No. 25 Well-House in Garden	Parkside, SW19	II
Horse Trough	Parkside, SW19	II
Pelham High School (Downham House)	Pelham Road, SW19	II
No.98 Wandle Villa	Phipps Bridge Road, SW19	II
Fire Station	Queens Road, SW19	II
No. 54	Ridgway, SW19	II
Pair of Gate Piers to No. 54	Ridgway, SW19	II
Nos. 56, 56A, 56C & No. 1 Lauriston Road	Ridgway, SW19	II
No. 70	Ridgway, SW19	II
2 K6 Telephone Kiosks near junction with Murray Road	Ridgway, SW19	II
No. 10 (Wandle House)	Riverside Drive, Mitcham	II
St Luke’s Church	Ryfold Road, Wimbledon Park	II
Queen Alexandra’s Court (North Block)	St Mary’s Road, SW19	II
Queen Alexandra’s Court (North Eastern Block)	St Mary’s Road, SW19	II
Queen Alexandra’s Court (South Eastern Block)	St Mary’s Road, SW19	II
Queen Alexandra’s Court (Southern Block)	St Mary’s Road, SW19	II
Garden Wall to West of Quadrangle forming Queen Alexandra’s Court	St Mary’s Road, SW19	II
Entrance Gates, Gate Piers and Adjoining Walls to Queen Alexandra’s Court	St Mary’s Road, SW19	II

Property	Street/ Road Name	Grade
Parish Church of St Mary	St Mary's Road, SW19	II*
Churchyard Walls to South of Churchyard of Church of St Mary	St Mary's Road, SW19	II
Ker Vault, 15 yards to South of Chancel	Churchyard of St Mary's Road, SW19	II
Grosvenor Tomb, 5 yards to South of Chancel	Churchyard of St Mary's Road, SW19	II
Tomb, 1 foot to North of Grosvenor Tomb	Churchyard of St Mary's Road, SW19	II
Savage Tomb, 15 yards to South of South Porch	Churchyard of St Mary's Road, SW19	II
Bingham Tomb, 12 yards from Savage Tomb	Churchyard of St Mary's Road, SW19	II
Tomb of Georgina Charlotte Quin, 1 yard to south west of Savage Tomb	Churchyard of St Mary's Road, SW19	II
Tomb of John Tompkins, 3 yards to west of Savage Tomb	Churchyard of St Mary's Road, SW19	II
Headstone to Little family, 6 yards to west of Savage Tomb	Churchyard of St Mary's Road, SW19	II*
Tombstone of Thomas Lowick, 1 yard to west of south porch	Churchyard of St Mary's Road, SW19	II
Hopkin (Mansel Philipps) Tomb, 25 yards to south west of church tower	Churchyard of St Mary's Road, SW19	II
White Tomb, 5 yards to south west of Hopkins (Mansel Philipps) tomb	Churchyard of St Mary's Road, SW19	II
Tomb of G S Newton, 20 yards north west of Tower	Churchyard of St Mary's Road, SW19	II
Headstone, 2 yards to south of Tower	Churchyard of St Mary's Road, SW19	II
Tomb of Geard de Visme, 10 ft to north of west tower of chapel	Churchyard of St Mary's Road, SW19	II
Tomb of Elizabeth Johnson, 50 yards to North West of Tower	Churchyard of St Mary's Road, SW19	II
Tomb, 5 yards to south of Tomb of Geard to Visme	Churchyard of St Mary's Road, SW19	II
Table Tomb, 4 yards to East of Tomb of Geard to Visme	Churchyard of St Mary's Road, SW19	II
Tomb, 5 yards to East of Tomb of Geard to Visme	Churchyard of St Mary's Road, SW19	II
Hactchet Tomb, 8 yards to East of Tomb of Geard to Visme	Churchyard of St Mary's Road, SW19	II
Tomb of John Lawson, 6 yards to north of chancel	Churchyard of St Mary's Road, SW19	II
Johnson Tomb, 1 yard to north of Tomb to John Lawson	Churchyard of St Mary's Road, SW19	II

Property	Street/ Road Name	Grade
Mausoleum of Sir Joseph William Bazalgette, 20 yards to North East of Chancel of St Mary's Church	Churchyard of St Mary's Road, SW19	II
Bankes Tomb, 4 yards to north west of Bazalgette Mausoleum	Churchyard of St Mary's Road, SW19	II
Tomb of Joshua Ruddock, 3 yards to north east of chancel	Churchyard of St Mary's Road, SW19	II
Jennings Tomb, 5 yards to south of Bazalgette Mausoleum	Churchyard of St Mary's Road, SW19	II
Tomb of John Teymme, 6 yards to east of chancel	Churchyard of St Mary's Road, SW19	II
Singlegate School	South Gardens, Colliers Wood	II
Lauriston Cottage	Southside Common, SW19	II
Great Hall Range to Kings College School	Southside Common, SW19	II
Pillar Box on Pavement to North of Kings College School/ Hall	Southside Common, SW19	II
Church of St John the Baptist	Spencer Hill, Wimbledon, SW19	II
Wall Running Along South Side of Road	Station Road, Merton ,SW19	II
Wheel House at Messrs Liberty's Print Works	Station Road, Merton, SW19	II
2 Lamposts outside 12 & 34	Station Road, Merton Abbey, SW19	II
Colour House at Messrs Liberty's Print Works	Station Road, Merton, SW19	II
Nos. 1-5 (Renshaw Corner)	Streatham Road, Mitcham	II
Electricity Sub Station at Junction with Sunnyside Passage	Sunnyside, Wimbledon, SW19	II
Church Hall of St Barnabas' Church	Thirsk Road, Mitcham	II
Clock Tower	Upper Green East, Mitcham	II
No. 55	Upper Green East, Mitcham	II
Nos. 9-13 (Consec.)	Wandle Bank, Colliers Wood, SW19	II
Nos. 16 & 17	Wandle Bank, Colliers Wood, SW19	II
The Manor House (now forming part of the Rutlish School)	Watery Lane, Merton Park, SW19	II
Chester House	West Side Common, Wimbledon, SW19	II
Garden Building and attached Garden Wall to West of Chester House	West Side Common, Wimbledon, SW19	II
No. 4	West Side Common, Wimbledon, SW19	II
No. 6 (West Side House)	West Side Common, Wimbledon, SW19	II
Nos. 7 and 7A (Converted Stable Block adjoining North End of West Side House)	West Side Common, Wimbledon, SW19	II
Nos. 14-19 Consecutive (Hanford Row)	West Side Common, Wimbledon, SW19	II

Property	Street/ Road Name	Grade
No. 23 (Stamford House)	West Side Common, Wimbledon, SW19	II
No. 24 (The Keir)	West Side Common, Wimbledon, SW19	II
Drinking Fountain at junction with Belvedere Grove	Wimbledon Hill Road, Wimbledon, SW19	II
No. 100 (The White House)	Wimbledon Hill Road, Wimbledon, SW19	II
Base of Windmill at Mill House	Windmill Road, Mitcham, CR4	II
No. 2 (Heathfield House)	Windmill Road, Wimbledon, SW19	II
The Old Windmill	Windmill Road, SW19	II*
Drinking fountain and horse trough	Windmill Road, SW19	II
Wall to rear of Block of Flats, West of Easternmost Block (Partly numbered 9, 11, 15,17) (Medieval)	Windsor Avenue, SW19	II
Wall to rear of Block of the Westernmost Block of Flats (partly numbered 27, 29, 31, 33) (Medieval)	Windsor Avenue, SW19	II
Southside House	Woodhayes Road, Wimbledon, SW19	II*
Coach House to North of Southside House	Woodhayes Road, Wimbledon, SW19	II
No.6 (Gothic Lodge)	Woodhayes Road, Wimbledon, SW19	II
Methodist Church	Worple Road, SW19	II

E Archaeological Priority Zones and Ancient Monuments

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

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

E.1 Archaeological Priority Zones

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

E.2 Scheduled Ancient Monuments

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

F Sequential Test and Impact Assessment

In accordance with the NPPF and guidance (as amended), where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the factors detailed in F.2: Impact Assessment below, it should be refused. This appendix sets out a summary of what is required for sequential tests and impact assessments. Applicants should ensure that they meet the requirements of the NPPF and guidance (as amended) in full.

F.1 Sequential Test

The following should be included in submitted sequential tests.

- a) Ensure that sites are assessed for their availability¹, suitability² and viability³
- b) Ensure that all in-centre options have been thoroughly assessed before less central sites are considered
- c) Ensure that where it has been demonstrated that there are no town centre sites to accommodate a proposed development, preference is given to edge-of-centre locations which are well connected to the centre by means of easy pedestrian access
- d) Ensure that in considering sites in or on the edge of existing centres, developers and operators have demonstrated flexibility in terms of:
 - i. scale: reducing the floorspace of their development;
 - ii. format: more innovative site layouts and store configurations such as multi-storey developments with smaller footprints;
 - iii. car parking provisions: reduced or reconfigured car parking areas; and
 - iv. the scope for disaggregating specific parts of a retail or leisure development, including those which are part of a group of retail or leisure units, onto separate, sequentially preferable sites. We will not seek arbitrary sub-division of proposals.

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

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

² Suitability – with due regard to the requirements to demonstrate flexibility, whether sites are suitable to accommodate the need or demand which the proposal is intended to meet.

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

F.2 Impact Assessment

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

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

G Flood Risk Assessments

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

G.1 Flood Risk Vulnerability Classification

Essential Infrastructure	<ul style="list-style-type: none"> - Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. -Essentially utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. -Wind turbines.
Highly Vulnerable	<ul style="list-style-type: none"> -Police stations, Ambulance stations and Fire stations and Command Centres, and telecommunications installations required to be operational during flooding. -Emergency dispersal points. -Basement dwellings. -Caravans, mobile homes and park homes intended for permanent residential use⁴. -Installations requiring hazardous substances consent⁵. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as ‘Essential Infrastructure’)⁶.
More Vulnerable	<ul style="list-style-type: none"> -Hospitals -Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels. -Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs, and hotels. -Non-residential uses for health services, nurseries and educational establishments. -Landfill and sites used for waste management facilities for hazardous waste⁷. -Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuations plan⁸.
Less Vulnerable	<ul style="list-style-type: none"> -Police, ambulance and fire stations which are not required to be operational during flooding.

⁴ For any proposal involving a change of use of land to a caravan, camping or chalet site, or to a mobile home site or park home site, the Sequential Exception Test should be applied.

⁵ See Circular 04/00: Planning controls for hazardous substances (paragraph 18) at: www.communities.gov.uk/publications/planningandbuilding/circularplanningcontrols

⁶ In considering any development proposal for such an installation, local planning authorities should have regard to planning policy on pollution in the National Planning Policy Framework.

⁷ For definition, see planning for Sustainable Waste Management: Companion Guide to Planning Policy Statement 10 at: www.communities.gov.uk/puplications/planningandbuilding/planningsustainable

⁸ See footnote 4.

	<ul style="list-style-type: none"> -Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distributions; non-residential institutions not included in 'more vulnerable'; and assembly and leisure. -Land and buildings used for agriculture and forestry. -Waste treatment (except landfill and hazardous waste facilities). -Minerals working and processing (except for sand and gravel working). -Water treatment works which do not need to remain operational during times of flood. -Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).
Water-compatible Development	<ul style="list-style-type: none"> -Flood control infrastructure. -Water transmission infrastructure and pumping stations. -Sewage transmission infrastructure and pumping stations. -Sand and gravel workings. -Docks, marinas and wharves. -Navigation facilities. -MOD defence installations. -Ship buildings, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (excluding sleeping accommodation). -Lifeguard and coastguard stations. -Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. -Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Notes:

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

⁹ See website for further details: www.defra.gov.uk/science/Project_Data/DocumentLibrary/FD2320_3364_TRP.pdf

G.2 Flood Risk Vulnerability and Flood Zone ‘Compatibility’

Flood Risk Vulnerability classification		Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	√	√	√	√	√
	Zone 2	√	√	Exception Test required	√	√
	Zone 3a	Exception Test required	√	X	Exception Test required	√
	Zone 3b ‘Functional Flood Plain’	Exception Test required	√	X	X	X

Key: √ Development is appropriate
 X Development should not be permitted

This table does not show:

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

H Employment Opportunities for Merton

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

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

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

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

H.1 Guidance on Employment Opportunities in Merton

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

I Saved UDP Policies Replaced

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

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
ST.23	Environmental Protection	CS16: Flood Risk Management.	
ST.24	Leisure and Recreation, Arts and Culture	CS1: Centres; and CS13: Open Space, Nature Conservation, Leisure and Culture.	
ST. 25	Tourism	CS7: Centres.	
ST.26	Town Centres	CS7: Centres.	
ST.27	Wimbledon Town Centre	CS6: Wimbledon Sub-Area.	
ST.28	Mitcham and Morden Town Centres	CS2: Mitcham Sub-Area; and CS3: Morden Sub-area.	
ST.29	Development Outside Designated Centres	CS7: Centres.	
ST.30	Local Shopping	CS7: Centres.	
ST.31	Land Use/ Transport Integration	CS19: Public Transport.	
ST.32	Traffic Restraint/ Reduction	CS20: Parking, Servicing and Delivery.	
ST.33	Green Transport	CS18: Active Transport.	
ST.34	Public Transport	CS19: Public Transport.	
ST.35	Parking	CS20: Parking, Servicing and Delivery.	
ST.36	Community Benefits	CS11: Infrastructure.	
Living and Working in Merton			
U.1	Urban Village Designation	CS2: Mitcham Sub-area.	
U.2	Mixed Uses in Urban Villages	Deleted by Secretary of State on 27th September 2007.	
U.3	Sustainable Transport in Urban Villages	Deleted by Secretary of State on 27th September 2007.	
U.4	Residential Uses	CS9: Housing Provision; and CS14: Design.	
CW.1	Colliers Wood Urban Centre	CS1: Colliers Wood Sub-area; CS7: Centres; and DMR1: Location and scale of development in Merton's town centres and neighbourhood parades.	
CW.2	Sites 1CW and 2CW		Not carried forward
CW.3	Transport Infrastructure	CS1: Colliers Wood Sub-Area; and CS18: Active Transport.	
MU.1	Mixed Use Frontages: Ground Floor Uses	CS7: Centres; DMR3: Protecting Corner/ Local Shops; and DMR4: Protection of Shopping Facilities within Designated Shopping Frontages.	
MU.2	Non Designated Shopping	CS7: Centres; CS14: Design;	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
	Frontages: Upper Floor Uses	DMR3: Protecting Corner/ Local Shops; and DMD2: Alterations and extensions to existing buildings.	
MU.3	New Developments in Non Designated Shopping Frontages	CS7: Centres; CS14: Design; DMR3: Protecting Corner/ Local Shops; DMR4: Protection of Shopping Facilities within Designated Shopping Frontages; and DMD2: Design considerations in all developments.	
MU.4	Live/ Work Developments	CS12: Economic Development.	
HP.1	Housing Target	CS9: Housing Provision.	
HP.2	Retention of Residential Accommodation	CS9: Housing Provision.	
HP.3	Rehabilitation and Vacant Dwellings	Deleted by Secretary of State on 27th September 2007.	
HP.4	Density of Developments	Deleted by Secretary of State on 27th September 2007.	
HP.5	Flat Conversions: Size of Original Unit	CS14: Design.	
HP.6	Flat Conversions: Retention of Units	Deleted by Secretary of State on 27th September 2007.	
HP.7	Accommodation for Travellers	CS10: Accommodation for Gypsies and Travellers.	
HN.1	Affordable Housing	Deleted by Secretary of State on 27th September 2007.	
HN.2	Provision of Affordable Housing for Other Sources	CS8: Housing Choice.	
HN.3	Dwelling Mix	CS8: Housing Choice; DM H2: Housing Mix.	
HN.4	Housing for Older People	CS8: Housing Choice; and DMH1: Supported Care Housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system .	
HN.5	Residential Institutional Uses	CS8: Housing Choice; and DMH1: Supported Care Housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system .	
HN.6	Accommodation for Homeless	CS8: Housing Choice; and DMH1:	

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

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
E.11	Environmental Improvements from Employment Development	CS15: Climate Change; and CS17: Waste Management.	Further detail to be contained in a SPD.
E.12	Small and Growing Businesses	CS12: Economic Development; DME1: Employment Areas in Merton; and DME3: Protection of Scattered Employment Sites.	
C.1	Location and Access of Facilities	CS11: Infrastructure, DMC1: Community facilities; and DMP1: Securing planning obligations.	
C.2	Older People	CS8: Housing Choice; CS11: Infrastructure; DMH1: Supported Care Housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system .; and DMC1: Community facilities.	
C.3	People with a Learning Disability	CS8: Housing Choice; and DMH1: Supported Care Housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system .	
C.4	People with a Learning Disability – Day Care Facilities	CS11: Infrastructure; and DMC1: Community facilities.	
C.5	People with a Mental Illness	CS8: Housing Choice; and DMH1: Supported Care Housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system.	
C.6	People with a Mental Illness – Day Care Facilities	CS11: Infrastructure; and DMC1: Community facilities.	
C.7	Day Care Provision	CS11: Infrastructure; DMC1: Community facilities; and DMC2: Education.	
C.8	Health Facility Sites	CS11: Infrastructure; and DMC1: Community facilities.	
C.9	Provision of Health Facilities	CS11: Infrastructure; DMC1: Community facilities; and DMP1: Securing planning obligations.	
C.10	Distribution of Schools	CS11: Infrastructure; and DMC2: Education.	
C.11	Youth Services	CS11: Infrastructure Policy; and	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
		DMC1: Community facilities.	
C.12	Community Use of Educational Facilities	CS11: Infrastructure; and DMC1: Community facilities.	
C.13	Planning Obligations for Educational Provision	CS11: Infrastructure; and DMP1: Securing planning obligations.	
C.14	Non-Council Schools/ Other Educational Facilities	CS11: Infrastructure; and DMC2: Education; DMD2: Design Considerations in all Developments; DMT2: Consideration of Transport Impacts of Development; and DMT3: Applying Relevant Car Parking and Servicing Standards.	
T.1	Hotels, Guest Houses and Bed & Breakfast	CS7: Centres; and DMR6: Culture, Arts and Tourism Development.	
T.2	Development & Expansion of Tourist Attractions	CS7: Centres; and DMR6: Culture, Arts and Tourism Development.	
T.3	The Loss of Tourist Accommodation and Attractions	CS7: Centres; and DMR6: Culture, Arts and Tourism Development.	
A Safe Green and Health Merton			
NE.1	Metropolitan Open Land	London Plan policy 7.17; CS13: Open Space, Nature Conservation, Leisure and Culture; and DM01: Open Space.	
NE.2	Development in Proximity to MOL	CS13: Open Space, Nature Conservation, Leisure and Culture; and DM01: Open Space.	
NE.3	Green Chains	CS13: Open Space, Nature Conservation, Leisure and Culture; and DM01: Open Space.	
NE.4	Wandle Valley Country Park	CS5: Wandle Valley Sub-Area; and CS13: Open Space, Nature Conservation, Leisure and Culture.	
NE.5	Sites of Special Scientific Interest	CS13: Open Space, Nature Conservation, Leisure and Culture; and DM01: Open Space.	
NE.6	Local Nature Reserves and Sites of Importance for Nature Conservation	CS13: Open Space, Nature Conservation, Leisure and Culture; and DM01: Open Space.	
NE.7	Species Protection	CS13: Open Space, Nature	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
		Conservation, Leisure and Culture.	
NE.8	Green Corridors	CS13: Open Space, Nature Conservation, Leisure and Culture; and DM01: Open Space.	
NE.9	Management of Land	London Plan policy 7.19; and CS13: Open Space, Nature Conservation, Leisure and Culture.	
NE.10	Nature Conservation in Backland Areas	CS13: Open Space, Nature Conservation, Leisure and Culture.	
NE.11	Trees: Protection	London Plan policy 7.21; CS13: Open Space, Nature Conservation, Leisure and Culture; and DM02: Trees, hedges and landscape features.	
NE.12	Trees, Hedges and Landscape Features	CS13: Open Space, Nature Conservation, Leisure and Culture; and DM02: Trees, hedges and landscape features.	
BE.1	New development, Change of Use, Alterations and Extensions	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.2	Demolition	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.3	Development Adjacent to a Conservation Area	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.4	Areas of Distinctive Quality	CS14: Design.	Further detail to be contained in a SPD.
BE.5	Maintenance and Restoration	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.6	Demolition	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.7	Alterations and Extensions	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.8	Setting of Listed Buildings, Ancient Monuments, Historic Parks	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.9	Uses	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.10	Building Recording	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.11	Rehabilitation and Maintenance	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.12	Upgrading	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
BE.13	Protection and Preservation	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.14	Evaluation	CS14: Design; and DMD4: Managing Heritage Assets.	Further detail to be contained in a SPD.
BE.15	Privacy, Visual Intrusion and Noise	CS14: Design; and DMD2: Design Considerations in all Developments.	Further detail to be contained in a SPD.
BE.16	Urban Design	CS14: Design; and DMD1: Urban Design and the Public Realm.	Further detail to be contained in a SPD.
BE.17	Urban Design – Application of Standards		Not carried forward.
BE.18	Gardens	CS14: Design; DM D1 Urban Design and the Public Realm; DM D2 Design Considerations in all Developments; and DM02: Trees, hedges and landscape features.	Further detail to be contained in a SPD.
BE.19	Sensitive Locations	CS14: Design; CS1: Colliers Wood Sub-Area; CS3: Morden Sub-Area; and CS6: Wimbledon Sub-Area.	Further detail to be contained in a SPD.
BE.20	Appropriate Locations	CS14: Design; CS1: Colliers Wood Sub-Area; CS3: Morden Sub-Area; and CS6: Wimbledon Sub-Area.	Further detail to be contained in a SPD.
BE.21	Important Local Views, Panoramas and Prospects	CS14: Design; and DMD1: Urban Design and the Public Realm.	Further detail to be contained in a SPD.
BE.22	Design of New Development	CS14: Design; and DMD2: Design Considerations in all Developments.	Further detail to be contained in a SPD.
BE.23	Alterations and Extensions to Buildings	CS14: Design; and DMD3: Alterations and Extensions to Existing Buildings.	Further detail to be contained in a SPD.
BE.24	Roof Extensions and Dormer Windows	CS14: Design; and DMD3: Alterations and Extensions to Existing Buildings.	Further detail to be contained in a SPD.
BE.25	Sustainable Development	CS15: Climate Change.	Further detail to be contained in a SPD.
BE.26	Facilities for the Public	CS 14 Design; and DMD2: Design Considerations in all Development.	Further detail to be contained in a SPD.
BE.27	Public Art	CS14: Design; and DMD1: Urban Design and the Public Realm.	Further detail to be contained in a SPD.
BE.28	Hoardings and Poster Displays	CS14: Design; and DMD5: Advertisements.	Further detail to be contained in a SPD.

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
BE.29	Panels and Displays	CS 14: Design; and DMD5: Advertisements.	Further detail to be contained in a SPD.
BE.30	Alterations	CS14: Design; and DMD7: Shop Front Design and Signage.	Further detail to be contained in a SPD.
BE.31	Design	CS14: Design; and DMD7: Shop Front Design and signage.	Further detail to be contained in a SPD.
BE.32	Advertising	CS14: Design; and DMD7: Shop Front Design and Signage.	Further detail to be contained in a SPD.
BE.33	Street Furniture and Materials	CS14: Design; and DMD1: Urban Design and the Public Realm.	Further detail to be contained in a SPD.
BE.34	Telecommunications Masts, Base Stations and Apparatus	CS14: Design; and DMD6: Telecommunications.	Further detail to be contained in a SPD.
BE.35	Telecommunication Development	CS14: Design; and DMD6: Telecommunications.	Further detail to be contained in a SPD.
BE.36	Prior Approval Procedure	CS14: Design; and DMD6: Telecommunications.	Further detail to be contained in a SPD.
BE.37	Permitted Development	CS14: Design; and DMD6: Telecommunications.	Further detail to be contained in a SPD.
PE.1	Air Quality	London Plan policy 7.14; Mayor's Air Quality Strategy (2010); CS14: Design; CS15: Climate Change; CS17: Waste Management; CS18: Active Transport; CS19: Public Transport; CS20: Parking Servicing and Delivery; and DMEP4: Pollutants.	Further detail to be contained in a SPD.
PE.2	Pollution and Strategy	London Plan policy 5.3, 5.14, 7.14 & 7.15; CS14: Design; CS15: Climate Change; CS17: Waste Management; CS18: Active Transport; CS19: Public Transport; CS20: Parking Servicing and Delivery; DMD2: Design Considerations in All Development; DMEP2: Reducing and Mitigating Against Noise; and DMEP4: Pollutants.	Further detail to be contained in a SPD.
PE.3	Light Pollution	London Plan policy 7.5; CS14: Design; DMD2: Design Considerations in All Development; and DMEP4: Pollutants.	Further detail to be contained in a SPD.
PE.4	Overhead Power Lines		Not carried forward.
PE.5	Risk from Flooding	CS16: Flood Risk Management; and DMF1: Support for Flood	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
		Risk Management.	
PE.6	Water Quality	CS15: Climate Change; CS16: Flood Risk Management; and DMF1: Support for Flood Risk Management.	
PE.7	Capacity of Water System	CS16: Flood Risk Management; and DMF2: Sustainable urban drainage systems (SUDS).	
PE.8	Contaminated, Vacant and Derelict Land	London Plan policy 5.21 and 5.22; CS15: Climate Change; and DMEP4: Pollutants.	Further detail to be contained in a SPD.
PE.9	Waste Minimisation and Waste Disposal	CS17: Waste Management, South London Waste Plan.	
PE.10	Waste Facilities	Deleted by Secretary of State on 27th September 2007.	These matters are now addressed in CS17: Waste Management and the South London Waste Plan DPD.
PE.11	Recycling Points	CS15: Climate Change; CS17: Waste Management; and South London Waste Plan.	Further detail to be contained in a SPD.
PE.12	Energy Generation and Energy Saving	Policy 5.5 and 5.6 of the London Plan, CS15: Climate Change; and DM EP1 Opportunities for Decentralised Energy Networks.	Further detail to be contained in a SPD.
PE.13	Energy Efficient Design and Use of Materials	Policy 5.2 and 5.3 of the London Plan; and CS15: Climate Change.	Further detail to be contained in a SPD.
L.1	Informal Recreation	CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	
L.2	Policy for Walking	CS18: Active Transport; and DMO1: Open Space.	
L.3	Water Environments	The London Plan policies 7.27, 7.28 & 7.30; CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	
L.4	River Wandle	CS5: Wandle Valley; CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	
L.5	Urban Green Space	London Plan policy 7.18; CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
L.6	Public Open Space	CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	
L.7	Recreational Open Space	CS13: Open Space, Nature, Leisure and Conservation; and DMO1: Open Space.	
L.8	Open Space Deficiencies	CS13: Open Space, Nature, Leisure and Conservation; DMO1: Open Space; and DMP1: Securing planning obligations.	Off-site infrastructure provision will largely be replaced by CIL funding once the CIL Charging Schedule is adopted.
L.9	Children’s Play Facilities	London Plan policy 3.6, CS11: Infrastructure; CS13: Open Space, Nature, Leisure and Conservation; and DMP1: Securing planning obligations	Off-site infrastructure provision will largely be replaced by CIL funding once the CIL Charging Schedule is adopted.
L.10	Allotments	CS13: Open Space, Nature Conservation, Leisure and Culture.	
L.11	The Protection of Existing Facilities and Land	CS11: Infrastructure; CS13: Open Space, Nature, Leisure and Conservation; DMO1: Open Space; and DMC1: Community facilities.	
L.12	Provision of New Facilities	CS11: Infrastructure; CS13: Open Space, Nature, Leisure and Conservation; DMO1: Open Space; and DMC1: Community facilities.	
L.13	Improving Provision	CS11: Infrastructure; CS13: Open Space, Nature, Leisure and Conservation; DMO1: Open Space; and DMC1: Community facilities.	
L.14	Community and Religious Meeting Places	London Plan policy 3.16; CS11: Infrastructure; and DMC1: Community facilities.	
L.15	Protection of Facilities	London Plan policy 3.17; CS11: Infrastructure; and DMC1: Community facilities.	
L.16	Protection of Public Houses	CS7: Centres; and DMR5: Food and Drink Uses/ Leisure and Entertainment Uses.	
Town Centres and Shopping			

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
TC. 1	Promoting Development in Town Centres	CS7: Centres; DMR1: Location and Scale of Development in Merton's Town Centres and neighbourhood parades; and DMR2: Development of town centre type uses outside town centres.	
TC.2	Town Centre Type Developments Outside Designated Town Centres	DMR2: Development of town centre type uses outside town centres.	
TC.3	Mixed Use Development	CS7: Centres; and DMR1: Location and Scale of Development in Merton's Town Centres and neighbourhood parades.	
TC.4	Town Centre Management		Not carried forward.
TC.5	Good Urban Design and Public Realm	CS14: Design.	
TC.6	Promoting Vitality and Viability	CS7: Centres; DMR1: Location and Scale of Development in Merton's Town Centres and neighbourhood parades; DMR2: Development of town centre type uses outside town centres; DMR3: Protecting Corner/ Local Shops, DMR4: Protection of Shopping Facilities within Designated Shopping Frontages; DMR5: Food and Drink/ Leisure and Entertainment Uses; DMR6: Culture, Arts and Tourism Development; and DMR7: Markets.	
TC.7	High Density Housing	The London Plan; CS1: Colliers Wood and South Wimbledon Sub-Area; CS2: Mitcham Sub-Area; CS3: Morden Sub-Area; CS4: Raynes Park Sub-Area; CS6: Wimbledon Sub-Area; CS7: Centres; CS9: Housing Provision; CS14: Design; and DM D2: Design Considerations in all Developments.	
TC.8	Land Assembly		Not carried forward.
TC.9	Office Development	CS7: Centres; DMR1: Location	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
		and Scale of Development of Development in Merton's Town Centres and neighbourhood parades; DMR2: Development of town centre type uses outside town centres; and DME1: Employment areas in Merton.	
TC.10	Mixed Use on Large Office Development Sites		Not carried forward.
TC.11	Conversion of Office to Residential Use	CS12: Economic Development; CS7: Centres; and DME2: Offices in town and local centres.	
TC.12	Offices Above Shops Outside the Town Centres	CS12: Economic Development; CS7: Centres; and DME3: Protection of Scattered Employment Sites.	
TC.13	Upper Floors in Shopping Streets	CS7: Centres; CS12: Economic Development; CS14: Design, DME2: Offices in town and local centres; and DMD7: Shop Front Design and Signage.	
WTC.1	A Mixed Use Town Centre	CS6: Wimbledon Sub-Area; CS7: Centres; CS12: Economic Development; DMR1: Location and Scale of Development and neighbourhood parades; and DME2: Offices in town and local centres.	
WTC.2	Extension of P3 Development Sites		Not carried forward.
WTC.3	The Primary Shopping Area	CS6: Wimbledon Sub-Area; CS7: Centres; and DMR1: Location and Scale of Development in Merton's town centres and neighbourhood parades.	
WTC.4	Change of Use in the Primary Shopping Area	CS6 Wimbledon Sub-Area; CS7: Centres; and DMR4: Protection of Shopping Facilities within Designated Shopping Frontages.	
WTC.5	Leisure and Entertainment Facilities	CS6 Wimbledon Sub-Area; CS7: Centres; DMR1: Location and Scale of Development in Merton's Town Centres and neighbourhood parades; and DMR5: Food and Drink Uses/ Leisure and Entertainment Uses.	

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

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
		Merton's town centres and neighbourhood parades; and DME2: Offices in town and local centres.	
M0.2	Re-Use of Upper Floors	Deleted by Secretary of State on 27th September 2007.	
M0.3	Core Frontages	CS3: Morden Sub-Area; CS7: Centres; and DMR.4: Protection of Shopping Facilities within Designated Shopping Frontages.	
M0.4	Street Market	CS3: Morden Sub-Area; CS7: Centres; and DMR7: Markets.	
S.1	Local Centres	CS7: Centres; CS12: Economic Development; DMR1: Location and Scale of Development in Merton's town centres and neighbourhood parades; and DME2: Offices in town and local centres.	
S.2	Core Shopping Frontages	CS7: Centres; and DMR4 Protection of Shopping Facilities within Designated Shopping Frontages.	
S.3	Secondary Shopping Frontages	CS7: Centres; and DMR4 Protection of Shopping Facilities within Designated Shopping Frontages.	
S.4	Neighbourhood Parades	CS7: Centres; DMR1: Location and Scale of Development in Merton's town centres and neighbourhood parades; and DMR4: Protection of Shopping Facilities within Designated Shopping Frontages.	
S.5	Corner/ Local Shops in Residential Areas	CS7: Centres; and DMR3: Protecting Corner/ Local Shops.	
S.6	Small-scale Retail Development Outside Existing Shopping Centres	CS7: Centres; and DMR2: Development of town centre type uses outside town centres.	
S.7	Environmental Improvements in Shopping Centres	CS14: Design; DMD2: Design Consideration in all Developments; and DMD1: Urban Design and the Public Realm.	
S.8	Food and Drink (A3) Uses	CS7: Centres; and DMR5: Food	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
		and Drink/ Leisure and Entertainment Uses.	
S.9	Vehicle Related Developments	CS7: Centres; CS18: Active Transport; CS19: Public Transport; CS20: Parking Service and Delivery; DMT2; Consideration of Transport Impacts of Development; DMT3: Applying relevant car parking and servicing standards; and DMT5: Consideration of Connections and Access to the Road Network.	
S.10	Access for People with Disabilities	Deleted by Secretary of State on 27th September 2007.	
S.11	Facilities for Customers	CS14: Design and DMD1: Urban design; and the public realm.	
Transport			
PT.1	Local and Regional Needs	CS19: Public Transport.	
PT.2	Rail Services	CS19: Public Transport.	
PT.3	Railway Stations	CS19: Public Transport.	
PT.4	Public Transport Interchanges	CS19: Public Transport.	
RN.1	Priority Networks	CS18: Active Transport and CS19: Public Transport.	
RN.2	Improvements to the Road Network	CS20: Parking, Servicing and Delivery.	
RN.3	Vehicular Access	CS20: Parking, Servicing and Delivery.	
RN.4	Road Safety	CS18: Active Transport.	
RN.5	Traffic Management	CS20: Parking, Servicing and Delivery.	
RN.6	Lorry Bans	CS20: Parking, Servicing and Delivery.	
RN.7	Provision for Goods Vehicles	CS20: Parking, Servicing and Delivery.	
RN.8	Rail Freight	CS20: Parking, Servicing and Delivery.	
RN.9	Accessibility	CS18: Active Transport; and CS19: Public Transport.	
WC.1	Increasing Walking	CS18: Active Transport.	
WC.2	Safer Routes to Schools	CS18: Active Transport; and CS19: Public Transport.	
WC.3	Cycle Facilities	CS18: Active Transport.	

UDP Policy No	UDP Policy Name	Replaced by adopted or forthcoming Policies or other. CS= Core Strategy DM= Forthcoming Sites & Policies DPD	Comments
WC.4	Cycle Routes	CS18: Active Transport.	
TO.1	Traffic Management in Town Centres	CS20: Parking, Servicing and Delivery.	
TO.2	Integrating Development and Accessibility Improvements	CS18: Active Transport; CS19: Public Transport; and CS20: Parking Servicing and Delivery.	
PK.1	On-Street Parking Services	CS20: Parking, Servicing and Delivery.	
PK.2	Car Parking Standards	CS20: Parking, Servicing and Delivery.	
PK.3	Car Parking and Development	CS20: Parking, Servicing and Delivery.	
PK.4	Management of Public Parking	CS20: Parking, Servicing and Delivery.	
PK.5	Change of Use of Car Parks	CS20: Parking, Servicing and Delivery.	
PK.6	Car Free Residential Development	CS20: Parking, Servicing and Delivery.	
PK.7	Commuter Parking in Town Centres	CS20: Parking, Servicing and Delivery.	
PK.8	Commercial Vehicle Parking	CS20: Parking, Servicing and Delivery.	
LU.1	Transport Infrastructure and Development	CS20: Parking, Servicing and Delivery.	
LU.2	Public Transport Accessibility	CS19: Public Transport.	
LU.3	Transport Impact of New Development	CS19: Public Transport; and CS20: Parking, Servicing and Delivery.	
LU.4	Consistency of Development Proposals with Transport Facilities	CS18: Active Transport; CS19: Public Transport; and CS20: Parking Servicing and Delivery.	
LU.5	Developer Contributions	CS18: Active Transport; CS19: Public Transport; and CS20: Parking Servicing and Delivery.	
Resources and Implementation			
LD.1	Temporary and Permanent Uses		Not carried forward.
LD.2	Vacant and Underused Sites	CS: Introduction and Purpose.	
LD.3	Planning Briefs	Deleted by Secretary of State on 27th September 2007.	
LD.4	Acquisition and Assembly of Land		Not carried forward.
LD.5	Temporary Planning Permission		Not carried forward.
F.1	Private Investment		Not carried forward.
F.2	Planning Obligations		Not carried forward.

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

J Review of the Sites and Policies Plan against Core Planning Strategy Objectives

Merton's Local Plan Strategic Objectives	Sites & Policies and Policies Map polices (part of the Merton's Local Plan)
<p>Strategic Objective 1: <i>To make Merton a municipal leader in improving the environment, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.</i></p> <p>We will achieve this by:</p> <ol style="list-style-type: none"> Reducing carbon emissions from new development; Supporting development of sustainable energy infrastructure to produce energy more efficiently; Applying the waste hierarchy and by exploiting the opportunities to utilise energy from waste; Promoting the retrofit of greater improved energy performance to existing buildings and greater connections with renewable and decentralised energy; Reducing reliance on private motorised transport and promoting sustainable public transport, cycling and walking. 	<p>DM EP1: Opportunities for decentralised energy networks</p> <p>DM EP2: Reducing and mitigating against noise</p> <p>DM EP3 Allowable Solutions</p> <p>DM EP4 Pollutants</p> <p>DM T1: Support for sustainable transport and active travel</p> <p>DM H4: Demolition and redevelopment of a single dwelling house</p>
<p>Strategic Objective 2: <i>To promote social cohesion and tackle deprivation by reducing inequalities.</i></p> <p>We will achieve this by:</p> <ol style="list-style-type: none"> Promoting socially mixed, sustainable, vibrant, safe and healthy communities especially where there are areas of deprivation; Meeting the varied needs of the local community and creating an attractive, thriving and safe borough; Regenerating Morden, Mitcham and Colliers Wood and South Wimbledon; Maintaining Wimbledon as the borough's Major Centre and supporting attractive Local Centres and Neighbourhood Parades which reflect local character. 	<p>DM R1: Location and scale of development in Merton town centres and neighbourhood parades</p> <p>DM R2: Development of town centre type use outside town centres</p> <p>DM R3 Protecting corner /local shops</p> <p>DM R4: Protection of shopping facilities within designation shopping frontages</p> <p>DM R5: Food and drink/leisure and entertainment uses</p> <p>DM R6: Culture, arts and tourism development</p> <p>DM R7 Markets</p> <p>DM H1 Supporting care housing for vulnerable people or secure residential intuitions for people as part of the criminal justice system</p> <p>DM H2: Housing Mix</p> <p>DM H3: Support for affordable housing</p> <p>DM H5: Student housing, other housing shared facilities and bedsits</p> <p>DM O1: Open space</p> <p>DM O2: Nature conservation, trees, hedges and</p>

	<p>landscape DM C1: Community facilities DM C2: Education for children and young people DM E1: Employment areas in Merton DM E2: Offices in town centres DM E3: Protection of scattered employment sites DM E4: Local employment opportunities DM T1: Support for sustainable transport and active travel</p>
<p>Strategic Objective 3: <i>To provide new homes and infrastructure within Merton's town centres and residential areas, through physical regeneration and effective use of space.</i></p> <p>We will achieve this by:</p> <ol style="list-style-type: none"> a. Delivering higher density new homes and associated infrastructure and social facilities that respect and enhance the local character of the area, in places with good public transport access; b. Supporting incremental growth in residential areas across the borough taking into account public transport accessibility, character and infrastructure; c. Protecting areas of the borough for uses other than residential; d. Delivering community services and infrastructure to support new homes through new development and the effective use of space. 	<p>DM H1 Supporting care housing for vulnerable people or secure residential intuitions for people as part of the criminal justice system DM H2: Housing Mix DM H3: Support for affordable housing DM H4: Demolition and redevelopment of a single dwelling house DM C1: Community facilities DM C2: Education for children and young people DM O1: Open space DM O2: Nature conservation, trees, hedges and landscape feature1 DM D2: Design consider</p>
<p>Strategic Objective 4: <i>To make Merton more prosperous with strong and diverse long term economic growth.</i></p> <p>We will achieve this by:</p> <ol style="list-style-type: none"> a. Ensuring that Merton's town centres (Wimbledon, Mitcham, Morden, Colliers Wood, Subject to its designation post 2011 as a District Centre, in accordance with Chapter 17 Centres - Policy 7 its local centres (Arthur Road, Motspur Park, North Mitcham, Raynes Park, Wimbledon Village) and local shopping parades are attractive and accessible to local residents and workers; b. Supporting a diverse local economy and 	<p>DM R1: Location and scale of development in Merton town centres and neighbourhood parades DM R2: Development of town centre type use outside town centres DM R3 Protecting corner /local shops DM R4: Protection of shopping facilities within designation shopping frontages DM R5: Food and drink/leisure and entertainment uses DM R6: Culture, arts and tourism development DM R7 Markets DM E1: Employment areas in Merton DM E2: Offices in town centres DM E3: Protection of scattered employment sites DM E4: Local employment opportunities</p>

<p>promoting a commercially viable, thriving mix of premises, including retail, business and industrial uses that increase jobs and services available to local people;</p> <p>c. Maximising opportunities for employment and local businesses focusing on Merton’s town centres and main employment areas along the Wandle Valley.</p>	
<p>Strategic Objective 5: <i>To make Merton a healthier and better place for people to live and work in or visit.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> a. Improving public health and well-being including working in partnership to deliver health facilities and promote healthy lifestyles; b. Providing a choice and mix of housing to meet the needs of all sectors of the community; c. Enhancing the learning environment to improve access to education, training and jobs; d. Improving access to nature and leisure facilities including opportunities for sport, play and relaxation; e. Promoting cultural and heritage activities; creating safe, attractive and accessible places. 	<p>DM R1: Location and scale of development in Merton town centres and neighbourhood parades</p> <p>DM R2: Development of town centre type use outside town centres</p> <p>DM R3 Protecting corner /local shops</p> <p>DM R4: Protection of shopping facilities within designation shopping frontages</p> <p>DM R5: Food and drink/leisure and entertainment uses</p> <p>DM R6: Culture, arts and tourism development</p> <p>DM R7 Markets</p> <p>DM O1: Open space</p> <p>DM C1: Community facilities</p> <p>DM C2: Education for children and young people</p> <p>DM E1: Employment areas in Merton</p> <p>DM E3: Protection of scattered employment sites</p> <p>DM E4: Local employment opportunities</p> <p>DM D1: Urban design and the public realm</p> <p>DM D4: managing heritage assets</p> <p>DM T1: Support for sustainable transport and active travel</p> <p>DM T2: Transport impacts of development</p>
<p>Strategy Objective 6: <i>To make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> a. Mitigating and adapting to the local, regional, national and global challenges of climate change as they affect Merton and encouraging development to achieve the lowest possible impact; b. Applying the waste hierarchy where waste is minimised, re-used and recycled, and residual waste is disposed of sustainably in the right location using the most appropriate means; c. Enhancing existing open spaces and the natural environment, providing adequate 	<p>DM EP1: Opportunities for decentralised energy networks</p> <p>DM EP2: Reducing and mitigating against noise</p> <p>DM EP3 Allowable Solutions</p> <p>DM EP4 Pollutants</p> <p>DM F1:Support for flood risk management</p> <p>DM F2:Sustainable urban drainage system (SUDS), wastewater and water infrastructure</p> <p>DM O1: Open space</p> <p>DM O2: Nature conservation, trees, hedges and landscape feature</p> <p>DM T1: Support for sustainable transport and active travel</p>

<p>habitats for biodiversity to flourish and expand;</p> <p>d. Providing the local community with a new regional park in the Wandle Valley.</p>	
<p>Strategic Objective 7: <i>To make Merton a well connected place where walking, cycling and public transport are the modes of choice when planning all journeys.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> a. Promoting smarter travel choices for people who live or work in and visit the borough; b. Developing improvements to the public highway that balance the needs of all road users; c. Promoting road safety to encourage responsible behaviour by all users of the public highway. 	<p>DM O1: Open space DM T1: Support for sustainable transport and active travel DM T2: Transport impacts of development DM T3 Car parking and servicing standards DM T4: Transport infrastructure DM T5: Access to road network</p>
<p>Strategy Objective 8: <i>To promote a high quality urban and suburban environment in Merton where development is well designed and contributes to the function and character of the borough.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> a. Conserving and enhancing the historic environment; b. Applying high quality design standards to all new development; c. Enhancing the public realm. 	<p>DM D1: Urban design and the public realm DM D2: Design consideration in all developments DM D3: Alterations and extension to existing buildings DM D4: managing heritage assets DM D5: Advertising DM D6: Telecommunications DM O2: Nature conservation, trees, hedges and landscape feature</p>

K Glossary

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

Accessibility:	The general term for how easy it is for people to get to places, jobs, homes and services.
Affordable housing:	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <ul style="list-style-type: none">▪ Social rented housing is owned by local authorities and private registered providers, for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Community Agency.▪ Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a centre of no more than 80% of the local market rent (including service charges, where applicable).▪ Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered, for planning purposes, as affordable housing.</p>
Allowable solutions:	Central government proposed flexible mechanism for developers to meet Part L (Conservation of Fuel and Power) of Building Regulations under the Zero Carbon Building Programme.
Archaeological priority zone:	An area which is known to be of archaeological importance because due to historic findings, excavations or historical evidence.
Biodiversity:	This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society.

Brownfield land:	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure. The definition covers the curtilage of the development.
Car Clubs:	A car club provides its members with quick and easy access to cars for hire. Members can make use of car club vehicles as and when they need them.
Care sharing: free floating scheme	Car club schemes where members can pick up or drop off vehicles within any parking space where they are entitled to park within the scheme’s boundary.
Community facilities:	Covers facilities such as health provision, public toilets, colleges and universities, community centres, libraries, museums, places of worship, policing and other criminal justice or community safety facilities, children and young people’s play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social infrastructure.
Comparison retailing:	Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
Conservation Area:	An area of special architectural and historic interest, the character of appearance of which it is desirable to preserve or enhance.
Convenience retailing:	Convenience retailing is the provision of everyday essential items, including foods, drinks, newspapers/magazines and confectionary.
Critical drainage area (CDA):	Area of significant flood risk, characterised by the amount of surface water runoff that drains into the area topography and hydraulic conditions of the pathway (e.g. sewer, river systems), and the receptors (people, properties and infrastructure) that may be affected.
Decentralised energy networks:	Decentralised energy is the local or sub-regional supply of heat and electricity from a central source, known as an Energy Centre, to more than one building or customer via a network of pipes. This provides an alternative to providing individual heating systems in each building.
Density:	Is expressed both in terms of dwellings and, to take better account of the needs of different types of household, habitable rooms per hectare.
Designated shopping frontages:	<p>In Merton’s town centre’s we have ‘designated shopping frontages’ comprising of:</p> <ul style="list-style-type: none"> ▪ Wimbledon’s central shopping frontage: This shopping frontage consists mostly of retail uses (A1 uses). ▪ Core shopping frontage: As referred to in the NPPF , primary shopping frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing, household goods, leisure and entertainment and cultural and community uses. In Merton, we refer to the ‘primary shopping frontage’ as the ‘core shopping frontage’. ▪ Secondary shopping frontage: Secondary frontages provide greater

opportunities for a diversity of uses.

Other shopping frontages that are located in town centre boundaries but are not designated (i.e 'non designated shopping frontages') are suitable for a wider range of town centre uses including retail, leisure and entertainment, cultural, community and offices which contribute towards the vitality and viability of town centres.

Development plan documents (DPD):	The statutory component parts of the local development framework. Core Planning Strategies, area action plans and site-specific allocations are all DPDs.
District centre:	District centres comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.
Edge-of-centre:	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside of the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge-of-centre, account should be taken of local circumstances.
Floodplain:	Generally low lying areas adjacent to a watercourse, tidal lengths of the river or sea, where water flows in times of flood or would flow but for the presence of flood defences.
Flood defence:	Infrastructure used to protect an area against flooding as floodwalls and embankments. Flood defences are designed to a specific standard of protection (design standard).
Flood zones:	<p>Flood Zone 1- Low probability: This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding.</p> <p>Flood zone 2 –Medium probability: This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% -0.1%), or a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.</p> <p>Flood Zone 3a – High probability: This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or 1 in 200 or greater annual probability of flooding from sea (>0.5%) in any year.</p> <p>Flood Zone 3b – The functional floodplain: This zone comprises land where water has to flow or be stored of flood.</p>
Floorspace gross:	All floorspace enclosed within the building envelope.
Floorspace (net – for	Area of a shop that is accessible to the public: sales floor, sales counters, checkouts, lobby areas, public serving and in-store cafes. Excludes good storage,

retail purposes):	delivery, preparation area, staff offices, staff amenity facilities, plant rooms, toilets and enclosed public stairwells and lifts between floors.
Fluvial flooding:	Flooding resulting from water levels exceeding the bank level of a main river.
Flood risk area:	An area determined as having significant risk of flooding in accordance with published guidance from Defra.
Free floating car sharing scheme:	Schemes where members can pick-up or drop-off designated vehicles in any parking space where they are entitled to park within the scheme operating boundary.
General Permitted Development Order:	A number of forms of telecommunications development which are permitted under the General Permitted Development Order are subject to a 56 day prior approval procedure. For such types of development the developer must apply to the local planning authority for its determination as to whether prior approval will be required as to the siting and appearance of the proposed development.
Green chains:	These are areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes.
Green corridors:	This refers to relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.
Heavy goods vehicles (HGV):	Motor vehicles (for example, trucks/lorries) with a maximum gross vehicle weight of more than 3.5 tonnes.
Heritage asset:	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment:	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.
Independent examination:	The process by which a planning inspector may publicly examine a development plan document before issuing a binding report.
Locally listed buildings:	These are buildings, structures or features which, whilst not listed by the Secretary of State, are an important part of Merton's heritage due to their architectural, historic or archaeological significance. Locally listed buildings and structures are approved for inclusion on the list by the Council. In Merton, the criteria used to identify locally listed buildings are: architectural style, age and

	history, detailing, group value, building materials, subsequent alterations.
Local centre:	Local centres including a range of small shops of a local nature, serving a small catchment. Typically, local centres might include services such as a small supermarket, a newsagent, a post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.
Local Development Framework (LDF):	The Local Development Framework is the collection of local development documents produced by the local planning authority which collectively delivers the spatial planning strategy for its area.
Local nature reserves (LNR):	This is strictly an area designed under section 21 of the National Parks and Access to the Countryside Act 1949. A LNR is one of several places in a city or town where animals can comfortably reside and plants can grow wild. Sites are declared LNR's because they have features of special interest and are designated on the basis of English Nature guidelines.
London Plan:	The London Plan is the spatial development strategy for London. Produced by the Mayor of London, it provides the overall spatial vision for the entire region, identifying the broad locations for growth, often by identification of sub-regions, and major infrastructure requirements, together with the housing numbers to be provided for in boroughs' LDFs. It is part of the development plan for Merton together with the borough's LDF documents and should be used to guide planning decisions across London. All LDF documents have to be in general conformity with the London Plan.
Main river:	A water course shown as such on the Main River Map, and for which the Environment Agency has responsibilities and powers.
Major centre:	Major centres normally have over 50,000 square metres of retail floorspace and their retail offer is derived from a mix of both comparison and convenience shopping. Some major centres, which have developed sizeable catchment areas, also have some leisure and entertainment functions.
Metropolitan open land (MOL):	Strategic open land within the urban area that contributes to the structure of London.
Multi utility services company (MUSCo):	A multi utility service company is able to provide a range of building services. This will normally include electricity, gas or heat but could also include water and telecommunications.
Neighbourhood parades:	Convenience shopping and other services easily accessible to those walking or cycling or those with restricted mobility.
Open space:	All the land that is predominantly undeveloped, other than by buildings or structures that are ancillary to the open space use, and bodies of water that are indicated as open space on Merton's Policies Map. The definition covers a broad range of types of open space within Merton, whether in public or private ownership and whether public access is unrestricted, limited or restricted.
Out-of-centre:	A location which is not in or on the edge-of -centre but not necessarily outside

	the urban areas.
Out-of-town:	A location out of centre that is outside the existing urban area.
Planning application:	Administrative process where permission is sought from the local authority to carry out development. The form and content of the application is laid down in guidance. Application can be made in outline or detailed form for some categories of development.
Planning permission:	The consent given by the local planning authority for building operations as defined in the Town and Country Planning Act that do not constitute permitted development as defined in the general permitted development order (GPDO) or uses permitted by the use classes order; usually subject to conditions and sometimes a legal agreement.
Pluvial flooding:	Flooding from water flow over the surface of the ground often occurs when the soil is saturated and natural drainage channels or artificial drainage systems have insufficient capacity to cope with additional flow.
Primary shopping area:	Defined area where retail development is concentrated (generally comprising the core and those secondary frontage which are adjoining and closely related to the core shopping frontage).
Public benefit:	The fulfilment of one or more of the objectives of sustainable development as set out in the NPPF , provided that the benefits will ensure for the wider community and not just for private individuals or corporations.
Public realm:	This is the space between and surrounding buildings and open spaces that are accessible to the public and include streets, pedestrianised areas, squares, river frontages etc
Public transport accessibility level (PTAL):	This is a measure of accessibility to the public transport network. For any given point in London, PTALs combine walk time to the network (stations, bus stops) with service wait time at these stops to give an overall accessibility index. This can be allocated to six accessibility levels with one being poor and six being excellent.
Risk (flooding):	In flood risk management, risk is defined as a product of the probability of likelihood of a flood occurring, and the consequence of the flood.
Scattered employment sites:	An employment site that is not a designated employment site (a site that is not a Strategic Industrial Location or Locally Significant Industrial Site) as illustrated in Merton’s adopted Policies Map (as amended).
Scheduled ancient monument:	Scheduled ancient monuments are identified by the Secretary of State for Culture Media and Sport under the Ancient Monuments and Archaeological Areas Act 1979. They are monuments of National importance to which statutory protection is afforded.
Service retailing:	Comprises of uses providing services such as hairdressing, beauty salons, dry cleaning, post office, and clothing hire, opticians and travel agents.

Sequential test:	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others.
Sewer flooding:	Flooding caused by a blockage or overflow in a sewer or urban drainage.
Sites of importance for nature conservation (SINC):	Locally important sites or nature conservation adopted by local authorities for planning process and identified in the local development plan.
Sites of special scientific interest (SSSI):	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of its plants, animals and natural features relating to the earth's structure.
Statutorily listed building:	These are buildings included in the list of buildings of special architectural or historic interest which is compiled by the Secretary of State for the Environment and is a national list. Listed building consent is required for demolition and for internal as well as external alterations. There are three grades of building on the statutory list; grade I, grade II* and grade II.
Strategic environmental assessment (SEA):	A process of environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. It is required by European Directive 2011/42/EC (the Strategic Environmental Assessment or SEA Directive).
Supplementary planning document (SPD):	Supplementary planning documents (SPDs) give further guidance on specific policy topic areas such as affordable housing provision, that have been identified in the core policy in the local development framework (LDF), or to give detailed guidance on development of specific sites in the form of a masterplan framework plan or development brief.
Surface water:	Rainwater (including snow and other precipitation) which is on the surface of the ground and has not entered a watercourse, drainage system or public sewer.
Surface water attenuation:	Mitigation measures for flood prevention and protection from surface water.
Sustainability appraisal (SA):	A form of assessment used in the UK, particularly for regional and local planning, since the 1990s. It considers environmental, social and economic effects of a plan and appraises them in relation to the aims of sustainable development. Sustainability appraisals that fully incorporate the requirements of the SEA Directive 92001/42/EC) are required for local development documents and regional spatial strategies in England under the Planning and Compulsory Purchase Act 2004.
Sustainable community strategy (SCS):	The overarching strategy for the local area, which sets out the overall direction and vision for the borough over the next 10 years. It tells the story of a place, and what needs to be achieved for the local area and its residents, based on what is most important to them. It is also known as the Community Plan.
Sustainable development:	As defined in the NPPF , there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for

the planning system to perform a number of roles:

- **An economic role:** contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role:** supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and,
- **An environmental role:** contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Sustainable transport modes:

Any means of transport with low impact on the environment, including walking and cycling, green or low emission vehicles, car sharing and public transport.

Sustainable urban drainage systems (SUDS):

Sustainable urban drainage systems cover the whole range of sustainable approaches to surface drainage management including source control measures such as:

- rainwater (including snow, rain or hail), recycling and drainage;
- infiltration devices to allow water to soak into the ground, that can include individual soakways and communal facilities;
- filter stripes and swales which are vegetated features that hold and drain water downhill mimicking natural drainage patterns;
- filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed; and,
- basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

Town centre:

Area defined on the local authority’s Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to county centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Town centre type

The main uses to which town centre policies can apply are:

- uses:
- Retail development (including warehouses clubs and factory outlet centres);
 - Leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);
 - Offices, and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)
- Tree preservation order:
- A tree preservation order may be made to protect individual trees or groups of trees. The order gives protection against unauthorised felling, lopping, or other tree works.
- Unitary Development Plan (UDP):
- This is the former statutory development plan system and contains the framework to guide development in local areas. Under the Planning and Compulsory Purchase Act 2004 it was replaced by the Local Development Frameworks. UDP policies will continue to operate for a time after the commencement of the development plan system introduced in 2004 and the NPPF , by virtue of transitional provisions, though they should all be eventually superseded by LDF policies.
- Use Class Order:
- Schedule of class of use for land and buildings under Town and Country Planning (Use Classes) Order 1937 as amended 2005:
- **A1** Retail (convenience, comparison and service retail services and facilities)
 - **A2** Financial and professional services
 - **A3** Restaurants and cafes
 - **A4** Drinking establishments
 - **A5** Hot food takeaway
 - **B1** Business
 - **B2** General industrial
 - **B8** Storage or distribution
 - **C1** Hotels
 - **C2** Residential institution
 - **C2A** Secure residential institution
 - **C3** Dwelling house
 - **D1** Non-residential institutions

- **D2** Assembly and leisure
- **Other** Sui Generis – a term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Class Order, such as theatres, night clubs and car showrooms.

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