

Annexe 1 – Schedule of Main Modifications

Mod Ref.	Page	Plan Ref.	Proposed Changes
MM1	2, 327, 311, 341, 344, 374, 378, 380, 530, 541, 544, 547, 548, 550, 551	1.1.5 -1.1.6	<p>The Local Plan sets out the council’s statutory planning policy framework for the borough. This plan sets out the level of growth, which needs to be planned for in Merton and identifies where that growth should will be located and how it should will be delivered. The policies set out in the plan will be, used to determine planning applications in the borough. The Local Plan must be read as a whole document. The placement of the topic chapters and the policies within the chapters is no reflection on their importance or weight – it does not stand for a hierarchy.</p> <p>The Local Plan covers a range of matters, including, the number of the homes (including affordable) and employment provision needed and where they should will be, located. It also sets out policies for the protection and enhancement of the natural and historic environment, the provision of supporting infrastructure for growth and other policies to manage change in local areas including town centres, industrial areas neighbourhoods and the borough generally.</p>
MM2	7	Under ‘Good Growth’, 2 nd , 3 rd and 4 th paragraphs	<p>Dealing with such a level of growth is undoubtedly a huge challenge, putting pressure on land, housing, infrastructure and the environment. It also comes as we are facing other unprecedented challenges: Brexit, Coronavirus (COVID-19), its impact and the following recovery, air pollution, climate change and entrenched inequality.</p> <p>The local plan seeks to ensure that Merton’s future growth must be is planned in a sustainable way in accordance with the London Plan Good Growth principles. This includes maintaining a good balance between economic, social and environmental objectives, e-Creating liveable attractive and safe places for people to live, study, work and visit, as well as d-Delivering our ambition of becoming a net-zero carbon borough by 2050, and creating resilient and adaptive environments, in response to the Climate Emergency for the benefit of all in Merton.</p> <p>Future growth also means planning for Ensuring we plan and supporting predicted population growth, increase demands for affordable homes, the impacts of the Covid-19 pandemic – its impact on people especially in deprived areas and the COVID pandemic recovery and the need to enable job creation. Delivering development, which meets the current needs of the present without compromising the ability of future generations to meet their own needs.</p>
MM3	11	1.2.26	Design must consider safety and security, layout and orientation, public realm, social inclusion and environmental health impacts such as noise and air quality to ensure we are creating healthy neighbourhoods, which are accessible for all. The potential harmful effects to human health such as, loss of daylight and sunlight, loss of privacy, loss of outlook, overcrowding, isolation, exposure to odours, noise and vibration and appropriate ventilation must be considered in design.
MM4	13	1.2.35	Ensuring we have the infrastructure and services to meet the needs of our growing and aging

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			population is important such as transport, utilities, broadband, education and health. Delivering growth means ensuring we have the right infrastructure to meet our needs for now and in the future. Careful planning together with our partners and stakeholders will make is key to ensuring Merton is more efficient and more resilient and preparing prepared it for the future needs and demands.
MM5	14, 32, 37, 333, 346, 347, 348, 349, 373	1 st sentence below sub heading: Identifying Merton's Growth areas.	A considerable proportion of Merton's growth up to 2037 6/38 and beyond is, expected to be, delivered in the Opportunity Area (OA). The OA is, designated in the London Plan (Table 2.1 - Opportunity Area Indicative capacity for new homes and jobs). The GLA has agreed that Morden can be included in Merton's OA.
MM6	14,121, 202, 383	3 rd para under 'Density and mixed uses'	<u>In accordance with the London Plan 2021, tall</u> Taller buildings are one form of high-density development that can be <u>appropriate</u> right in some <u>the</u> locations <u>identified in this plan</u> , subject to <u>exemplary</u> excellent design, good public transport accessibility <u>and</u> impact on existing character, heritage and townscape. ...
MM7 Page 162	17-18	2 nd and 3 rd paragraphs under Opportunity Area (OA)	To ensure that the OA fully realise its growth and regeneration potential the council will work with the GLA to produce an Opportunity Area Planning Frameworks (OAPFs) in accordance with London Plan policy SD1 Opportunity Areas, <u>subject to GLA priorities and resources.</u> This plan-led approach, outlining delivery of affordable housing, create mixed and inclusive communities and ensure the OA will contribute to regeneration objectives to tackle spatial inequalities and environmental, economic and social barriers that affect the lives of all. The OAPF will <u>would</u> be prepared in a collaborative way with Merton's diverse communities (including children and young people, Black, Asian and other ethnic minority groups, businesses and stakeholders). The key priorities for an OA, as outlined in the London Plan, are to:
MM8	18, 21, 22, 23, 24, 96, 120, 129, 141, 143, 149, 154, 157, 193, 195, 199, 207, 208, 212, 226, 290, 293, 314,	2 nd bullet point under Wimbledon	Support the highest quality development that preserves local amenity, enhances <u>s</u> and conserves <u>s</u> Wimbledon's rich heritage assets, character and appearance of place (AM14).

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	D12.7b.v, 12.7.3, 422, 430, 13.1.8, 13.1.11, 13.1.19, 438, 469a, 469c, 14.2.9, 14.2.10, 532, 15.8.16, 546m, 546 qii, 548, 15.10.24, 649, 655		
MM9	32	Spatial vision	<p>By 20376/38 Merton will have:</p> <ul style="list-style-type: none"> • Be on our way Made progress towards becoming net-zero carbon by 2050 in partnership with other organisations and importantly with our residents. • Continued to grow the borough's low carbon and circular economy. • Have minimised greenhouse gas emissions and ensured resilience overheating, flooding and other the impacts of climate change. • Improved community health and wellbeing and reduced health and income inequality within the borough and the disparities between the east and west of the borough
MM10	32	Spatial vision, new bullet point.	<ul style="list-style-type: none"> • <u>Have protected and improved access to the borough's Metropolitan Open Land (MOL), parks and open spaces, and have protected and enhanced biodiversity and areas of nature conservation.</u>
MM11	35, 84, 431, 443, 456, 465, 471, 490,	2.1.1	In accordance with Paragraph 149 of the NPPF 2019 and Paragraph 152 3 of the Draft NPPF 2021, 'Plans should take a proactive approach to ...

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MM12	37	2.1.11	<p>Current housing projections for Merton indicate that a minimum of 12,084 additional homes will be built during the plan period around 29,000 new dwellings could be built in Merton between 2021 and 2050. Policy must therefore ensure that new development in Merton does not create a legacy of poor performance that will require remedial action in the future and add to Merton's retrofit burden. In their Climate Emergency Design Guide (2020), the London Energy Transformation Initiative (LETI) concluded that all new buildings will need to operate at net-zero carbon by 2030 in order to achieve a zero carbon built environment in the UK by 2050. This means that all new buildings must be designed to operate at net-zero carbon by 2025.</p> <p>Footnote 2 - Refer to Policy H11.2. Based on sites identified to be delivered during the 15-year plan period and an assumed delivery of the Intend to Publish London Plan 2021 target for Merton of 918 new dwellings per year for the remaining 15 years to 2050. See Housing policies for further details.</p>
MM13	37	2.1.14	<p>There is a significant gap between current building standards (Part L 20212013) and the standards required to become net-zero carbon by 2050 [42][51]. In order to achieve a net-zero carbon balance across the UK housing stock, LETI found that all new development will need to be designed to achieve an Energy Use Intensity (EUI), i.e. energy use measured at the meter, of 35kWh/m2/yr [9]. However, the current Part L average EUI in 2020 was 140 kWh/m2/yr.</p> <p>...</p>
	38	2.1.15	<p>Delays in incorporating up to date carbon factors in Part L can lead to perverse modelling outcomes by overestimating the carbon savings from gas given that the carbon factors currently used in Building Regulations do not take into account the decarbonisation of the electricity grid achieved since 2012 [10]. Part L also overestimates the emissions associated with electricity use over a building's lifetime as it does not consider impacts of further projected reductions in carbon intensity of electricity in coming decades.</p> <p>...</p> <p>Building Regulations are expected to be updated in 2022 and 2025 but current proposals for the Future Homes Standard 2025 do not address the shortcomings set out above and are not ambitious enough to deliver the savings required to achieve our carbon reduction targets [15] [16] [17] [18].</p>
	38	2.1.17	<p>...</p> <p>We are committed to driving sustainable design and minimising greenhouse gas emissions through local policies in Merton. Policies CC2.2 minimising greenhouse gas emissions; CC2.3 minimising energy use and CC2.4 low carbon energy are intended to go beyond the London Plan requirements to</p>

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	40	2.1.19	<p>drive building energy performance which is compatible with our 2050 net-zero carbon target, by maximising on-site savings through energy efficiency and low carbon and renewable energy generation. These policies set out Merton's requirements based on the current Building Regulations (20132014) Part L methodology, but also embed recommendations from the Zero Carbon Hub, the CCC 's report on making UK housing fit for the future and, LETI's Climate Emergency Design Guide <u>and the Delivering Net Zero study</u> where possible.</p> <p>...</p> <p>In addition, current Building Regulations (201321) do not address unregulated emissions associated with cooking, white goods and other equipment which can represent up to 50% of a building's operational emissions [9]. Operational performance of buildings therefore cannot be verified using the Part L methodology. The CCC has highlighted the importance of improving building performance monitoring and focussing on 'as built' performance in order to close this performance gap which could deliver £70-260 in annual bill savings per household [11].</p>
MM14	42	2.3.16 Policy CC2.2 Minimising Greenhouse Gas Emissions	<p>Minimising Greenhouse Gas Emissions</p> <p>We will require all proposed All development within the borough should seek to demonstrate that the fullest contribution to <u>minimising</u> greenhouse gas emissions has been made on site. This will be achieved by requiring:</p> <p>All development:</p> <p><u>We will require:</u></p> <p><u>All development resulting in the creation of 1 or more dwellings or 500sqm or more non-residential GIA:</u></p> <p>a. To reduce greenhouse gas emissions on-site and minimise both annual and peak energy demand in accordance with the Mayor of London's Energy Hierarchy below, or in line with any future locally derived methodology:</p> <p>i. Be lean: use less energy and manage demand during operation</p>

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			<ul style="list-style-type: none"> ii. Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly iii. Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site iv. Be seen: monitor, verify and report on energy performance <p>All development resulting in the creation of 1 or more dwellings or 500sqm or more non-residential GIA:</p>
MM15	42, 51, 56, 255, 268, 334, 346, 374, 375, 378, 380, 383, 388, 391, 393, 402, 404, 408, 417, 418, 544, 546, 548, 567	Policy CC2.2 Minimising Greenhouse Gas Emissions, part b	To provide an energy statement demonstrating how emissions savings have been maximised at each stage of the energy hierarchy towards achieving net-zero carbon emissions on site in accordance with the relevant guidance.
MM16	43	Policy CC2.2 Minimising Greenhouse Gas Emissions, part c	To achieve the relevant minimum carbon reduction targets as set out in the table below:

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MM17	43, 46	Footnote 3	Development Type	Minimum on-site total reduction in CO₂³	Benchmark total reduction in CO₂³
			Major residential development of 10 or more dwellings (including new build, change of use, conversions and major refurbishments)	35% 60%	<u>50%+</u>
			Minor new build residential development of 1 or more dwellings ⁴	35% 60%	<u>50%+</u>
			Minor residential change of use and conversions resulting in the creation of 1 or more dwellings	35%	
			<u>Office buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u>	<u>25%</u>	
			<u>School buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u>	<u>35%</u>	
			<u>Industrial buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u>	<u>35%</u>	
			<u>Hotel of 500sqm GIA or more (including new build, change of use and major refurbishments)</u>	<u>10%</u>	
			<u>All other non-residential development of 500sqm GIA or more (including new build, change of use and major refurbishments)</u>	35% 50%	
MM17	43, 46	Footnote 3	This represents a minimum improvement beyond Part L of Building Regulations 2013 2013. When Building Regulations are updated (<u>e.g. The Future Homes Standard expected in 2025</u>) we will seek to apply an equivalent standard against <u>clarify how the policy's requirements relate to</u> the new Building Regulations <u>in an Explanatory Note on Approaches to Sustainable Design & Construction.</u>		
MM18	43, 44, 47, 636	Policy CC2.2 Minimising Greenhouse Gas Emissions, part e(ii)	off-site provided that an alternative proposal <u>which offers Additionality</u> ⁵ is identified, delivery is certain and subject to agreement with the council. <i>New footnote:</i> ⁵ <u>See Glossary for definition of Additionality</u>		

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MM19	44	2.2.1	In line with the London Plan, all developments in Merton should are required to maximise on-site carbon savings in accordance with the Mayor of London's energy hierarchy through energy efficiency, the use of clean energy, and on-site renewable energy generation.
MM20	47	2.2.10 – 2.2.11	<p>In 2019/2020, a study commissioned by several London boroughs (<i>Towards Net Zero Carbon</i>), to investigate the cost of carbon and its role in achieving greater carbon reductions on site, found that the London Plan on-site carbon reduction targets and cost of carbon were are inadequate for delivering the savings required to achieve net-zero carbon [12]. <u>The <i>Towards Net Zero Carbon</i> study demonstrated that due to the decarbonisation of the electricity grid, for the same specifications, a greater improvement over Part L was achieved with no extra effort/cost. The study also concluded that a carbon offset price of £60-£95/tCO2 was not sufficient for local authorities to deliver the required carbon savings off site.</u> The study demonstrated that, using more up to date carbon emissions factors than those used in Building Regulations 2013 (SAP 10 and SAP 10.1)⁹, with an efficient low carbon heating system (e.g. a heat pump) and reasonable levels of fabric and ventilation performance, new build residential and non-residential developments can and should achieve at least a 60% and 50% improvement against Building Regulations 2013 respectively. The decarbonisation of the electricity grid means that, for the same specifications, a greater improvement over Part L is achieved with no extra effort/ cost.</p> <p><u>In 2022, following the adoption of Part L 2021 of Building Regulations, Merton and 17 other London boroughs commissioned a review of the <i>Towards Net Zero Carbon</i> study against Part L 2021. This review (<i>Delivering Net Zero</i>, May 2023) tested several building typologies against Part L 2021 and recommended the following percentage improvement targets [51]:</u></p> <ul style="list-style-type: none"> • <u>Domestic buildings: 65% better than Part L 2021</u> • <u>Office buildings: 25% better than Part L 2021</u> • <u>School buildings: 35% better than Part L 2021</u> • <u>Industrial buildings: 45% better than Part L 2021</u> • <u>Hotel: 10% better than Part L 2021</u> • <u>Other non-domestic buildings: 35% better than Part L 2021</u>

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			<p><u>The <i>Delivering Net Zero</i> study was developed in response to changes to Part L of Building Regulations which came into effect in 2022. As such, this local evidence was completed and published at a late stage of the Examination process of this Local Plan. As a result of this, Policy CC2.2(c) contains the minimum targets and benchmarks set out in the Mayor's Energy Assessment Guidance 2022 apart from where the Delivering Net Zero study identified targets which are lower than the minimum target set out in the Mayor's Energy Assessment Guidance (i.e. 35% improvement against Part L 2021). Nonetheless, as set out in Policy CC2.2(b), all development resulting in the creation of one or more dwellings or 500sqm or more non-residential GIA will be required to demonstrate how emissions savings have been maximised at each stage of the energy hierarchy towards achieving net zero carbon emissions on site.</u></p> <p>In order to drive on-site carbon reduction, we therefore require all major residential development of 10 or more units (including new builds, change of use, conversions and major refurbishments) and all minor new build residential development of 1 or more units to achieve at least a 60% improvement against Building Regulations 2013 on site. All non-residential development of 500sqm or more GIA (including new builds, change of use and major refurbishments) will need to achieve at least a 50% improvement against Building Regulations 2013 on site. All minor change of use and conversions resulting in the creation of 1 or more dwellings will need to achieve at least a 35% improvement against Building Regulations 2013 on site to account for the limitations associated with existing buildings and small-scale development.</p>
M21	48	2.2.15-2.2.16	<p>Etude et al. [12] found that the <u>The London Plan 2021</u> carbon offset price (£95/tCO₂ in the London Plan 2021) is too low to actually deliver equivalent carbon savings and therefore does not incentivise sufficient on-site savings [12][51]. Indeed, the cost of installing additional PV to achieve further improvement on site is currently at around £190/t and this cost is expected to increase to £325/t using the SAP 10.1 carbon factors as a result of the further decarbonisation of grid electricity. This means that, u-Using the cost of carbon recommended in the London Plan <u>2021</u>, it is cheaper and easier for developers to offset carbon emissions via cash-in-lieu contributions than it is to achieve the actual savings on site, resulting in developments with higher operational emissions <u>and local authorities with insufficient funds to deliver equivalent carbon savings off site.</u></p> <p><u>In 2019</u>, Etude et al. also found that it would cost a local authority at least £300/t to save carbon in a sustainable way, taking into account administration and management costs [12]. Local authorities therefore have insufficient funds to deliver equivalent carbon savings off site through cash-in-lieu contributions using a cost of carbon of £95/t.</p>

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MM22	48	2.2.17	In order to incentivise developers to implement lower carbon strategies on site where possible, and to ensure that any remaining carbon shortfall can adequately be addressed off site, the carbon shortfall for the assumed life of a development (e.g. 30 years) will therefore be offset at a rate of £300/t ^{CO2} as at 2021. The price for offsetting carbon is regularly reviewed; <u>if prices were to change significantly this may trigger review of the Policy to determine whether updates would be needed</u> . Any changes to Merton's suggested carbon offset price will be updated in future guidance.
MM23	49	2.2.21	Developers will be expected to adopt the highest possible standards of fabric and ventilation and heating plant to maximise carbon savings on site. Any development that fails to achieve the necessary on-site performance targets or to demonstrate that carbon savings have been maximised, must provide full evidence and justification as to why the scheme is unable to comply. Where the developer contends the policy requirements in relation to viability of a particular proposal, the onus would lie with the developer to demonstrate what can viably be achieved through the submission of a viability assessment. We may seek payments from applications for the cost of independent viability assessment(s). <u>Where it has been demonstrated that planning considerations cannot viably be supported, Policy IN14.1 sets out the infrastructure prioritisation that applicants and decisions-makers should apply in accordance with Policy DF1 of the London Plan.</u>
MM24	50 and 52	Climate Change CC2.3 Minimising Energy Use, part c and 2.3.5	<p>To achieve the following minimum on-site carbon savings through energy efficiency alone, as part of achieving the overall savings set out in Policy CC2.2 (c) Minimising Greenhouse Gas Emissions, in order to reduce energy demand:</p> <p>i.—All development resulting in the creation of 1 or more residential units (including new builds, change of use, conversions and major refurbishments) must achieve at least a 10 per cent improvement against Building Regulations 2013* through energy efficiency measures.</p> <p>ii.—All non-residential development of 500sqm GIA or more (including new builds, change of use and major refurbishments) must achieve at least a 15 per cent improvement against Building Regulations 2013 through energy efficiency measures.</p>

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			<p>*NEW FOOTNOTE: Once the GLA have adopted their updated Energy Assessment Guidance 2022, an updated target will be published in Merton's Explanatory Note on Approaches to Sustainable Design and Construction in line with the GLA's latest guidance.</p> <p>....</p> <p>2.3.5. Merton Council therefore requires compliance with minimum on-site carbon reduction targets through energy efficiency alone in line with the London Plan. Developers will need to demonstrate a 10% and 15% improvement for all residential development resulting in the creation of 1 or more units and non-residential development of 500sqm GIA respectively (including new builds, change of use, conversions and major refurbishments).</p>																
MM25	51	Climate Change CC2.3 Minimising Energy Use, part d	<p>To demonstrate compliance with the following relevant fabric efficiency targets*:</p> <table border="1"> <thead> <tr> <th>Type of Development</th> <th>Zero Carbon Hub Interim FEES until 31 December 2022¹²</th> <th>Zero Carbon Hub Full FEES from 01 January 2023 to 31 December 2024</th> <th>Space Heating Demand Target from 01 January 2025¹³</th> </tr> </thead> <tbody> <tr> <td>Blocks of flats and mid-terrace houses</td> <td><43 kWh/m²/yr</td> <td><39 kWh/m²/yr</td> <td><15 kWh/m²/yr</td> </tr> <tr> <td>Semi-detached, end of terrace and detached houses</td> <td><52 kWh/m²/yr</td> <td><46 kWh/m²/yr</td> <td><20 kWh/m²/yr</td> </tr> <tr> <td>Non-residential development</td> <td>-</td> <td>-</td> <td><15 kWh/m²/yr</td> </tr> </tbody> </table> <p>*NEW FOOTNOTE – <u>Both the Fabric Energy Efficiency Standard and Space Heating Demand Target are based on regulated energy use.</u></p>	Type of Development	Zero Carbon Hub Interim FEES until 31 December 2022 ¹²	Zero Carbon Hub Full FEES from 01 January 2023 to 31 December 2024	Space Heating Demand Target from 01 January 2025 ¹³	Blocks of flats and mid-terrace houses	<43 kWh/m ² /yr	<39 kWh/m ² /yr	<15 kWh/m ² /yr	Semi-detached, end of terrace and detached houses	<52 kWh/m ² /yr	<46 kWh/m ² /yr	<20 kWh/m ² /yr	Non-residential development	-	-	<15 kWh/m ² /yr
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MM26	51	Climate Change CC2.3 Minimising Energy Use, part e	From 2025, to meet the maximum Energy Use Intensity targets as set out in the relevant guidance.
MM27	56	2.3.22 and new paragraph	<p>Merton Council expects all new development to make reasonable endeavours to achieve these EUI and space heating demand targets to future-proof their development and lead the way in decarbonising Merton until EUI targets are required through national regulations or a locally derived methodology. Merton Council will enforce EUI targets from 2025; these targets will be confirmed in relevant guidance closer to the time in order to consider the latest evidence and technologies. <u>In 2022/2023 Etude et al. modelled several building typologies to identify the following Energy Use Intensity benchmarks for a range of development types for a consortium of 18 London boroughs including Merton [51]:</u></p> <ul style="list-style-type: none"> • <u>Residential – 35 kWh/m2/yr</u> • <u>Student or key worker accommodation, care homes, extra care homes - 35 kWh/m2/yr</u> • <u>Warehouses and light industrial units – 35 kWh/m2/yr</u> • <u>Schools - 65 kWh/m2/yr</u> • <u>Offices, Retail, HE teaching facilities, GP surgeries – 70 kWh/m2/yr</u> • <u>Hotels - 160 kWh/m2/yr</u> <p><u>New Paragraph - Merton Council expects all new development to make all reasonable but commercially prudent endeavours to achieve these EUI and space heating demand benchmarks in demonstrating that it has made the fullest contribution to minimising energy use in accordance with Policy CC2.3. In doing so, developments would help to tackle fuel poverty and lead the way in decarbonising Merton in a manner that ‘future-proofs’ its new building stock.</u></p>

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			<p>[25] Bioregional, Etude, Currie & Brown, “Greater Cambridge Local Plan: Net Zero Carbon Evidence Base. Task D – Technical Feasibility,” May 2021. [Online]. Available: Feasibility study https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-08/NetZeroTechnicalFeasibility_GCLP_210831.pdf.</p> <p>[26] Bioregional, Etude, Currie & Brown, Mode, “Greater Cambridge Net Zero Carbon Evidence Base Non-technical summary,” August 2021. [Online]. Available: https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-09/Greater%20Cambridge%20Local%20Plan%20Net%20Zero%20Carbon%20Evidence%20Base%20-%20Non%20Technical%20Summary%20FINAL.pdf.</p> <p>[51] Etude, Levitt Bernstein, Introba, Inkling, Currie & Brown, “Delivering Net Zero – An evidence study to support planning policies which deliver Net Zero Carbon developments”, May 2023. [Online] Available: https://www.merton.gov.uk/planning-and-buildings/sustainability-and-climate-change/buildings-and-energy</p>
MM28	57, 59	Policy CC2.4 Low Carbon Energy, part a	All new development to use low carbon heat. There can be no gas boilers in new dwellings or new non-domestic residential development in Merton from January 2023.
MM29	61	New paragraph below 2.4.14	<u>Where heat pumps are proposed developers will also need to ensure that living conditions of existing and future occupiers of the proposed development and neighbouring properties are not materially harmed in terms of outlook, noise or vibrations in line with Design Policies D12.3 (g) and D12.4 (g), and Pollution Policy P15.10.</u>
MM30	64	Policy CC2.5 (a-d)	<p>Minimising Waste and Promoting a Circular Economy</p> <p>Merton Council will require allAll development proposals to should adopt a circular economy approach to building design and construction, and be designed for durability, flexibility and easy disassembly, to reduce waste, to keep materials and products in use for as long as possible, and to minimise embodied carbon.</p> <p>This will be achieved by requiring:</p> <p>All development:</p> <p>a. <u>Where existing buildings are on site, to</u> To prioritise their reuse and retrofit of existing buildings wherever possible before considering the design of new buildings.</p>


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			<p>b. To be designed for durability and flexibility as well as easy disassembly and reuse to minimise waste during the 'in-use' and 'end of life' phases of the development. Building shape and form should be designed to minimise embodied carbon and limit the need for repair and replacement.</p> <p>c. To ensure resource efficiency and reduce embodied carbon emissions by sourcing and prioritising materials, and designing building shapes and forms, that can easily be maintained, repaired and renewed across the development lifetime.</p> <p>d. To minimise the environmental impact of materials by specifying sustainably-sourced, low impact and re-used or recycled materials; this should include identifying opportunities for the retention and reuse of existing materials on site (e.g. re-using demolition material on site). Materials should be locally-sourced wherever possible to minimise transport emissions.</p>
MM31	64	Policy CC2.5 (e)	<p>To undertake a Whole Life-Cycle Carbon assessment proportionate to the scale of development and demonstrate that whole life-cycle carbon savings have been maximised <u>actions taken to reduce life-cycle carbon emissions.</u></p>
MM32	82 and 85	3.1.9. and 3.1.14	<p>3.1.9. Merton supports the Mayor of London's proposal that Colliers Wood is part of the new London Plan's proposed Opportunity Area at "<i>Wimbledon / South Wimbledon / Colliers Wood</i>" with a target of 5,000 homes and 6,000 jobs.</p> <p>3.1.14. However, there are opportunities outside the immediate Wimbledon area in Colliers Wood, South Wimbledon and Morden to work towards delivering the London Plan's proposed Opportunity Area indicative targets figures for homes and jobs, even if the Crossrail2 sites will not be realised within this Plan period.</p>
MM33	85	3.1.18	<p>Colliers Wood town centre <u>Site allocation CW2</u> may be an appropriate location to accommodate higher density development including tall buildings. <u>A local Design Guide or Design Code, that provides a design-led approach to help optimise the capacity of the site while ensuring that the final design reflects local character and design preferences, should be prepared, either by applicants or the council</u> Britannia Point should remain the pinnacle building in the town centre in terms of height. This can then form the basis for a coherent group of buildings that relate well to each other in terms of scale, massing, form and architecture. New buildings must be designed, orientated and laid out within the site and within the context of nearby buildings and structures to mitigate the potential for uncomfortable wind conditions at ground level, which would particularly affect pedestrians and cyclists. <u>The National Design Guide and National Model Design Code will be used to guide</u></p>

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			<u>decisions on any applications that may come forward in advance of the production of locally produced design guides or codes.</u>
MM34	86	Paragraphs: 3.1.22; 5.1.4; 5.1.5; 10.2.5; 11.3.10; 13.3.6; 13.4.5; 14.2.31; 15.2.1; 15.6.23; 16.5.4.	Environmental factors, particularly the risk of flooding, as identified in the Sustainability Appraisal and the Strategic Flood Risk Assessment 2018 , will need to be mitigated against before Colliers Wood can deliver to its full potential. Flood mitigation measures and any other environmental considerations will have to be economically viable and in line with the overall aim of creating a thriving and attractive town centre if they are to benefit the area. <u>Please also refer to Policy IN 14.1 (Infrastructure).</u>
MM35	89	Site Allocation CW1, Design and accessibility guidance:	Development should protect and enhance the existing cycle and pedestrian route. The site may be required to make provision for docking areas for cycle/ scooter hire schemes. <u>TfL's strategic cycling analysis has identified a need for significant additional secured cycle parking provision for commuters in Colliers Wood which should include the provision of a cycle hub facility to enable the long stay secure cycle storage required for commuter trips. There is also an anticipated requirement for space to accommodate docking areas for cycle / scooter hire schemes considering the high expected demand in this location. However, there is a lack of space on the public highway to facilitate additional cycle parking. Consideration should be given to the feasibility of providing publicly accessible secure cycle parking and / or docking areas for cycle or scooter hire schemes on this site at ground level, either as part of any development or if development does not take place.</u>
MM36	89, 92, 96, 99, 102, 229, 232, 235, 238, 241, 247, 293, 296, 307	Site Allocation CW1, Design and accessibility guidance	Development proposals must incorporate the recommendations of Merton's Strategic Flood Risk Assessment (SFRA). <u>Development proposals must have regard to both level 1 and level 2 of Merton's Strategic Flood Risk Assessment (SFRA). For this site allocation, development proposals must incorporate the site-specific recommendations on managing and mitigating flood risk from all sources, including the suitability of sustainable drainage systems (SuDS). These can be found in the SFRA level 2 in Appendix A.</u>
MM37	89	Site Allocation CW1, Infrastructure Requirements:	There is a need for secured cycle parking provision for commuters in Colliers Wood and there is a lack of space on the public highway to facilitate this. Should residential development not take place on Site CW1, then we would welcome a secure cycle hub on this site as it is opposite the underground station and accessible to both the Wandlo Trail and the Cycle Superhighway.

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MM38	89	All Site Allocations, Infrastructure Requirements:	Development proposals for this site must <u>refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.</u> have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020.
MM39	92	Site Allocation CW2, Design and accessibility guidance, point 3	Development will need to be of a scale, layout and design to minimise harm to the residential amenity of the existing residents in Britannia Point and on Christchurch Road. Development must be based <u>on</u> the principle of the existing Britannia Point building remaining the pinnacle in terms of height, with other buildings forming a coherent cluster that enhances the wider Colliers Wood area.
MM40	92	Site Allocation CW2, Design and accessibility guidance:	<u>TfL's strategic cycling analysis has identified a need for significant additional secured cycle parking provision for commuters in Colliers Wood which should include the provision of a cycle hub facility to enable the long stay secure cycle storage required for commuter trips. However, there is a lack of space on the public highway to facilitate this, so this</u> The site may be required to make provision for <u>an appropriate amount and type of</u> publicly accessible cycle storage (hub) <u>for commuters. There is also an anticipated requirement for space to accommodate docking areas to facilitate future cycle or scooter hire schemes considering the high expected demand in this location so, where appropriate, development may be required to make some provision for</u> and docking stations for cycle/scooter hire schemes <u>in proximity to the public highway.</u>
MM41	93	Site Allocation CW2 Infrastructure Requirements:	<u>This site is in close proximity to National Grid infrastructure YYU route 275Kv two circuit route from Beddington substation in Sutton to Wimbledon substation in Merton. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances, the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above</u>

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			<u>ordnance datum, at a specific site. It is recommended that the developer liaise with National Grid at the earliest opportunity to discuss the infrastructure on site. The council will require evidence of liaising with National Grid with any submitted planning application.</u>
MM42	93	Site Allocation CW2 Infrastructure Requirements:	Thames Water have indicated that the scale of development for this site that, upgrades of the water supply network infrastructure and wastewater network <u>and sewage treatment infrastructure</u> are likely.
MM43	93	Site Allocation CW2 Infrastructure Requirements (also CW5, Mi1, Mi8, Mi16, Mo1, Mo2, Mo3, Mo4, RP3, RP4, RP6, RP7, RP8, Wi5, Wi11, Wi12, Wi13, Wi16)	The developer can request information on network infrastructure by visiting the Thames Water <u>Developer Services</u> website (https://www.thameswater.co.uk/developers) https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.
MM44	93	Site Allocation CW2, Approach to tall buildings	A mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape and based on the principle of the existing Britannia Point being the pinnacle height of a family of buildings of varying height, forming a coherent cluster <u>of buildings</u> that enhances the wider Colliers Wood area. <u>The Merton Character Study 2021 indicates that buildings of around 52m (approximately 15 storeys) may be appropriate on this site. However, appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement, reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u>
MM45	93	Site Allocation CW2, Impacts on Archaeological Priority Area	Yes, Wandle Valley/Colliers Wood Archaeological Priority Zone <u>Area</u> Tier 2 (Change all references to 'Archaeological Priority Zone', to-'Archaeological Priority Area', including the related acronyms, APZ to APA, throughout the Local Plan)

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MM46	93, 104, 134, 136, 139	Site Allocation CW2, Impacts on Archaeological Priority Area	Yes, Wandle Valley/Colliers Wood Archaeological Priority Zone <u>Area</u> Tier 2 <i>(Change all references to 'Archaeological Priority Zone', to 'Archaeological Priority Area', including the related acronyms, APZ to APA, throughout the Local Plan)</i>
MM47	96, 152, 157, 227, 281, 290, 302, 305, 311, 317	Site Allocation CW3, Infrastructure Requirements	This site is located in an area identified as being deficient in access to children's play space for ages 0-4 years. The Council will require on-site provision in accordance with the infrastructure policies and London Plan.
MM48	96, 121, 130, 160, 281, 485	Site Allocation CW3, Infrastructure Requirements	The developer should contact SGN (Southern Gas Networks) to discuss requirements for any improvements to the gas infrastructure network.
MM49	99	Site Allocation CW4 Design and accessibility guidance:	<u>TfL's strategic cycling analysis has identified a need for significant additional secured cycle parking provision for commuters in Colliers Wood which should include the provision of a cycle hub facility to enable the long stay secure cycle storage required for commuter trips. There is also an anticipated requirement for space to accommodate docking areas for cycle/scooter hire schemes considering the high expected demand in this location. However, there is a lack of space on the public highway to facilitate additional cycle parking. Redevelopment of the station should make provision for an appropriate amount and type of cycle storage for commuters and/ or provision of docking stations for cycle/scooter hire schemes in proximity to the public highway.</u>
MM50	101	Site Allocation CW5, site map	<i>(Map replaced with the following:)</i>

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Page 179			 <p>The map shows a site allocation (grey) labeled CW5. To its west is a green area labeled 'Metropolitan Open Land (MOL)'. A watercourse, 'The Pickle Ditch', flows through the site. Surrounding areas include 'Colliers Wood' to the north, 'Christ Church' to the east, and 'Water V' to the south. Distances are marked: 12.2m, 12.0m, 12.5m, and 14.1m. A legend indicates 'Site Allocation' (grey) and 'Metropolitan Open Land (MOL)' (green). The Merton Council logo is in the bottom right. Text at the bottom left reads: 'Contains OS data © Crown copyright [and database rights](2021)OS(100019259)'.</p>	
	MM51	102	Site Allocation CW5, Design and accessibility guidance	Opportunity to improve connectivity across Colliers Wood and improve the condition of the Pickle Ditch. <u>Development proposals must protect and enhance the Wandle Valley Metropolitan Open Land (MOL) along the western boundary of the site, in accordance with the Green Infrastructure policies set out in Chapter 15.</u>
	MM52	102	Site Allocation CW5, Design and accessibility guidance:	<u>In line with the Environment Agency requirements, development proposals must enhance the Pickle Stream corridor, including the removal of concrete banks, restoration of ecology to the watercourse and inclusion of a 10m wide riverside buffer strip.</u>
	MM53	104	Site Allocation CW5, Impacts a designated open space	<u>Yes, the western edge</u> Parts of the site to the south <u>are</u> Metropolitan Open Land (<u>MOL</u>) and Priory Wall Open Space Walk. The site sits within the Wandle Valley Regional Park 400m buffer. <u>Refer to Appendices for further information on MOL.</u>


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MM54	111, 112	Policy N4.1, various	Mitcham Town Town District Centre
MM55	119	Site Allocation Mi1 Benedicts Wharf, Site deliverability	5–10- 15 years.
MM56	121	Site Allocation Mi1 Benedicts Wharf, Approach to tall buildings	The size of the site allows for a masterplanned approach which could contain taller(<i>MM6</i>) buildings. <u>Evidence supporting the planning permission relating to the site indicates that buildings of around 33m (approximately 10 storeys) may be appropriate. However, appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code, which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement, reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code, the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u>
MM57	128	Site Allocation Mi3, under Infrastructure Requirements, new paragraph at the end of the part	<u>The developer must consult and engage with the Metropolitan Police Service (MPS) on any development proposals to prevent future development from adversely affecting the MPS's operational facilities. The Council will also engage with MPS to seek advice during any pre or planning application processes.</u>
MM58	130, 154, 196, 229, 232, 235, 244, 299	Site Allocation Mi4, under Infrastructure Requirements	This site is located in an area identified as being deficient of deficiency in access to nature. The council will require expect proposals to alleviate address this deficiency in accordance with the Green Infrastructure policies.
MM59	132	Site allocation Mi5, Design and accessibility guidance:	Development proposals need to be sympathetic to the historic setting, particularly of Canons House and the views from the nearby Metropolitan Open Land <u>and have regard to The Canons Conservation Area Management Plan.</u>

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MM60	139	Site Allocation Mi8, Infrastructure Requirements	<p><u>Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the developer liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development. The Council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also liaise with and seek advice from Thames Water about the development of this site.</u></p> <p>Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site.</p>
MM61	146	Site Allocation Mi11 Raleigh Gardens car park, Approach to tall buildings	<p>Approach to tall buildings: Development of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.</p>
MM62	159, 161	Site Allocation Mi16 Mitcham Gasworks Western Road, Indicative site capacity (p 159), Approach to tall buildings (p161)	<p>Indicative site capacity: 200-400 <u>500- 650</u> new homes</p> <p>Design and accessibility guidance: The site had outline planning permission for a major residential and employment scheme. The residential element has been delivered over 5 years ago (Hay Drive etc). However, the employment part of the permission (which extended onto the site surrounded by the red line, reaching Western Road) lapsed in July 2012. The site's potential uses, and layout is currently constrained by the c33metre high gasholder that stood on the corner of Western Road and Portland Road was demolished in early 2022. Although the gasholder is no longer used, it has not been officially decommissioned. The landowners are proposing it decommission but until that time development within the vicinity of the gasholder is currently subject to restrictions set out in the Health and Safety Executive's land use planning method (PADHI) which limits the potential for residential-led mixed use development until the gasholder is decommissioned.</p>

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Page 182			<p>The site is subject to a Hazardous Substance Consent (HSC). An application for the continuation of this HSC was granted in 2002 (Ref: 02/P1493). The decommissioning the site and the cancellation of the HSC requirements to enable the redevelopment of the site. The site accommodates two electricity sub stations, an operational gas Pressure Reduction Station (PRS) and above ground gas mains stemming from the historic installation use. A 65metre large redundant gasholder and telecoms mast are is found to the north of the site on the SGN (Southern Gas Networks) owned land. The site would require decontamination due to its earlier use.</p> <p>Approach to tall buildings A mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.</p> <p><u>Initial analysis of the site indicates that its character, appearance and size could provide opportunities for buildings of a range of heights that would allow for a greater variety in building types and forms, which could enhance visual interest whilst ensuring that optimal use would be made of this previously developed land. The analysis indicates that an upper limit of around 33m (10 storeys) may be appropriate on this site, alongside the provision of a replacement telecoms mast.</u></p> <p><u>Appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement and reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u></p>	
	MM63	160	Site Allocation Mi16, under Design and accessibility guidance	A large redundant gasholder and telecoms mast is are found to the north of the site on the SGN (Southern Gas Networks) owned land. The site would require decontamination due to its earlier use.
	MM64	173, 176, 177, 178, 181, 183, 184, 185, 187, 188, 202	Morden: Policy N5.1, KEY OBJECTIVES: MORDEN	<p>Providing more high quality homes</p> <p>Incorporate Provide new homes in the <u>Morden and in particular, within the Morden Regeneration Zone, Wider Morden Town Centre Area</u> creating a diverse mix of housing sizes and tenures.</p>

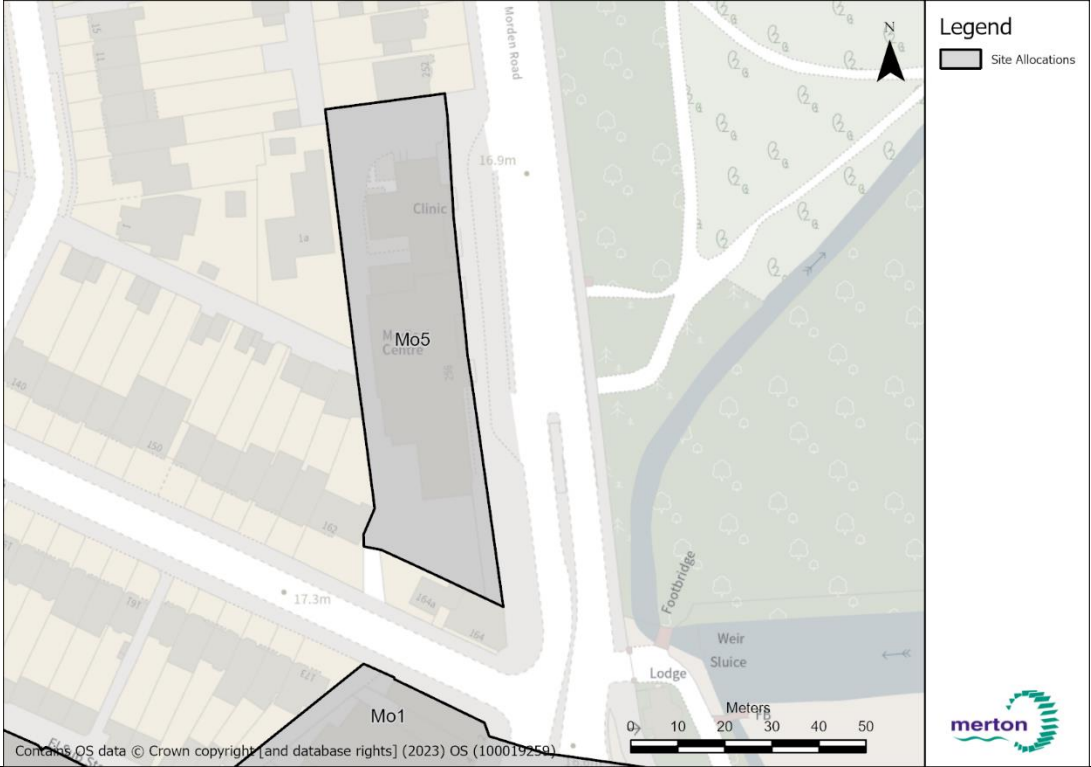
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MM65	176	Morden: Policy N5.1 map	<i>Delete map</i>
MM66	176, 5.1.18, 5.1.23, 5.1.60, Site Allocation Mo3 (moved), under 'Impacts a designated open space', new paragraph below text	Morden Policy N5.1 text	...intensification and comprehensive development regeneration within Morden Regeneration Zone...
MM67	177, 180, 182, 190, 202	Morden: Policy N5.1 part a	Development p Proposals for large sites (0.25 hectares and above) that assist contribute to the delivery of comprehensive regeneration as described in this policy and Site Allocation Mo 41 (AM87), will be supported.
MM68	178	Morden: Policy N5.1 part e	Supporting tall buildings within the Morden Regeneration Zone in accordance with the details in the Strategic Heights Diagram for the Morden Regeneration Zone and in Policy D12.6 Tall Buildings and in limited locations within the Wider Morden Town Centre Area, where they are considered appropriate in order to facilitate intensified development. Tall buildings should be located appropriately and relate well to the surrounding context and public realm, particularly at street level. Tall buildings must be informed by comprehensive townscape appraisal and visual assessment
MM69	178	Morden: Policy N5.1 part h and 5.1.20	Supporting incremental site-by-site development outside the Morden Regeneration Zone but within the Wider Morden Town Centre Area, where it: <ul style="list-style-type: none"> • is of a high-quality design, • complements and co-ordinates with the surrounding built form and public realm,

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			<ul style="list-style-type: none"> • supports the delivery of new homes and complementary town centre uses, and • makes it easier for all to get around and in particular, encourages walking and cycling <p>...</p> <p>5.1.20 The part of the Wider Morden Town Centre Area that is outside the Morden Regeneration Zone, is the area for incremental change, where the design and layout of public realm and streetscape is to be actively co-ordinated by the council, so that the Morden Regeneration Zone sits well within the local context.</p>
MM70	180	New paragraph below 5.1.11	<u>Development proposals for large sites (0.25 hectares and above) that come forward to contribute to the delivery of comprehensive regeneration, as stated in Policy N5.1 part a, should have regard to the vision, objectives and principles set out in the SDF.</u>
MM71	181	5.1.12	The Wider Morden Town Centre Area Morden town centre is within an Opportunity Area as designated in the London Plan 2021 and identified in Figure 2: Opportunity Area, in Chapter 1B 'Good Growth' . We will work with the GLA to (AM96) produce an Opportunity Area Planning Framework, subject to GLA priorities and resources , which will include the significant contribution that the Wider Morden Town Centre Area Morden Regeneration Zone will make towards the Opportunity Area's target potential to accommodate 5000 new homes and 6000 new jobs.
MM72	182	5.1.18	...There are also multiple other land ownership interests within the Morden Regeneration Zone and landowners are strongly encouraged to work together. and a Land assembly strategy will be required to ensure that the comprehensive regeneration of Site allocation Mo1 can be achieved by the end of this local plan period and site can be developed in a comprehensive manner, to avoid fragmented development and suboptimal densities in this highly accessible location...
MM73	182	5.1.18	... <u>References to comprehensive regeneration in this policy refer to the nature and scale of the regeneration and not a delivery method (MM66) and, in accordance with London Plan policies H1 and H2, references to large sites in this policy refer to sites of 0.25 hectares and above.</u>
MM74	183	5.1.23	<i>Add the sentence at the end of the paragraph.</i> <u>The new bus standing facilities are identified as a medium to long term requirement in the Infrastructure Delivery Plan 2021 and in accordance with policy IN 14.1 Infrastructure, developments may be required to make planning contributions towards the provision of these facilities.</u>
MM75	185	5.1.34	<u>The Strategic Heights Diagram for the Morden Regeneration Zone indicatively illustrates a composition of appropriate building heights that locate the tallest buildings on and around Morden underground station. To avoid inappropriate abrupt transitions of building heights, the redevelopment of sites immediately adjacent to the tall building boundary and indicative clusters identified in the Strategic Height Diagrams, should be supported by a local Design</u>

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			<u>Guide or Design Code, as set out in Policy D12.6 'Tall buildings'. The proposed height for each building within the Morden Regeneration Zone will need to be justified in accordance with the criteria in policies D12.3 'Ensuring high quality design for all developments', D12.5 'Managing heritage assets' and D12.6 'Tall buildings'. The scale of existing buildings...</u>
MM76	187	5.1.46	<u>As identified in the Infrastructure Delivery Plan 2021, the comprehensive regeneration of the Morden Regeneration Zone is likely to trigger the need for additional health infrastructure to meet local needs.</u> Morden Road Clinic has also been identified by the NHS (National Health Service) as a site allocation (Mo5)...
MM77	193-212	All Site Allocations	Development proposals for this site must <u>refer to the Merton Infrastructure Delivery Plan 2021 and ensure infrastructure requirements have been addressed by the proposal.</u> have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020.
MM78	198	Site Allocation Mo3, (moved) site map	<p>(Map replaced with the following:)</p>  <p>The map displays a site allocation (Mo3) in grey, situated between Metropolitan Open Land (MOL) in green to the north and east, and residential areas in orange to the south and west. Key features include Merton House, Bishopsford Lodge, a Drain, and a Shelter. A legend identifies the grey area as 'Site Allocation' and the green area as 'Metropolitan Open Land (MOL)'. The map includes a scale bar for 21.0m and a Merton logo in the bottom right corner.</p> <p>Contains OS data © Crown copyright [and database rights](2021)OS(100019259)</p>

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MM79	199	Site allocation Mo3 (moved), Infrastructure Requirements	<p>Any development proposals for this site, is expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links, ensuring that the development positively enhances accessibility to the park. We will require these details to be shown in a Design and Access Statement <u>and accompanying plans</u> or Landscaping Plan submitted with any planning application.</p> <p><u>In accordance with NPPF 142, proposals for this site must also include compensatory improvements to the environmental quality and accessibility of the Wandle Valley MOL, to mitigate against the loss of the MOL on site. The Merton Green Infrastructure Study can be used to identify appropriate landscape, visual and biodiversity enhancements, new green infrastructure and improvements to access to existing recreational and sporting facilities for this site.</u></p>
MM80	202	Site Allocation Mo4, Site deliverability	Commencement within 5 years and delivery in phases within 10-15 years.
MM81	202	Site Allocation Mo4, Morden Regeneration Zone site vision: 5	Incorporating green infrastructure and where appropriate, contributing to <u>that contributes to improved drainage, air quality and</u> the creation of green links through the Wider Morden Town Centre Area <u>Morden Regeneration Zone,</u> ...
MM82	202	Site Allocation Mo4, Morden Regeneration Zone site vision: 6	The use of tall buildings where appropriate <u>and in accordance with the Strategic Heights Diagram for the Morden Regeneration Zone and Policy D12.6 'Tall Buildings'</u> , in order to optimise development that relates well to the surrounding context and public realm, particularly at street level.
MM83	202	Site Allocation Mo4, Morden Regeneration Zone site vision: 7	The provision of an appropriate mix of retail, office, community and leisure uses, including night time uses, which provide an appropriate level of active frontage <u>and do not have an unacceptable impact on the living conditions of neighbouring occupiers</u>
MM84	202	Site Allocation Mo4, Design and accessibility guidance: new paragraph below	<u>Development proposals for large sites (0.25 hectares and above) such as 34-44 London Road, that contribute to the delivery of comprehensive regeneration, could be brought forward at any time in the plan period.</u>

Mod Ref.	Page	Plan Ref.	Proposed Changes
		the first paragraph	
MM85	202	Site Allocation Mo4, Design and accessibility guidance: text	<p>In accordance with <u>the Strategic Heights Diagram for the Morden Regeneration Zone</u> a plan-led approach, taller (MM6) buildings would be acceptable in this town centre site, to...</p> <p>In accordance with <u>the Strategic Heights Diagram for the Morden Regeneration Zone and Policy D12.6 'Tall Buildings'</u> a plan-led approach, taller (MM6) buildings would be acceptable in this town centre site, to ensuring the best use of this land that benefits from excellent public transport accessibility. Tall buildings must however relate well to the surrounding context and public realm, particularly at street level and must be informed by a comprehensive townscape appraisal and visual assessment <u>Design Guide or Design Code to demonstrate the appropriate stepping up of heights above or below those stated and avoid abrupt transitions in building heights.</u></p>
MM86	204	Site Allocation Mo4, Approach to tall buildings	<p>This site will include tall buildings in appropriate locations subject to consideration of impacts on existing character, heritage and townscape as part of a plan-led approach, which could take the form of a masterplan, supplementary planning document or an outline planning application.</p> <p><u>The Merton Character Study 2021 and other supporting design evidence has informed the range of appropriate heights set out in Policy D12.6 'Tall Buildings' and the Strategic Heights Diagram for the Morden Regeneration Zone. However, appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code, which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement, reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u></p>
MM87	204	Site Allocation Mo4, Infrastructure Requirements	<p>The developer will need to engage with TfL to provide suitable alternative bus stand and bus stop facilities. <u>Where appropriate, development proposals may be required to make financial contributions towards the delivery of these facilities, in the form of planning obligations.</u></p>

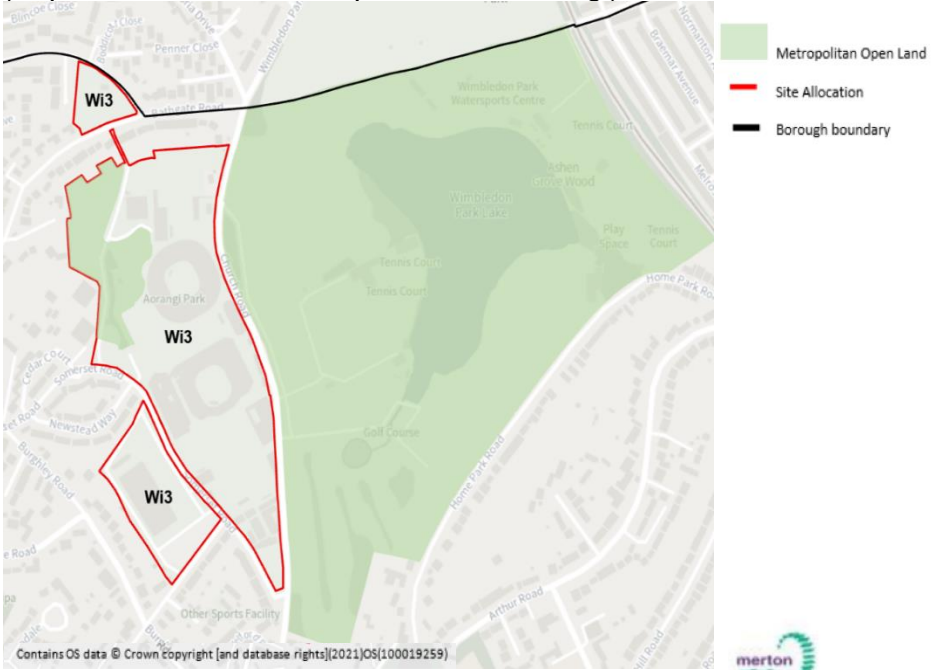
Mod Ref.	Page	Plan Ref.	Proposed Changes
MM88	206	Site Allocation Mo5, site map	<p><i>New map with modified boundary</i></p> 
MM89	207	Site Allocation Mo5, Infrastructure Requirements	<p><u>Development proposals will need to demonstrate that clinical capacity will be maintained for residents during the redevelopment of this site.</u></p>
MM90	209	Site Allocation Mo6, move wording from Design and accessibility guidance to Infrastructure Requirements	<p><u>We will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in accordance with the Green Infrastructure policies. This site is an area identified as being deficient in access to public open space.</u></p> <p><u>We will require on site provision in accordance with the infrastructure policies and London Plan. The site is in an area identified as being deficient in access to children’s play space for ages 5-11 years and 0-4 years.</u></p>

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MM91	212	Site Allocation Mo7, move wording from Design and accessibility guidance to Infrastructure Requirements	<u>The site is in an area identified as being deficient in access to children's play space for ages 0-4 years. We will require on site playspace provision in accordance with the infrastructure policies and London Plan.</u>
MM92	227-247	All Site Allocations: Infrastructure Requirements:	<i>Insert this sentence at the start of the 'Infrastructure Requirements' part of all Raynes Park Neighbourhood site allocations:</i> <u>Development proposals for this site must refer to the Merton Infrastructure Delivery Plan 2021 and ensure infrastructure requirements have been addressed by the proposal.</u>
MM93	229	Site Allocation RP3, Infrastructure Requirements	...proposals to alleviate this deficiency in accordance with the Green Infrastructure policies. <u>Development proposal should aim to restore the Pyl Brook, with natural banks and buffer habitat to create a wide corridor, facilitating biodiversity net gain and providing a significant improvement to the green corridor.</u>
MM94	230	Site Allocation RP2, Impacts on an ecology designation	This site is in an area identified as being deficient in access to public open space. The Council will... Southern end of the site is near green corridors <u>No</u>
MM95	233	Site allocation RP3 Burlington Road, Approach to tall buildings	The size of the whole site RP.3 allows for a master planned approach which could contain taller buildings. <u>The site could include a range of tall buildings up to an appropriate upper limit of circa 52m (approx. 15 storeys). However, appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code, which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement, reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u>

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MM96	233	Site Allocation RP3, Infrastructure Requirements	Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure, but do not have concerns relating to the and wastewater network infrastructure.
MM97	234	Site Allocation RP4 Bushey Road site allocation and deliverability	<p>Site allocation: Commercial (including retail subject to the relevant tests being met), business and industrial uses where such uses are appropriate to a residential area. Long term this site has potential for residential-led mixed use development which could include with potential for ground and lower floors commercial, business, services and local community uses appropriate to a residential area.</p> <p>Site deliverability: 0-5 for commercial, business and industrial uses;-10-15 years for mixed use residential.</p>
MM98	235	Site Allocation RP4, Design and accessibility guidance	Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.
MM99	236	Site Allocation RP4, Infrastructure Requirements	<p>Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the developer liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development The Council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also liaise with and seek advice from Thames Water about the development of this site.</p>
MM100	238	Site Allocation RP5, Infrastructure Requirements	This site is in an area identified as being deficient in access to public open space. The council will require major development proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site where this is suitable and viable , in accordance with the Green Infrastructure policies.
MM101	255	South Wimbledon Policy N7.1, part c	Supporting developments and occupiers that help improve or strengthen local character, reflecting the area's rich architectural history or providing a modern interpretation which respects heritage assets;

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MM102	255	South Wimbledon Policy N7.1, part d	Support developments in the Local Centre that create a well-designed shopfront in accordance with Merton's shopfront guidance and encouraging landowners and businesses fronting Merton High Street, Kingston Road, Morden Road and Merton Road to improve their shopfronts and building facades;
MM103	255	South Wimbledon Policy N7.1, part g	Protecting and enhancing the public open space at Nelson Gardens and Haydons Road Recreation Ground and improving links to Abbey Rec, Wandle Park and other nearby open spaces;
MM104	255	South Wimbledon Policy N7.1, part h	Support well designed development commensurate with the excellent public transport access of the area;
MM105	255	South Wimbledon Policy N7.1, part j	Integrate Work with the regeneration phases being delivered on the High Path estate over the next 10-15 years, guided by the Estates Local Plan to ensure the development enhances the local environment ; this includes the proposed public park at High Path;
MM106	255	South Wimbledon Policy N7.1, part k	Supporting the redevelopment at South Wimbledon station (Site Allocation Wi8) which respects and enhances the Grade II listed building and other heritage assets within the area, delivers a range of benefits including encouraging a public space, cycle parking, improved station facilities and secondary pedestrian entrance to the underground station off the busy main roads.
MM107	267	Wimbledon: Policy N9.1, new part between (d) and (e.)	Supporting tall buildings within Wimbledon Town Centre in accordance with the details in the Strategic Heights Diagram for Wimbledon Town Centre, and the requirements in Policy D12.6 Tall Buildings
MM108	268, 317	Wimbledon: Policy N9.1, part j.	Securing improvements to public transport and (AM159) investment in Wimbledon station to improve the passenger experience and reduce severance with new bridges over the railway . Any proposals for Wimbledon Station should provide links to neighbouring sites and enable the creation of new public realm, including an enhanced station forecourt/town square.
MM109	268	Wimbledon Policy N9.1, new part after j	Creating a more pleasant environment for shopping and leisure activities by reducing traffic dominance and managing delivery and servicing needs in a safe, efficient and sustainable way, including through exploring the use of freight consolidation and last mile delivery solutions.
MM110	269	Wimbledon Policy N9.1, q	Recognising the importance of Wimbledon Tennis Championships, support the continued upgrade and improvement of the AELTC's facilities either side of Church Road in Wimbledon and at Raynes Park to maintain its global position as a world class sporting venue of national and international significance the best grass Grand Slam tennis competition and to provide economic, community and sporting benefits locally

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MM111	275	9.1.35	We will support the continued upgrade and improvement of all AELTC's facilities to maintain its global position as <u>a world class sporting venue of national and international significance.</u> the premier Grand Slam as set out in more detail in site allocation Wi3.
MM112	After page 275	New policy N8.1 Wimbledon Park in new chapter 8	<i>Refer to Appendix 5 for new policy wording</i>
MM113	281, 288, 290, 299, 302, 305, 311, 314, 318	Site Allocation Wi2 (and Wi5, Wi6, Wi9, Wi10, Wi11, Wi13, Wi15, Wi16)	<p>Approach to taller buildings.</p> <p>Development of the site could include taller buildings subject to consideration of impacts on the setting of the adjacent listed building, existing character and townscape and in line with the height parameters set out in <u>having regard to</u> the Future Wimbledon SPD.</p> <p><u>The Strategic Heights Diagram for Wimbledon Town Centre, in D12.6 'Tall buildings', sets out the appropriate height for this site.</u></p> <p><u>All building heights will be subject to their impact on existing character, townscape and heritage in accordance with the chapter on Places and Spaces in a Growing Borough, and have regard to the Future Wimbledon SPD.</u></p>

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MM114	282	Site Allocation Wi3	<p><i>(Replace site allocation map with the following:)</i></p> 
MM115	283 499	Site allocation Wi3 (and incorporating consequential modifications to the supporting text of Policy IN14.3)	<p><i>Amended as shown in Appendix 6 - now only including the existing AELTC site.</i></p>
MM116	293	Site Allocation Wi7, Infrastructure requirements	<p>This site is in an area identified as being deficient in access to public open space. The Council will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in accordance with the Green Infrastructure policies. <u>Proposals will be required to explore the opportunity to improve pedestrian and cycle access between the Wandle Trail and Durnsford Recreation Ground, in accordance with the active travel policies.</u></p>

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MM117	293	Site Allocation Wi7, Infrastructure Requirements bullet point 4	The site is adjacent to rail tracks used by the District South West Main line and land safeguarded for Crossrail2. Transport for London requires that London Underground Infrastructure Protection, Network Rail and the Crossrail2 team should must be fully consulted about any works or development proposals that may impact on rail infrastructure. The Council will need evidence that the developer has engaged with London Underground and Network Rail as part of a planning application.
MM118	293	Site Allocation Wi7, Infrastructure Requirements	<u>Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from Thames Water about the development of this site.</u> Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply and wastewater network infrastructure. It is recommended that the developer engage with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to engage with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be needed to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development
MM119	307	Site Allocation Wi12, Design and accessibility guidance	Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the functional floodplain and with the critical drainage area to minimise flood risk for future occupiers and the potential for water pollution from the site. A flood risk assessment will be required d as set out in the NPPF and should also have considered the treatment of the non-main rivers that pass through the site and incorporate sustainable drainage systems into development proposals.
MM120	308	Site Allocation Wi12, Approach to tall buildings	Development of the site could include taller buildings (<u>circa 36m, approx.10 storeys, could be appropriate</u>), <u>subject to their impact on existing character, townscape and heritage in accordance with the chapter on Places and Spaces in a Growing Borough, and taking into account the Council's Future Wimbledon SPD.</u>
MM121	308	Site Allocation Wi12, Infrastructure requirements	The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network. <u>This site is in close proximity to National Grid infrastructure 33Kv Underground Cable route Earlsfield Rail Feeders 427, 440 & 443 Section 3 and 33Kv Underground Cable route</u>

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			<u>Wimbledon 33Kv D S/S Electrical Substation Wimbledon 132KV. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances, the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. It is recommended that the developer liaise with National Grid at the earliest opportunity to discuss the infrastructure on site. The council will require evidence of liaising with National Grid with any submitted planning application.</u>
MM122	317	Site Allocation Wi16, Existing uses	a mixture of town centre uses – retail, restaurants, financial and professional services and <u>ancillary</u> offices
MM123	317	Site Allocation Wi16, Site allocation	A mixture of <u>T</u> town <u>C</u> entre <u>T</u> ypes <u>U</u> ses such as community (including health <u>and wellbeing</u> /day centre), retail, restaurants and <u>cafes</u> take-away, financial and professional services, <u>leisure</u> , offices, hotel, residential <u>and last mile distribution</u> .
MM124	317	Site Allocation Wi16, Site deliverability	0-5 years <u>(phase 1) 5-10 years (phase 2)</u>
MM125	317	Site Allocation Wi16, Design and accessibility guidance:	The site provides an excellent opportunity for the <u>repurposing and</u> redevelopment of a substantial brownfield site within the heart of the town centre.
MM126	317	Site Allocation Wi16, Design and accessibility guidance	Development proposals must have regard to the design-led Future Wimbledon SPD (Supplementary Planning Document), <u>the Broadway Conservation Area design guide and design considerations relating to the two Grade II listed buildings on site.</u>
MM127	320	Policy HW10.1, part a	Working with strategic partners such as NHS (National Health Service) England, <u>as part of the Integrated</u> Care System and Merton's Health and Wellbeing Boards in <u>improving health and wellbeing</u> tackling health inequalities, public health safety (for example during pandemics and other health emergencies), promoting and encouraging healthy lifestyles and creating healthy environments in Merton for all.
MM128	321	New paragraphs after paragraph 10.1.5 (new	<u>Health (including mental health) and wellbeing integrated approach</u> <u>The environment in which we live is a major determinant of human health and wellbeing. Town planning in Britain originated in a series of public health and housing reforms in the late 19th and early 20th century, focusing upon basic human living conditions. Today, the health and</u>

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		paragraphs and heading)	<p><u>wellbeing agenda is much broader, with determinants considered to influence health and wellbeing encompassing the physical, social and economic environments.</u></p> <p><u>Merton Council has taken an integrated approach to health and wellbeing in the Local Plan and the expectation is for development to respond positively. Many measures set out in other parts of this local plan play a part in promoting health and wellbeing, seeking to address health inequalities; and must be addressed where appropriate.</u></p> <table border="1"> <thead> <tr> <th data-bbox="701 405 1200 477"><u>Health (including mental health) and wellbeing issue.</u></th> <th data-bbox="1200 405 1700 477"><u>Related local plan policy</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="701 477 1200 635"><u>Healthy homes and quality</u></td> <td data-bbox="1200 477 1700 635"> <u>Strategic Policy No. H11.1 Housing choice</u> <u>Strategic Policy No. H11.2 Housing Provision</u> <u>Policy D12.3 Ensuring high quality design for all developments</u> </td> </tr> <tr> <td data-bbox="701 635 1200 793"><u>Access to healthcare services and other social infrastructure</u></td> <td data-bbox="1200 635 1700 793"> <u>Policy TC13.7 Protecting corner / local shops</u> <u>Strategic policy IN 14.1 Infrastructure</u> <u>Policy IN14.2 Social and Community Infrastructure</u> </td> </tr> <tr> <td data-bbox="701 793 1200 1118"><u>Access to open space and nature</u></td> <td data-bbox="1200 793 1700 1118"> <u>Strategic Policy O15.1 Open Space, Green Infrastructure and Nature Conservation</u> <u>Policy O15.2 Open Space and Green Infrastructure</u> <u>Policy O15.3 Biodiversity and Access to Nature</u> <u>Policy O15.4 Protection of Trees, Hedges and Other Landscape Features</u> <u>Policy O15.6 Wandle Valley Regional Park</u> </td> </tr> <tr> <td data-bbox="701 1118 1200 1259"><u>Air quality and environmental impacts</u></td> <td data-bbox="1200 1118 1700 1259"> <u>Policy D12.11 Basements and subterranean design</u> <u>Policy P15.10 Air Quality and Environmental Pollution</u> </td> </tr> <tr> <td data-bbox="701 1259 1200 1351"><u>Supporting walking and cycling</u></td> <td data-bbox="1200 1259 1700 1351"> <u>Policy IN14.3 Sport and Recreation</u> <u>Policy T16.2 Prioritising active travel choices</u> </td> </tr> </tbody> </table>	<u>Health (including mental health) and wellbeing issue.</u>	<u>Related local plan policy</u>	<u>Healthy homes and quality</u>	<u>Strategic Policy No. H11.1 Housing choice</u> <u>Strategic Policy No. H11.2 Housing Provision</u> <u>Policy D12.3 Ensuring high quality design for all developments</u>	<u>Access to healthcare services and other social infrastructure</u>	<u>Policy TC13.7 Protecting corner / local shops</u> <u>Strategic policy IN 14.1 Infrastructure</u> <u>Policy IN14.2 Social and Community Infrastructure</u>	<u>Access to open space and nature</u>	<u>Strategic Policy O15.1 Open Space, Green Infrastructure and Nature Conservation</u> <u>Policy O15.2 Open Space and Green Infrastructure</u> <u>Policy O15.3 Biodiversity and Access to Nature</u> <u>Policy O15.4 Protection of Trees, Hedges and Other Landscape Features</u> <u>Policy O15.6 Wandle Valley Regional Park</u>	<u>Air quality and environmental impacts</u>	<u>Policy D12.11 Basements and subterranean design</u> <u>Policy P15.10 Air Quality and Environmental Pollution</u>	<u>Supporting walking and cycling</u>	<u>Policy IN14.3 Sport and Recreation</u> <u>Policy T16.2 Prioritising active travel choices</u>
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			<u>Planning for health involves thinking about the interrelated factors that affect health, including social and psychological elements, such as wellbeing. The wider determinants of health are the conditions in which people are born, grow, work, live and age, and the wider set of forces and systems shaping the conditions of daily life. A healthy place is one that can contribute to the prevention of ill health and provide the environmental conditions to support positive health and wellbeing.</u>
MM129	321, 509, 517, after 583 and after 665	Policy O15.4 name	<i>Change all references to the policy name throughout the document to:</i> <u>Protection of Trees, Hedges and Other Landscape Features</u>
MM130	326	10.1.24	<u>According to Merton’s Strategic Housing Needs Assessment 2019 and based on population projections</u> the GLA (Greater London Authority) Population and Household Projections (2016), by 2030 2035 the number of people aged over 75 85 is predicted to increase by 41% 52% in Merton.
MM131	328	New paragraph after 10.1.31	<u>Developers will be expected to demonstrate how they have incorporated dementia-friendly approaches in submitted planning applications and, where relevant, at Design Review Panel.</u>
MM132	329	Policy HW10.2	<p>a. We will require development proposals to:</p> <ul style="list-style-type: none"> i Contribute towards the health priorities of Merton Health and Wellbeing <u>Strategy</u> Board and partners to help reduce inequalities, including health, across Merton. ii Incorporate the Transport for London (TfL) Healthy Streets Approach as part of development proposals in accordance with the design, housing, environment, economy and other policies in this plan that address the wider determinants of health and improve quality of life. iii Encourage opportunities for food growing such as allotments, community gardens <u>and orchards</u> and other innovative food growing spaces as part of development proposals. iv Incorporate Sport England and Public Health Active Design principles as part of development proposals. <p>b. We <u>The council will:</u> Use the Healthy Streets Approach to prioritise use health and wellbeing in planning decisions.</p> <p>c. <u>Require a HIA for the following:</u></p>

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			<ul style="list-style-type: none"> i Require all All developments in Merton of 100+ residential units or over 10,000m2 non-residential development to carry out a Health Impact Assessment (HIA). ii Require a HIA for developments Developments of over 50 homes or more in areas identified by the government's Ministry of Housing, Communities and Local Government (MHCLG) Indices of Deprivation located in an Index Multiple Deprivation decile 5 or less or identified in Merton's Joint Strategic Needs Assessment (JSNA) as an area of health priorities. iii Where deemed necessary the cumulative impact the of proposed major development is in an area with two or more other major developments planned or started. iv Significant developments in areas of poor air quality, for example Air Quality Focus Areas v If 1 or more hot food takeaways are proposed as part of a development proposal. New educational, health facilities or publicly accessible open space are proposed.
MM133	329	Policy HW10.2 part b, v. and 10.2.3	<p>v. c. In line with the London Plan and policy TC13.8 in this plan, not permit to manage and monitor proposals for new hot food takeaways found within 400 metres of the boundaries of a primary or secondary school to promote the availability of healthy food; where any development proposals involving hot food takeaways are permitted, the Council will require encourage the operator to achieve and operate in compliance with the Healthier Catering Commitment standard.</p> <p>10.2.3. We will look to create and promote healthy food environment in Merton by increasing the availability of healthy food and limiting unhealthy options. As such, and i- In line with Policy DM TC 13.8 7.11 when considering we will not permit new development proposals for fast food takeaways located 400 metres from the exit and entrance of an existing or proposed school. The The council will have regard to the nature of the proposal, its contribution to healthy food availability and its relationship to the existing provision of hot food takeaway outlets and healthy eating initiatives taking place at the school.</p>
MM134	330	New paragraph after para 10.2.1	<u>Merton's Health and Wellbeing Strategy</u>

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			<p><u>Merton's Health and Wellbeing Strategy (2019-2024) has four main themes for Merton residents to <i>Start Well, Live Well</i> and <i>Age Well</i> in a <i>Healthy Place</i>. The strategy has a number of priorities for example:</u></p> <ul style="list-style-type: none"> • <u>Tackling health inequalities: especially the east/west health divide in the borough</u> • <u>Health in All Policies approach: maximising the positive health impacts across all policies and challenging negative impacts.</u> <p><u>All development proposals are encouraged to positively contribute to, and are not to detract from, the council's health priorities as set out in the Health and Wellbeing Strategy.</u></p>
MM135	331	New paragraphs after 10.2.7	<p><u>Indices of Multiple Deprivation</u></p> <p><u>The Indices of Deprivation provide a set of relative measures of deprivation at a small local area level (Lower-layer Super Output Areas) across England, based on seven different domains, or facets, of deprivation:</u></p> <ul style="list-style-type: none"> • <u>Income</u> • <u>Employment</u> • <u>Education, Skills and Training</u> • <u>Health and Disability</u> • <u>Crime</u> • <u>Barriers to Housing and Services</u> • <u>Living Environment</u> <p><u>Combining information from the seven domains produces an overall relative measure of deprivation, the Index of Multiple Deprivation (IMD). The Index of Multiple Deprivation (IMD) ranks every small area in England from 1 (most deprived area) to 32,844 (least deprived area).</u></p> <p><u>Merton ranks as the 214th least deprived local authority district in terms of average IMD (2019) (out of a total of 317), and the 5th least deprived borough in London (out of a total of 32 boroughs). However, there are pocket of deprivation across Merton with more in the east of the borough. Developers are expected to refer to the government's IMD reports mapping sources and demonstrate how the information has informed proposals by way of the HIA. To comply with policy HW10.2 (b)(iii) above, developments of 50 homes or more located in a IMD decile that is 5 or less must submit a Health Impact Assessment.</u></p> <p><u>Cumulative impact</u></p>

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			<u>Proposed development within 800 metres of two or more other major developments planned or started may be required to carry out a HIA. This will depend on location, health and wellbeing needs and the wider determinates of health. HIAs must have regard to other development proposals planned or started and demonstrate that the cumulative impact is positive and will contribute to a healthy neighbourhood.</u>
MM136	333, 346	H11.1	<u>Strategic</u> policy H11.1 Housing Choice
MM137	333	Policy H11.1 Housing choice, part d.	<u>Provide step-free access and adapted housing in</u> accordance with London Plan Policy D7 (Accessible housing) and Building Regulation Requirement M4(2) <u>and M(4.3) and this Local Plan's policy D12.3 'Ensuring high quality designs in all developments'</u> , 90% of all new build housing is required to be 'accessible and adaptable dwellings' and 10% to meet Building Regulation Requirement M4(3) for 'wheelchair user dwellings'.
	333	Policy H11.1 Housing choice part f	We will e <u>Expect</u> the following level of affordable housing (gross) to be provided on individual sites as follows: <u>Require applicants to D</u> demonstrate that they have taken account of the strategic 50% target and have sought grant where required to increase the level of affordable housing beyond 35%.
	334	Policy H11.1 Housing choice part g	<u>Require A</u> pplicants <u>to</u> should present data for all housing tenures proposed in their scheme as a percentage of total residential provision in three ways: as the number of homes (units), habitable rooms, and floorspace.
	334	Policy H11.1 Housing choice part h	For schemes of 10 homes and above, <u>require</u> affordable housing is required to be provided on-site.
	334	Policy H11.1 Housing choice part i	<u>Require A</u> ll affordable housing provided by the scheme must <u>to</u> be affordable in perpetuity and secured via planning obligation (Section 106 agreement or appropriate legal deed).
	335	Policy H11.1 Housing choice part j	

Mod Ref.	Page	Plan Ref.	Proposed Changes
MM138	334	Policy H11.1 Housing choice, part f. Table	Affordable housing level Threshold level to be eligible for the Fast-Track Route as set out in the London Plan provided all provision <u>accords with the tenure mix requirements of Strategic Policy H11.1 and</u> is on-site without public subsidy:
MM139	334	Policy H11.1 Housing choice, part f. Table	Affordable housing tenure split 10 or more homes 70% Low-cost rent 30% Intermediate <u>(Including a minimum of 25% First Homes)</u> 2-9 homes 70% Low-cost rent 30% Intermediate <u>(Including a minimum 25% First Homes)</u>
MM140	334	Policy H11.1 Housing choice, part f. Table	Only in exceptional circumstances will the provision of affordable housing off-site or financial contribution in lieu of provision on-site be considered by the council, and this must be justified, and such schemes will be required to provide a detailed viability assessment <u>and contribute to the objective of creating mixed and balanced communities.</u>
MM141	334	Policy H11.1, part i	For schemes of 10 homes and above, <u>require</u> affordable housing is required to be provided on-site. In exceptional circumstances, where the applicant has robustly demonstrated to the council that on-site provision is not feasible, we may consider a financial contribution equivalent. This justification must include the provision of a detailed financial appraisal. For these schemes, off-site and cash in lieu schemes must accord with the requirements set out in The London Plan and <u>have regard to</u> the Mayor's Affordable Housing and Viability SPG (Supplementary Planning Guidance) (2017) or subsequent updates to these
MM142	339	Figure 11.1.3	Figure 4 <u>11</u> .1.3 Affordable housing home ownership prices (aligned with the cost of accessing private rented sector) – data for the year to March 2018)
MM143	339	New paragraph following Figure 4.1.3 and before paragraph 11.1.12	<u>For First Homes the affordable home ownership prices will differ from those set out in supporting paragraph 11.1.11 and Figure 11.1.3 as in accordance with government requirements First Homes must be discounted by a minimum of 30% against the market value and after the discount is applied the first sale must be at a price no higher than £420,000 in Greater London.</u>

Mod Ref.	Page	Plan Ref.	Proposed Changes
MM144	339	Paragraph 11.1.14	First Homes are a form of discounted market sales housing and to be considered as such must meet the requirements set out in the MHCLG Ministerial Statement published on 24th May 2021 Written statements - Written questions, answers and statements - UK Parliament and the definition and eligibility requirements set out in NPPG Guidance https://www.gov.uk/guidance/first-homes . <u>These national policies and guidance, in addition to paragraph 64 of the National Planning Policy Framework also set out specific exceptions to the general requirements for First Homes and low-cost home ownership dwellings which we will have regard to as appropriate in the determination of submitted planning applications.</u>
MM145	339	Paragraph 11.1.14	First Homes are an intermediate tenure therefore in accordance with government requirements, proposals for new homes will be considered against the intermediate tenure split element of Policy H11.1(Housing Choice). <u>On schemes where policy-compliant provision of First Homes does not result in 10% of the overall housing yield of the site being available for affordable home ownership, any shortfall in this respect would need to be made up from the rest of the intermediate contribution before other types of intermediate affordable housing would be considered.</u>
MM146	341	New Paragraph after 11.1.18	<u>Merton's SHNA identifies a notable and pressing need for affordable housing in all parts of Merton for between 878 to 1,084 affordable homes per year and that the demand for affordable housing significantly outstrips supply. Merton's Local Plan Viability Study (2020) notes that where viability is already on the margins, other policy requirements may need to be reduced to compensate for these costs. In such instances Policy IN14.1 (Infrastructure) would apply, which in accordance with London Plan Policy DF1 requires that where it has been demonstrated that planning obligations cannot viably be supported, priority should be given to affordable housing and necessary public transport improvements.</u> <u>Where the developer contends the policy requirements in relation to viability of a particular proposal, the onus would lie with the developer to demonstrate what can viably be achieved through the submission of a viability assessment. We may seek payments from applicants for the cost of independent viability assessment(s).</u>
MM147	341	Paragraph 11.1.19	Only in exceptional circumstances for schemes proposing 10 or more homes (gross) will the provision of affordable housing off-site or as a financial contribution in lieu of provision on site be considered subject to demonstrating to our satisfaction that this exception is justified, <u>and such schemes should contribute to the objective of creating mixed and balanced communities and accord with the London Plan supporting paragraphs 4.4.9 to 4.4.13 (inclusive).</u>
MM148	341	Paragraph 11.1.20	All s <u>S</u> chemes which propose off-site affordable housing or cash in lieu payments are required to provide a detailed viability assessment as part of the justification that these proposals are acceptable, in accordance with London Plan and Merton's Local Plan policies. <u>Following adoption of this Plan,</u>

Mod Ref.	Page	Plan Ref.	Proposed Changes
			<u>we will publish guidance to assist in the delivery of affordable housing requirements set out in Strategic Policy H11.1 for schemes of 2 to 9 units, including how development appraisals or other methods agreed in writing with the Council will be used in calculating financial contributions for these schemes.</u>
MM149	341	Paragraph 11.1.22	<p>Affordable housing monetary contributions in lieu of on-site provision will be calculated on a case-by-case basis according to the following formula:</p> <p>A-B=C</p> <p>Where:</p> <p>A= <u>residual</u> value of the proposed development assuming 100% of the residential homes are provided as private housing <u>established through a development appraisal or other method agreed in writing with the Council.</u></p> <p>B= the <u>residual</u> value that would otherwise have been achieved by the proposed development incorporating affordable housing in accordance with the affordable housing policy requirement <u>established through a development appraisal or other method agreed in writing with the Council.</u></p> <p>C= payment in lieu</p>
MM150	345	New paragraph below 11.1.38	<u>Estate regeneration that involves the loss and replacement of affordable housing should deliver an uplift in the quantity and quality of affordable housing wherever possible. Therefore, all such estate regeneration schemes must go through the Viability Tested Route to demonstrate they have maximised the delivery of any additional affordable housing.</u>
MM151	345	New paragraph below 11.1.38	<p><u>Securing M4(2) and M4(3) dwellings</u></p> <p><u>There may be site specific factors and viability issues which may warrant flexibility in the application of the accessible housing standards M4(2) and M4(3) requirements set out in Policy 11.1(d) for specific developments. The council will have regard to the exceptional circumstances detailed in PPG (Housing for Older and Disabled People); Government Housing; optional technical standards and paragraph 3.7.6 of the London Plan or subsequent updates to these in determining where the application of flexibility is warranted.</u></p>

Mod Ref.	Page	Plan Ref.	Proposed Changes																																						
MM152	345	New paragraph below 11.1.38	<u>M4(2) and M4(3) dwellings should be secured via planning conditions to allow the Building Control body to check compliance of a development against the optional Building Regulations standards.</u>																																						
Page 205	346	Policy H11.2	We will aim to deliver a minimum of 11,732 12,084 additional homes for the period 2021/22 – 2035/36 2037/38 via a stepped target, set out as follows:																																						
			<table border="1"> <thead> <tr> <th>Year</th> <th>Target</th> </tr> </thead> <tbody> <tr><td>2021/22</td><td>918</td></tr> <tr><td>2022/23</td><td>500</td></tr> <tr><td>2023/24</td><td>450</td></tr> <tr><td>2024/25</td><td>700</td></tr> <tr><td>2025/26</td><td>725</td></tr> <tr><td>2026/27</td><td>775</td></tr> <tr><td>2027/28</td><td>775</td></tr> <tr><td>2028/29</td><td>775</td></tr> <tr><td>2029/30</td><td>1120</td></tr> <tr><td>2030/31</td><td>1200</td></tr> <tr><td>2031/32</td><td>780</td></tr> <tr><td>2032/33</td><td>700</td></tr> <tr><td>2033/34</td><td>474</td></tr> <tr><td>2034/35</td><td>548</td></tr> <tr><td>2035/36</td><td>548</td></tr> <tr><td>2036/37</td><td>548</td></tr> <tr><td>2037/38</td><td>548</td></tr> <tr><td>Total</td><td>12,084</td></tr> </tbody> </table>	Year	Target	2021/22	918	2022/23	500	2023/24	450	2024/25	700	2025/26	725	2026/27	775	2027/28	775	2028/29	775	2029/30	1120	2030/31	1200	2031/32	780	2032/33	700	2033/34	474	2034/35	548	2035/36	548	2036/37	548	2037/38	548	Total	12,084
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MM154	346	Policy H11.2(e)	Supporting the redevelopment of poor quality existing housing <u>and proposals to improve the quality of existing homes</u> (MM15) that does not result in a net loss of residential homes, or net loss of affordable housing homes or residential land or net loss resulting from the change of use of any type of <u>permanent</u> housing to <u>non-permanent accommodation, such as</u> temporary sleeping accommodation, on a permanent basis <u>for a cumulative period of more than 90 days a year.</u>																																						
MM155	347	11.2.1	We will encourage housing in sustainable brownfield locations. The 11,732 12,084 additional homes for the period 2021/22 – 2035/36 - 2037/38 will come forward in Merton by: <ul style="list-style-type: none"> • Bringing forward housing capacity through regeneration, including Morden town centre <u>and the Merton Opportunity Area.</u> 																																						

Mod Ref.	Page	Plan Ref.	Proposed Changes
			<ul style="list-style-type: none"> • Prioritising the development of previously developed land and ensuring it is used efficiently. • Development of sites identified in Merton's Housing Trajectory. • Development of windfall sites. • <u>Intensification of housing as part of estate regeneration proposals.</u> <p>...</p>
MM156	347	new paragraph below 11.2.4	<p><u>The SHLAA 2017 findings indicates that for Merton the target for the period 2029/30 to 2033/34 is 474 homes per annum then for the remaining period 2034/35 to 2037/38 increases to 548 homes per annum.</u></p>
MM157	348	11.2.4	<p>London Plan paragraph 4.1.11 states that if a target is needed beyond the 10-year period (2019/20 to 2028/29), boroughs should draw on the 2017 SHLAA findings which cover the period to 2041 and any local evidence of identified capacity, <u>in consultation with the GLA, and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements,</u> and roll forward the housing capacity assumptions applied in the London Plan for small sites. Figure <u>11.2.1</u> sets out Merton's Housing Trajectory.</p> <p><u>Merton supports high quality development, which meets identified needs. Merton faces constrained supply as it is characterised by a very large number of small sites and green spaces. These characteristics are replicated in several of the surrounding and adjacent boroughs.</u></p> <p><u>The SHLAA 2017 findings indicates that for Merton the target for the period 2029/30 to 2033/34 is 474 homes per annum then for the remaining period 2034/35 to 2037/38 increases to 548 homes per annum.</u></p> <p><u>Merton can confirm that there are no committed transport infrastructure improvements which can be considered to provide additional capacity for new homes beyond 2028/2029 as per Merton's Infrastructure Needs Assessment 2021 and Transport for London's representations</u></p>

Mod Ref.	Page	Plan Ref.	Proposed Changes																														
			<u>on Merton's Local Plan. Merton will continue to work proactively and collaboratively with the Mayor in contributing to addressing much needed additional homes for London.</u>																														
MM158	349	11.2.6stepped housing delivery target is appropriate in Merton as there is a significant uplift in the level of housing target between emerging and previous policies, and several large sites will be delivered in phases. <u>The estate regeneration programme of Eastfields, High Path and Ravensbury estates proposes the building of over 3,200 new homes, providing more than 2,000 additional homes from 2020-2037. Approximately 1,180 homes will be demolished as part of the estates regeneration programme, of which 748 demolitions will occur between 2019/20 and 2028/29.</u>																														
MM159	348	11.2.7 and Figure 11.2.2 (was fig 4.2.2)	<p>As Figure 4.2.2 below indicates Merton's annual housing target will be set at 775 homes per annum for the period 2021/22—2023/24, and then increase to 1,080 for the period 2024/25—2026/27, then further increase to 1,350 for the period 2027/28—2028/29.</p> <table border="1"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Merton-Local Plan target</td> <td>775</td> <td>775</td> <td>775</td> <td>1,080</td> <td>1,080</td> <td>1,080</td> <td>1,350</td> <td>1,350</td> <td>8265</td> </tr> <tr> <td>London-Plan target (including backlog)</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>8265</td> </tr> </tbody> </table>		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Merton-Local Plan target	775	775	775	1,080	1,080	1,080	1,350	1,350	8265	London-Plan target (including backlog)	1,033	1,033	1,033	1,033	1,033	1,033	1,033	1,033	8265
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MM160	348	11.2.8	<p>In accordance with London Plan paragraph 4.1.11, Merton's target for the period 2029/30 to 2035/36 (3,466 total) is drawn from the 2017 SHLAA findings. This sets a target for the period 2029/30 to 2033/34 of 2,370 and for 2034/35 to 2035/36 of 1,096 as indicated in the following table:</p> <table border="1"> <thead> <tr> <th>Plan period</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>2029/30 - 2033/34</td> <td>2,370</td> </tr> <tr> <td>2034/35 - 2035/36</td> <td>1,096</td> </tr> <tr> <td>2029/30 - 2035/36</td> <td>3,466</td> </tr> </tbody> </table>	Plan period	Target	2029/30 - 2033/34	2,370	2034/35 - 2035/36	1,096	2029/30 - 2035/36	3,466																						
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MM161	349	Figure 11.2.1 (was Fig 4.2.1)	Figure 11.2.1 'Merton Housing Trajectory 2021/22 – 2037/38' updated – refer to Appendix 1																												
MM162	350	11.2.9	Merton's housing trajectory is supported by Merton's Housing Delivery Test Action Plan which includes details on the actions we can take in the event of under delivery to increase the rate and number of homes built in Merton. These actions include proactive engagement with developers, registered providers and delivery partners to investigate housing delivery constraints and investigation on whether the use of our Compulsory Purchase Orders should be considered as a measure to unlock stalled housing sites. The delivery of sites will be monitored in Merton's Authority Monitoring Report (AMR) and Merton's Housing Delivery Test Action Plan.																												
MM163	351	Figure 11.2.2 (formerly titled Figure 11.2.3)	<p style="text-align: center;">Delivery of new homes on identified sites in each neighbourhood 2021/22-2037/38</p> <table border="1"> <caption>Net gain in new homes by neighborhood and local plan period</caption> <thead> <tr> <th>Local Plan period</th> <th>Colliers Wood</th> <th>Mitcham</th> <th>Morden</th> <th>Raynes Park</th> <th>South Wimbledon</th> <th>Wimbledon</th> </tr> </thead> <tbody> <tr> <td>Years 0-5</td> <td>380</td> <td>680</td> <td>100</td> <td>720</td> <td>350</td> <td>1380</td> </tr> <tr> <td>Years 5-10</td> <td>320</td> <td>1720</td> <td>820</td> <td>280</td> <td>720</td> <td>280</td> </tr> <tr> <td>Years 10-17</td> <td>220</td> <td>920</td> <td>1480</td> <td>850</td> <td>920</td> <td>180</td> </tr> </tbody> </table>	Local Plan period	Colliers Wood	Mitcham	Morden	Raynes Park	South Wimbledon	Wimbledon	Years 0-5	380	680	100	720	350	1380	Years 5-10	320	1720	820	280	720	280	Years 10-17	220	920	1480	850	920	180
Local Plan period	Colliers Wood	Mitcham	Morden	Raynes Park	South Wimbledon	Wimbledon																									
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Years 5-10	320	1720	820	280	720	280																									
Years 10-17	220	920	1480	850	920	180																									
MM164	352	11.2.19	In accordance with London Plan Policy H9 (ensuring the best use of stock), boroughs are required to take account of the impact on housing stock and local housing need in considering applications for changes of use from permanent homes to non-permanent homes. Paragraph 4.9.3 of the London Plan states that it is unlawful for homes in greater London to be used as short-term holiday rented accommodation for a cumulative period of more than 90 days a year without seeking planning permission. Due to the overwhelming need for permanent homes and the limited availability of suitable sites to address this need compared to temporary accommodation, we do not support the change of use of permanent homes to non-permanent accommodation (such as temporary sleeping accommodation and short term rental residential accommodation) (either purpose built or converted) such as apart-hotels on sites that are suitable for																												

Mod Ref.	Page	Plan Ref.	Proposed Changes
			<u>permanent housing for a cumulative period of more than 90 days a year without seeking planning permission. In accordance with the Greater London (General Powers) Act 1973 (as amended), the use of residential premises in London as temporary sleeping accommodation involves a material change of use requiring planning permission, unless it benefits from the exceptions introduced by the Deregulation Act 2015 which sets out the conditions which need to be met including that the sum of (a) the number of nights of use and (b) the number of nights of any previous use of the same premises as temporary sleeping accommodation in the same calendar year, does not exceed 90 nights. Strategic Policy H11.2 protects existing permanent homes from change of use to non-permanent accommodation (including timeshare, short-term lets, and temporary sleeping accommodation, as well as C1 uses which include hotels, guest houses and boarding houses, and hostels and bed and breakfast premises). Demand for non-permanent accommodation in the borough should be met from appropriate sites in non-residential use, rather than sites used for permanent housing.</u>
MM165	353	11.2.22	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 high standards of amenity both for the occupiers and neighbours and we 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.
MM166	355	11.3.1	<u>Policy H11.3 applies to all residential development proposals, irrespective of tenure type, for self-contained purpose-built flats, maisonettes, and houses.</u> 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. Like much of London overcrowding exist in Merton which need to be eliminated.
MM167	355	11.3.3	Merton's SHNA sets out the size of housing required by tenure
MM168	355	Figure 4.3.1	Size of housing required 2017 - 2035 by tenure
MM169	355	11.3.5	In the affordable sector it is recognised the role which delivery of family sized homes can play in releasing supply of smaller properties for other households; together with the limited flexibility which one-bed properties offer to changing household circumstances which feed through into higher turnover and management issues.
MM170	355	11.3.9	This mix is informed by a number of factors, including, local housing needs research deliverability, viability, affordability, land availability and data concerning waiting lists.
MM171	356	11.3.11	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.
MM172	356	11.5.3	Continued demand for family sized housing can be expected from newly forming households.
MM173	357, 359, 360	Policy 11.4 (a) (i) and (vii)	a. The suitability of proposals for supported care housing will be assessed having regard to the following criteria:

Mod Ref.	Page	Plan Ref.	Proposed Changes
			<p>i. Demonstrable need <u>Meeting an identified local need.</u></p> <p>...</p> <p>vii. The quality of accommodation complies with all relevant standards for that use.</p>
MM174	361, 363, 364, 365	Policy H11.5 title and part-a, i.-xi.	<p>Student Housing, other housing with shared facilities <u>such as HMOs and bedsits</u></p> <p>a. The development of student housing, other housing with shared facilities <u>such as HMOs</u> and bedsits is supported provided that the development:</p> <p>i. will not involve the loss of permanent housing- ;</p> <p>ii. will not compromise capacity to meet the supply of land for additional self-contained homes-;</p> <p>iii. meets an identified local need-;</p> <p>iv. is well designed and positively contributes to residential character and amenity, <u>with a high standard of amenity for existing and future users in accordance with NPPF paragraph 130(f)-;</u></p> <p>v. complies with all relevant standards for that use; and,</p> <p>vi. <u>and</u> is fully integrated into the residential surroundings.</p> <p>Additionally, with regards to student housing-:</p> <p>vii. caters for recognised educational establishments <u>is supported by evidence of a linkage with one or more higher education providers (HEP) in Merton or</u> within a reasonable travelling distance <u>of Merton. This evidence must include confirmation that the proposed rental levels for the student accommodation are supported by the linked HEP(s) and that the majority of the bedrooms in the development including all of the affordable student accommodation will be secured through a nominations agreement for occupation by students of one or more HEP, for the lifetime of the scheme, as required by London Plan policy H15;</u></p> <p>viii. provides purpose built dedicated floorspace that is managed for cultural or arts studios or activities.</p>

Mod Ref.	Page	Plan Ref.	Proposed Changes
			<p>ix. during term-time, it is available exclusively to students-;</p> <p>x. includes a range of layouts including those with shared facilities- ;</p> <p>xi. is located in an area well served by public transport links with the concerning higher education providers (HEP) recognised higher educational establishment it that the student housing serves-;</p>
MM175	362	H11.5(a) (xiii)	<p>has an ownership operated directly by a higher education provider or has a management arrangement in place from its initial occupation secured in accordance with London Plan Policy H15 by legal nomination agreement in place with the recognised higher educational establishment one or more higher education providers (HEP) it which the student housing serves; and,</p>
MM176	362	Policy H11.5 part b and c	<p>b. We will resist development which results in the net loss of student housing and other housing with shared facilities such as HMOs and bedsits unless either it can be demonstrated that:</p> <p>i. there is a surplus of the existing accommodation in the area; or,</p> <p>ii. the existing accommodation is incapable of meeting relevant standards for accommodation of this type- or,</p> <p><u>the proposed development would provide permanent residential accommodation.</u></p> <p>c. Where we are satisfied that the development result<u>ings</u> in the net loss of student housing, other housing with shared facilities such as HMOs 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 Strategic Policy H11.1 Housing Choice.</p>
MM177	363	11.5.2	<p>A recognised higher educational establishment generally refers to those funded by the Higher Education Funding Council for England (HEFC). Students' place of study linked with one or more higher education providers (HEP) include Wimbledon College of Art, Wimbledon which is found located within Merton. Additionally, there are several higher education establishments others found 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. Requiring proposals for student accommodation to have ownership or management agreements in place with students' place of study linked with one or more higher education providers (HEP) helps demonstrate there is a need for the proposal and ensure that it supports London Higher Education Providers (HEPs) as defined in London Plan footnote 77.</p>

Mod Ref.	Page	Plan Ref.	Proposed Changes
MM178	363	11.5.6	There is an overwhelming need to provide additional conventional housing in Merton. It is considered that set within this challenging context, the requirement for student accommodation to cater for <u>students' place of study linked with one or more higher education providers (HEP)</u> 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.
MM179	363	New paragraph below para 11.5.6	<p><u>When considering whether a proposal for student accommodation would compromise capacity to meet the need for conventional dwellings in the borough the council will have regard to the following factors:</u></p> <ul style="list-style-type: none"> - <u>whether the proposal would displace C3 residential accommodation;</u> - <u>whether the proposal site has been allocated for housing;</u> - <u>whether a site has been identified in the London SHLAA and/or Local Plan housing trajectory as having capacity for conventional housing or</u> - <u>has an extant or historic planning permission for C3 housing.</u>
MM180	363	New paragraph below para 11.5.6	<p><u>We consider the most appropriate sites for student accommodation proposals to be well connected locations with good levels of access to public transport (PTAL 4 or higher) including those supported by good walking and cycling infrastructure and where student residents have access to a wide range of services and facilities within a 15-minute walking distance. Such proposals are also supported where the development is capable of having good access to public transport and facilities as a result of proposed transport improvements. It is considered that applicants should give priority during the site selection process to locations in proximity to the institutions that the development will serve.</u></p>
MM181	364	11.5.8	In line with the London Plan, we 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.
MM182	365	11.5.12	Student housing developments will also be expected to provide adequate floorspace, usually on the ground floor of the development, which 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. We will encourage developer to work with specialist organisations that rent and manage floorspace dedicated arts and cultural activities.
MM183	366	Policy H11.6	Policy No. H11.6

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Page 213			<p>Accommodation for Gypsies and Travellers</p> <p><u>Assessment of Need:</u></p> <p><u>Following adoption of this Local Plan, the council will, as a priority, produce an updated assessment of the need for traveller accommodation using the up-to-date definitions for planning purposes included in the National Planning Policy for Traveller Sites. This assessment may be produced with other local planning authorities and/or the Mayor of London.</u></p> <p><u>The assessment is to be completed before or during 2025. Should any accommodation needs be identified, this may trigger the need to review this aspect of the Local Plan to inform whether any updates to it would be necessary.</u></p> <p><u>Assessment of Proposals:</u></p> <p>Existing legally established Gypsy and Traveller accommodation sites will be retained and protected from redevelopment except where the same number of pitches is provided on an alternative site in the borough.</p> <p>Proposals for additional, alternative or new <u>traveller</u> sites will be assessed having regard to the following criteria:</p> <ul style="list-style-type: none"> a. The provision of on-site landscaping, which seeks to enhance the amenity of the site and which facilitates the integration of the site with the surrounding environment and amenity of occupiers of adjoining land. b. Access, proximity to a main road, parking and area to allow turning and manoeuvring. c. Proximity to shops, schools, health services and other community facilities. d. Provision of appropriate on-site facilities such as children’s play facilities. e. The suitability of ground conditions, particularly in respect to the potential to flooding. <u>Please also refer to policies contained in Chapter 15 (Green and Blue Infrastructure) including policies F15.7; F15.8 and F15.9.</u> 	
	MM184	366	Policy H11.6 f	The need or demand for accommodation provision and the available capacity on existing sites in the borough.
	MM185	366	Policy H11.6, new criterion	<u>The provision of a high standard of amenity for future occupants of traveller sites particularly in terms of residential amenity, noise and air quality. Please also refer to policies contained in Chapter 12 (Places and Spaces in a Growing Borough) and Chapter 15 (Green and Blue</u>

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MM186	368	11.6.6	<p>Infrastructure) including policies F15.7 to F15.10.</p> <p>Since the 2019 Study was completed, the London Plan was published in March 2021. The Examination in Public Inspector's report recommended, that the definition of Gypsies and Travellers in the 2017 Draft London Plan should be consistent with national policy (2015 Planning and Policy for Travellers Sites – PPTS). The 2021 London Plan reflects the Examination in Public Inspector's recommendation. As a result, the implications for The 2019 Study findings identified regarding the need for 6 additional pitches in Merton, <u>which were assessed to fall outside of the planning definition of travellers included in the version of PPTS in place at the time of its publication.</u> <u>However, the government made changes to the planning definition of these terms in December 2023, and as a result, the needs assessment will now need to be updated to take this into account. In line with Policy H11.6, the production of an up-to-date assessment will be a priority action for the Council and will inform monitoring and review activity of the Plan in line Policy M17.1 and the NPPF (paragraph 33).</u> are no longer valid. <u>The council will consider the impact on the Local Plan of the Mayor of London's Gypsies and Travellers Accommodation Assessment Study which is scheduled for publication in 2024 and any further locally specific assessment that may be required as a result of Policy H11.6. In advance of the production of a refreshed needs assessment, and in the context of the needs identified in the 2019 GTAA, Policy H11.6 provides a positively prepared basis for the assessment of proposals, and applies to all travellers regardless of whether they meet the PPTS definition or not.</u></p>
MM187	368	New supporting para following existing para 11.6.6	<p><u>The extent of provision of appropriate on-site facilities will be determined on a site-by-site basis proportionate to the size of the proposed site to ensure that any extra provision meets their needs and takes account of the size of the site and the needs and demographics of the families resident on them.</u></p>
MM188	369	Policy 11.7 part g	<p>The council's nomination rights to secure nomination of tenants to specified affordable homes and the management and monitoring arrangements will be secured via planning obligation (s106 legal agreements) or other appropriate legal deed.</p> <p>All affordable housing elements of the scheme must be affordable in perpetuity <u>and secured via planning obligation or any other appropriate mechanism.</u></p> <p><u>Those proposing build to rent schemes are encouraged to work with the Council in order to make proposed affordable housing available for households on the Council's housing list.</u></p>
MM189	369	Policy 11.7 part h	<p>A clawback mechanism must be in place that ensures that where any of the Built to Rent homes are sold within the 15 years this will trigger a penalty charge towards affordable housing provision in accordance with Policy <u>H11.7(f)</u> H4.7(f).</p>

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MM190	371	11.7.4	By having nomination rights, we will help to ensure that prospective tenants have been appropriately vetted as in genuine need in terms of the inability to access rented accommodation on the open market locally.
MM191	371	New paragraph below 11.7.4	<u>A clawback mechanism will be applied in accordance with London Plan policy and national Planning Practice Guidance (PPG) on Build to Rent to protect the value of affordable housing provision that is withdrawn if housing units in Build to Rent blocks are converted to another tenure after the expiry of the covenant period.</u>
MM192	374, 376, 378	Policy D12.1 Delivering well designed and resilient neighbourhoods, part a	Be designed according to well established principles of good urban design as referred to in the National Planning Policy Framework (NPPF) and practice guidance, development plan policies and <u>have regard to</u> (MM15) existing and emerging <u>policy guidance</u> , and good practice guidance.
MM193	374	Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods, part c	Encourage and enable sustainable and healthy lifestyle choices through effective public realm that facilitates active modes of transport as, set out in the chapters in this Local Plan on Health and Wellbeing and Transport.
MM194	375	Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods, part f	Enhance social cohesion and mental and physical wellbeing and support the needs of all of Merton's communities through creating sustainable buildings, spaces and environments that are well-managed, accessible, inclusive, child friendly and intergenerational <u>in line with the chapter on Health and Wellbeing.</u>
MM195	376	12.1.1	... To help deliver the principles of good design throughout the borough, Merton Council has produced a variety of Supplementary Planning Documents that provide good practice approaches to design, such as Merton's Borough Character Study, and Conservation Area character appraisals <u>and Small Sites Toolkit.</u>
MM196	376	12.1.2 and new paragraph above	<u>Similar to Merton's Supplementary Planning Documents, many statutory bodies, such as the Greater London Authority, Historic England and Sport England produce policy guidance, such as London Plan guidance and Good Practice Advice notes. These provide detailed guidance and advice on a wide range of issues that support the implementation of relevant legislation and national and regional planning policy. These guidance documents can help inform the design of development proposals.</u>

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			12.1.2. Designing with sustainable and construction principles from the start can help minimise costly changes later on in the process.
MM197	376	New paragraph below 12.1.3	<u>Development in the borough must consider all sections of the community, in particular disabled people. An inclusive environment is one, which can be used safely, easily and with dignity by all. It is convenient and welcoming with no disabling barriers, and provides independent access without added undue effort, separation or special treatment for any group of people as set out in the chapter Health and Wellbeing.</u>
MM198	376	New paragraph below 12.1.3	<u>Development should pro-actively plan for health and wellbeing through sport and activity. Developers should consider following Sport England and Public Health England's Active Design 10 principles, guides and checklist to help ensure their development's layout and design helps to promote active lifestyles.</u>
MM199	377	New paragraph below 12.1.7	<u>The production of design guides and codes can provide maximum clarity about design expectations at an early stage and should be consistent with the principles set out in the National Design Guide and National Model Design Code. This is highlighted in the NPPF para 128 and 129.</u>
MM200	378	Policy D12.2 Urban design, part a	Be of the highest standard and <u>have regard</u> adhere (MM15) to the most appropriate policy guidance and best practice.
MM201	378	Policy D12.2 Urban design, part a	Be of the highest standard and adhere to the most appropriate policy guidance and best practice. (MM192) <u>take into account the most up to date and relevant national guidance and London Plan and council policies and guidance.</u>
MM202	378	Policy D12.2 Urban design, part b	Ensure that urban layouts are easy to navigate and permeable to cyclists and pedestrians through recognisable streets and spaces that link in seamlessly with surrounding development and facilitate active modes of transport.
MM203	378	Policy D12.2 Urban design, part d	Ensure that the form and layout of new development should be <u>is</u> street-based with clearly identifiable publicly accessible streets <u>and spaces</u> , defined by buildings that <u>actively</u> front the street, and <u>which</u> maximise the number of entrances onto the street <u>and create defensible space and facilitate natural surveillance.</u>
MM204	378	Policy D12.2 Urban design, part f	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 natural surveillance, creating an appropriate gradation between public and private space.

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MM205	380	Policy D12.2 Urban design, part h	Be economically and socially sustainable, by offering variety and choice, and by being able to adapt to changing climatic, social, technological and economic conditions without minimising the need for future remedial intervention.
MM206	380	Policy D12.2 Urban design, part j	If located in Town Centres , high streets and other shopping areas: the development must also interact positively with the public realm by the creation of creating active and attractive frontages that promote natural surveillance through visibility between the street and the interior of the building. and Street frontages should not create dead frontage through lack of windows or provision of advertising, shelves or screening which prevents easy visibility between the ground floor and the street.
MM207	380	Policy D12.2 Urban design, part l	Achieve high quality urban and building design from the outset and is not undermined by variations that individually or collectively devalue design quality, particularly those variations that are sought after the grant of planning permission.
MM208	380	Policy D12.2 Urban design, part m	Consider on larger sites or locally significant sites sites within Town Centre boundaries , the benefits of temporary uses before and during construction stages.
MM209	380, 384	Policy D12.2 Urban design, new criteria below part v	<u>Ensure that any proposed public realm is well-managed and maintained. Maintenance and management arrangements will be secured through planning obligations.</u>
MM210	384	New paragraph below 12.2.11	<u>The long-term maintenance and management of public realm should be considered from the start of the design process.</u>
MM211	387	Policy 12.3 Ensuring high quality design for all developments, part a	Take a design-led approach to development that responds positively to the site's context and character.
MM212	387	Policy 12.3 Ensuring high quality design for all developments, new policy after part c	<u>Demonstrate they do not unduly prejudice development opportunities on neighbouring sites, including across borough boundaries.</u>
MM213	387	Policy 12.3 Ensuring high quality design for all developments, part f, g and after	f. Provide appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. g. Protect new and existing development from visual intrusion, <u>Demonstrate that impacts of proposals in terms of</u> noise, vibrations, <u>odour and/or pollution are minimised, and that</u>

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			existing and future occupiers are not unduly diminished <u>acceptable light, privacy and outlook would be available to existing and future occupants of the proposed development and its surroundings</u> so that so that the living conditions of <u>a high standard of amenity is provided.</u>
MM214	387	Policy 12.3 Ensuring high quality design for all developments, part i	In residential developments provide an area of communal amenity space in addition to requirements for private amenity space. Site layout, privacy, overlooking and daylight/sunlight requirements should be used to determine the appropriate amount, location, shape and design of such space.
MM215	387, 388	Policy 12.3 Ensuring high quality design for all developments, part n	Provide outdoor amenity space <u>that meets, or exceeds, the standards set out in the London Plan and</u> whether public, private or communal which accords with appropriate minimum standards, is efficiently laid out and is compatible with the character of surrounding areas. <u>In exceptional circumstances where it is not possible to meet the minimum private amenity standards, the remainder should be supplied in the form of communal amenity space.</u>
MM216	387	Policy 12.3 Ensuring high quality design for all developments, after part o	<u>Ensure that materials used in their construction are well-detailed, safe and robust.</u>
MM217	388	Policy 12.3 Ensuring high quality design for all developments, part q	Where developments are <u>propose</u> houses and or <u>or</u> ground floor maisonettes/duplex units, require a garden with a minimum area of 50m ² as a single useable regular shaped <u>private</u> amenity space <u>is required</u> . Flexibility may be applied <u>where applicants can demonstrate the site is constrained.</u> to constrained sites and higher density development where justified.
MM218	391	New paragraph below 12.3.1	<u>Design and Access Statements (DAS) are a short report that accompanies a planning application. They must explain the design principles and concepts that have informed the development and also demonstrate how the development's context has influenced the design. The level of detail in a DAS should be proportionate to the scale and type of the application. Merton's Small Sites Toolkit SPD contains a DAS template that applicants may use to assist applications on small sites.</u>

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MM219	391	New paragraph below 12.3.1	<p><u>Amenity refers to the elements of a location or neighbourhood that helps make it attractive or enjoyable for residents and visitors. Residential amenity refers to the elements that are particularly relevant to the living conditions of a home, such as privacy, outlook, natural light and other environmental factors in both indoor and outdoor spaces. Proposals are expected to demonstrate how the development provides a high standard of amenity and that they will not have an undue impact on existing neighbouring amenity.</u></p> <p><u>Neighbouring sites are considered as sites that are adjacent, adjoining or in close proximity to the proposed site where the development is likely to have an impact. Site layout, building orientation, location of uses and materials should be considered early in the design process to mitigate and minimise potential issues. The DAS should provide an adequate amount of evidence to demonstrate this using 3D representations and drawings. Technical assessments may be required and should be carried out by a suitably qualified consultant.</u></p>
MM220	391	12.3.2	<p>Well sized and proportioned rooms contribute to designing successful homes. Housing developments should consider accommodating <u>Building Regulations</u> Approved Document Part M, Appendix D: Furniture Schedule in their lay outs. <u>To ensure homes are accessible to everyone regardless of their mobility or age, housing developments should also be step free, accessible and adaptable in line with London Plan 2021 policy D7 “accessible housing” and Approved Document M; flexibility may apply within blocks of 4 storeys or less in certain exceptional circumstances as outlined in London Plan policy D7.</u></p>
MM221	391	Below 12.3.6	<p><u>Historically, planning guidance has provided clear parameters on separation distances from habitable rooms of neighbouring properties. Adhering rigidly to these parameters can lead an arrangement of buildings that do not reflect the character of the neighbourhoods where they are located, such as more urban settings or tighter mews settings. As such, separation distances used must demonstrate they provide adequate privacy for occupiers and ensure they provide good levels of daylight into the dwellings.</u></p>
MM222	391	New paragraph below 12.3.6	<p><u>TfL’s London Cycle Design Standards provides guidance for the design of dedicated cycle infrastructure.</u></p>
MM223	391	New paragraph below 12.3.6	<p><u>Communal amenity should be multifunctional; designed for playing, socialising and relaxing and if outdoors, be green and biodiverse. They should provide sufficient space to meet the requirements of the number of residents. There may be cases where the optimisation of sites may impact the quantum of communal amenity achievable. This will be considered on a case-by-case basis. Flexibility may be applied if developers successfully demonstrate that the amount of amenity space provided is acceptable, taking into account factors such as the character of the area, access to public open spaces and the quantity and quality of private amenity spaces. In these cases, the quality of any communal space will need to be high.</u></p>

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MM224	394	12.3.21	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
MM225	399	Policy D12.4 Alterations and extensions to existing buildings	<p>To achieve high quality design and protection of amenity within the borough, alterations or extensions to buildings will be expected to meet the following criteria:</p> <ul style="list-style-type: none"> a. Be of high quality design that responds to the local character of the neighbourhood b. Respect and complement the design and detailing of the original building. c. Respect the form, scale, bulk, and proportions of the original building. d. Use robust external materials that will be appropriate to the original building and to its surroundings. e. Respect space between buildings where the rhythm contributes to the character Be sympathetic to the built form pattern of the area and to avoid the creation of long conjoined facades <u>where this would be of detriment to the character and appearance of the area.</u> f. Complement the character and appearance of the wider setting; g. Ensure that noise, vibrations or visual disturbance resulting from the development do not diminish the living conditions of existing and future residents. h. Where the proposal incorporates a new or altered roof profile, ensure that materials are sympathetic to the original building and the surrounding area; i. Seek to minimise carbon emissions from existing buildings in accordance with the chapter on Climate Change j. 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;

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			<p>k. Ensure that roof forms, including dormer windows, and materials are of an appropriate size, type, form and material for the existing building and surrounding context, such that they are not unduly dominant, and respect the prevailing positive characteristics of the area.</p> <p>l. Demonstrate that the proposal does not significantly impact the quality of neighbouring buildings and amenity through overshadowing and overlooking.</p> <p>m. Seek to improve levels of biodiversity through interventions such as green roofs, sustainable drainage or soft landscape.</p> <p>n. Ensure that there is no increase in risk of flooding to surrounding area, either due to displacement of floodwater or diversion of flood flowpaths.</p>
MM226	400	12.4.2	The council's Borough Character Study SPD , Conservation Area Character Appraisals SPD's and Small Sites Toolkit SPD should be used to provide applicants with design guidance.
MM227	402, 403, 406, 407, 660	Policy D12.5 Managing heritage assets	<p>Merton has a wealth of heritage assets including conservation areas, listed buildings and structures and scheduled ancient monuments. This policy aims to conserve and enhance Merton's heritage assets, their significance, settings and distinctive local character.</p> <p>a. Development proposals affecting a heritage asset or its setting will be assessed against the required to be in accordance with the (MM227) following criteria (MM15)</p>
MM228	402	Policy D12.5 Managing heritage assets, part a	<p>i. principles set out in the National Planning Framework 2019 and 2021 draft national policy and the London Plan, and should take into account detailed guidance set out in the accompanying Historic Environment Planning Practice Guide, The London Plan, and Historic England guidance;</p> <p>ii. Merton's published Conservation Area character appraisals and management plans and the guidance statements set out in the Borough Character Study.</p>
MM229	402	Policy D12.5 Managing heritage assets, part b	All development proposals associated with the potential to impact the significance or setting of the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves, and where appropriate possible enhances the significance of the asset in terms of its individual architectural or historic interest and its setting.
MM230	402	Policy D12.5 Managing heritage assets, part c	In accordance with the NPPF, any alteration or destruction of a heritage asset, or development that has an impact on the significance and/or setting of a heritage asset will require clear and convincing justification. Substantial harm to or loss of:
MM231	402	Policy D12.5 Managing	Assets of the highest significance, grade I and II* listed buildings or registered parks and gardens should be wholly exceptional. Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II*

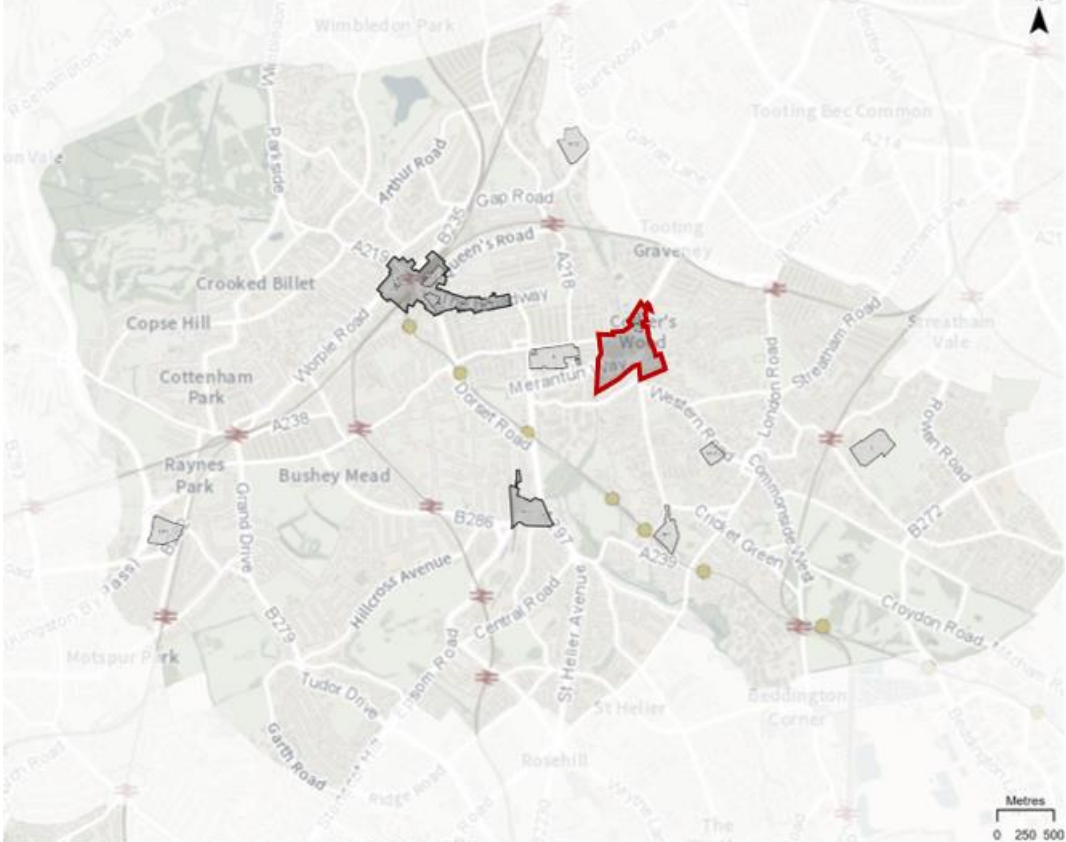
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		heritage assets, part c. ii.	<u>registered parks and gardens, and World Heritage Sites, should be wholly exceptional</u>
MM232	402	Policy D12.5 Managing heritage assets, part e	The loss of a building that makes a positive contribution to a conservation area or heritage site <u>the setting and/or significance of a heritage asset should be avoided. Proposals involving the loss of such buildings will not be supported unless any harm caused is clearly and convincingly justified and satisfies the requirements of national policy relating to the conservation of heritage assets.</u> also be treated as substantial harm to a heritage asset
MM233	403	Policy D12.5 Managing heritage assets, part f	Proposals affecting <u>the layout, design, character, use and function of both designated and non-designated</u> a heritage assets or its <u>their</u> settings should conserve and <u>look for opportunities to enhance their</u> significance of the asset as well as its surroundings and have regard to the following: <ul style="list-style-type: none"> <u>i.</u> The conservation, or reinstatement <u>if of</u> 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 <u>surface treatments</u>, the proportion of individual rooms <u>and historic layout</u> may also be of significance. <u>ii.</u> The removal of harmful alterations such as inappropriate additions, non-original windows and doors and the removal of paint or pebbledash from brickwork. <u>iii.</u> 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. <u>Proposals should not prejudice the future restoration of designated historic parks and gardens.</u>
MM234	403	Policy 12.5.g	Proposals <u>relating</u> to existing heritage assets buildings should seek to improve the proposals energy efficiency effectively and sensitively and without detrimental visual impact on the heritage asset, or <u>the wider significance and</u> setting of the heritage asset.
MM235	405	12.5.5	The identification of a heritage asset could be through a range of means. This could include formal designation such as conservation area or listed, or locally listed building status. Buildings in a conservation area identified as having a positive contribution to its character will be considered as non-designated heritage assets in their own right, <u>if they meet Merton's local listing selection criteria</u> . Heritage assets may also be identified <u>in any updates to</u> the <u>Borough Character Study SPD, during the update to the local list,</u> or during the development control process itself.
MM236	406	12.5.7	Heritage statements will be required to set out how proposals conserve, enhance or restore <u>the significance of</u> heritage assets and where appropriate, conservation management plans should be prepared for the future maintenance and management of the asset.
MM237	406	12.5.8	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

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			<p>the proposal includes has a substantial impact on the significance of a heritage asset, it and should be carried out by a specialist <u>suitably qualified</u> historic environment consultant. <u>Historic England Advice Note 12 ‘Statements of Heritage Significance’ provides further information.</u></p>
MM238	407	12.5.14	<p>In the past there has been tension between the requirements to improve the energy performance and reduce carbon from buildings that are or that are located within heritage assets and the need to conserve these historic assets. The council is supportive of efforts to tackle the climate emergency and will positively consider proposals for retrofitting <u>heritage assets, including structures within Conservation Areas, where the proposals will not cause harm to the significance of the heritage asset. Where proposals would cause harm to the significance of a heritage asset or its setting applications will be assessed against national policy and guidance</u> buildings that are themselves or within heritage assets, where these proposals do not cause substantial harm to the heritage assets.</p>
MM239	408	Policy D12.6 Tall Buildings, text (page 408) and the supporting text (page 411)	<p><i>Starting on page 408 – policy</i></p> <p>Tall buildings in the borough are defined as a minimum of 6 storeys or 18 metres measured from the ground to the floor of the uppermost storey as set out in Policy D9 of the London Plan. <u>Tall buildings in the borough are defined as a minimum of 21m from the ground level to the top of the uppermost storey.</u></p> <p>In the right locations, tall buildings can make important contributions towards delivering new homes, economic growth and sense of place. They can act as visual markers, such as the redeveloped Britannia Point in Colliers Wood, provide architectural variety, such as Glebe Court in Mitcham, and optimise a sites potential for homes and jobs such as the future of High Path in South Wimbledon. It is crucial that tall buildings are of the highest quality of design and construction.</p> <p>Proposals for tall buildings are most suitable in town centre locations with good access to public transport such as Colliers Wood town centre, Wimbledon town centre and the Wider Morden Town Centre Area. They can also be suitable on sites that can demonstrate that they are suitable for tall buildings through thorough townscape analysis and a masterplan approach to design and delivery. Tall buildings must be appropriately sized and located and will be appraised case by case.</p> <p><u>1. Tall buildings are only acceptable in the following locations:</u></p> <p><u>a. As indicated in the Strategic Heights Diagrams for Morden Regeneration Zone and Wimbledon Town Centre.</u></p>

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Page 224			<p><u>b. Wimbledon Town Centre, as set out within the chapter on Wimbledon.</u></p> <p><u>c. Morden Regeneration Zone, as set out within the chapter on Morden.</u></p> <p><u>d. As set out within Merton’s adopted Estates Local Plan 2018 for Eastfields and High Path estates.</u></p> <p><u>e. Where they are identified in the following site allocations, CW2, Mi1, Mi16, Mo1, RP3, Wi2, Wi5, Wi6, Wi9, Wi10, Wi11, Wi12, Wi13, Wi15 and Wi16.</u></p> <p><u>f. On sites immediately adjacent to the above locations, where they would provide design-led opportunities for appropriate transitional elements between differing building scales.</u></p> <p><i>Within Supporting Text starting on page 411 below para 12.6.6</i></p> <p><u>Design Guides and/or Codes are useful tools to assist in the creation of beautiful and distinctive places with a consistent and high-quality standard of design. They deliver a design-led approach that can help optimise the capacity of a site while ensuring that its final design reflects local character and design principles.</u></p> <p><u>The National Design Guide and National Model Design Code provide a series of tests for assessing whether a place is well designed or not and will be used to guide the determination of planning applications.</u></p> <p><u>This policy requires exemplary design for proposals containing tall buildings. To demonstrate this, Design Guides and/or Design Codes should be prepared for these sites, either by applicants or the council. All Design Guides or Design Codes should be based on effective community engagement and reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code.</u></p>

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			<u>In instances where an applicant is proposing the redevelopment of a site immediately adjacent to the tall building boundaries and clusters identified in the Strategic Height Diagrams, local Design Guides or Design Codes may be used as part of a robust design-led approach to demonstrate the appropriate stepping up of heights above or below those stated and avoid abrupt transitions in building heights.</u>
MM240	408	Policy D12.6 Tall Buildings, text	<u>2. We</u>The council (AM236) will generally support tall buildings <u>in those locations set out in part 1 of this policy</u> where they meet all of the following criteria:
MM241	408	Policy 12.6 Tall Buildings, part 2	<u>They accord to the most up to date and relevant national guidance and London Plan and council policies, guidance and relevant site allocations.</u>
MM242	408, 410, 411	Policy D12.6 Tall Buildings part 2: a, b c and d	a. Their massing, bulk and height are appropriately...
			<p>a. Their massing, bulk and height are appropriately sized and located and demonstrate they do not take into account local character and heritage assets and their settings through townscape analysis of short, mid and long views, taking into account individual and cumulative effects.</p> <p>b. They enhance avoid harm to the setting and significance of for relationship with neighbouring heritage assets.</p> <p>c. They are of exceptional exemplary design and architectural quality.</p> <p>d. They are informed by the most up to date and relevant council supplementary planning documents, guidance, policy and site allocations.</p>
MM243	409	Policy 12.6 Tall Buildings, Part 2 e	They respond to the council's Design Review Panel, where applicable, which provides independent design scrutiny from a panel of industry experts.
MM244	409	Policy 12.6 Tall Buildings, part f and part j	<p>f. They ensure the ground and lower levels are designed for a human scale, and maximise the amount of active frontage and natural surveillance and create a positive contribution to the public realm.</p> <p>...</p> <p>j. They include high quality and useable public open space, appropriate in size and location to the building and its site characteristics</p>

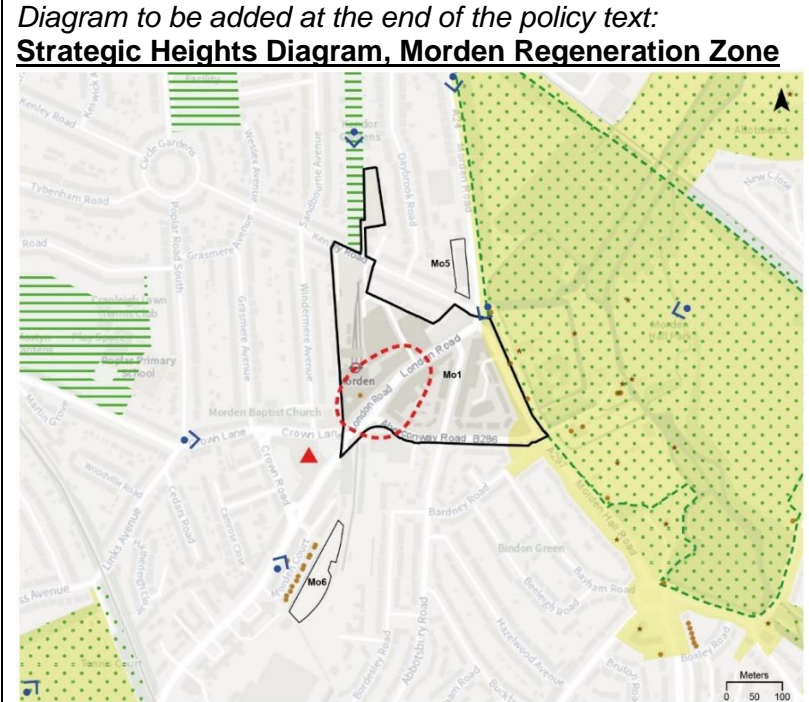
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MM245	409	Policy 12.6 Tall Buildings, parts g and k	<p>g. They do not impact the opportunities of neighbouring or adjoining sites, including across borough boundaries.</p> <p>...</p> <p>k. They're an appropriate material pallet that is well detailed safe is proposed.</p>
MM246	409	Policy 12.6 Tall Buildings, part l	<p>Where appropriate, they provide a mix of tenure and home sizes in accordance with this Local Plan's policies on Housing.</p>
MM247	409	Policy D12.6 Tall Buildings, part p-r	<p>p. They're within Wimbledon town centre, as set out in the Future Wimbledon supplementary planning document.</p> <p>q. They are within Morden, as set out and site allocation Mo4.</p> <p>r. They are within Colliers Wood, as set out within the site allocation CW2.</p>
MM248	410	Policy D12.6 Tall Buildings, new criterion before part s	<p>3. Development proposals for tall buildings should be supported by:</p> <p><u>Adequate information demonstrating how the proposals comply with all the criteria within section 2 of this policy, and within the London Plan policy on tall buildings to ensure that the proposals have considered visual, townscape and heritage impacts.</u></p>

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MM249	410	Policy D12.6 Tall Buildings	<p><i>Diagram to be added at the end of the policy text:</i> Map of appropriate locations for tall buildings (illustrating Policy D12.6 part 1 (a-f))</p>  <p>Contains OS data © Crown copyright (and database rights) (2021) OS (100019259)</p> <ul style="list-style-type: none"> Town Centre boundaries Colliers Wood Morden Regeneration Zone & Wimbledon Relevant site allocations and estates local plan boundaries

MM250
410

Policy D12.6 Tall Buildings

Diagram to be added at the end of the policy text:
Strategic Heights Diagram, Morden Regeneration Zone



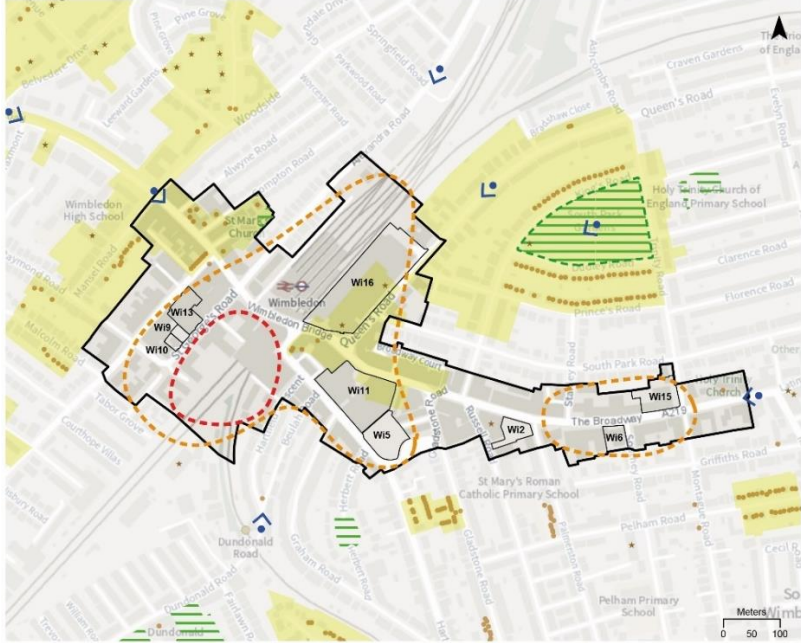
Contains OS data © Crown copyright [and database rights] (2021) OS (100019259)

- Morden Regeneration Zone heights range: up to where buildings of circa 39m* could be appropriate, subject to all other policy requirements (approx. up to 6-storeys)
- Indicative location of tall building cluster heights: range: up to where buildings of circa 71m* could be appropriate, subject to all other policy requirements (approx. up to 22-storeys)
- Morden Civic Centre approx height: 58m* [16-storeys]
- Townscape views into town centre
- Site allocations
- Metropolitan Open Land [MOL]
- Open space
- Conservation area
- Registered parks and gardens
- Listed buildings
- Locally listed buildings

* Heights from ground level.
More information on building heights can be found in the supporting text.



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			<p>Strategic Heights Diagram, Wimbledon town centre</p>  <p>Contains OS data © Crown copyright [and database rights] (2021) OS (100019259)</p> <ul style="list-style-type: none"> Wimbledon town centre heights-range: up to where buildings of circa 24m* could be appropriate, subject to all other policy requirements (approx. up to 6 storeys) Indicative location of tall building cluster heights-range: up to where buildings of circa 40m* could be appropriate, subject to all other policy requirements (approx. up to 10 storeys) Indicative location of tall building cluster heights-range: up to where buildings of circa 48m* could be appropriate, subject to all other policy requirements (approx. up to 12 storeys) Townscape views into town centre Site allocations Metropolitan Open Land [MOL] Open space Conservation area Registered parks and gardens Listed buildings Locally listed buildings <p>* Heights from ground level. More information on building heights can be found in the supporting text.</p> <p>merton</p>
MM251	411	New paragraphs below 12.6.1	<p>Merton's definition of '21m from the ground level to the top of the uppermost storey' provides further clarity and is equivalent to the London Plan definition of 'tall buildings should not be</p>

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Page 230			<p><u>less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey.</u></p> <p><u>Storey heights will differ across different land uses as well as different methods of construction. The table below provides indicative building heights based on residential and commercial uses.</u></p> <table border="1"> <thead> <tr> <th><u>Building storeys</u></th> <th><u>Indicative residential building height (metres)</u> <u>(3.2m floor to floor)</u></th> <th><u>Indicative commercial building height (metres)</u> <u>(4.0m floor to floor)</u></th> </tr> </thead> <tbody> <tr><td><u>1</u></td><td><u>3.2</u></td><td><u>4.0</u></td></tr> <tr><td><u>2</u></td><td><u>6.4</u></td><td><u>8.0</u></td></tr> <tr><td><u>3</u></td><td><u>9.6</u></td><td><u>12.0</u></td></tr> <tr><td><u>4</u></td><td><u>12.8</u></td><td><u>16.0</u></td></tr> <tr><td><u>5</u></td><td><u>16.0</u></td><td><u>20.0</u></td></tr> <tr><td><u>6</u></td><td><u>19.2</u></td><td><u>24.0</u></td></tr> <tr><td><u>7</u></td><td><u>22.4</u></td><td><u>28.0</u></td></tr> <tr><td><u>8</u></td><td><u>25.6</u></td><td><u>32.0</u></td></tr> <tr><td><u>9</u></td><td><u>28.8</u></td><td><u>36.0</u></td></tr> <tr><td><u>10</u></td><td><u>32.0</u></td><td><u>40.0</u></td></tr> </tbody> </table>	<u>Building storeys</u>	<u>Indicative residential building height (metres)</u> <u>(3.2m floor to floor)</u>	<u>Indicative commercial building height (metres)</u> <u>(4.0m floor to floor)</u>	<u>1</u>	<u>3.2</u>	<u>4.0</u>	<u>2</u>	<u>6.4</u>	<u>8.0</u>	<u>3</u>	<u>9.6</u>	<u>12.0</u>	<u>4</u>	<u>12.8</u>	<u>16.0</u>	<u>5</u>	<u>16.0</u>	<u>20.0</u>	<u>6</u>	<u>19.2</u>	<u>24.0</u>	<u>7</u>	<u>22.4</u>	<u>28.0</u>	<u>8</u>	<u>25.6</u>	<u>32.0</u>	<u>9</u>	<u>28.8</u>	<u>36.0</u>	<u>10</u>	<u>32.0</u>	<u>40.0</u>
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MM252	411	12.6.5	Merton's Borough Character Study <u>SPD provides more detail of different character areas within the borough and a framework for character-led tall buildings that highlights good practice design approaches.</u> gives holistic guidance on best practice design approach on tall buildings. highlighting the importance of a sites suitability and sensitivity.																																	
MM253	411	Below 12.6.7	<u>Consideration must be given to ensure the development is inclusive for all sections of the community, in accordance with policies on Health and Wellbeing.</u>																																	
MM254	411	New paragraph above 12.6.7	<u>Tall buildings should be part of a positive strategy for the historic environment and seek to avoid harm to the significance of heritage assets and their settings. In line with the London Plan, proposals resulting in harm will require clear and convincing justification, including what alternatives were explored and what public benefits outweigh the harm.</u>																																	
MM255	412	Policy D12.7 Advertisements, part	a. 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.																																	

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			<p>b. The council will ensure that:</p> <p>...</p> <p>iv. <u>Advertisements</u> They do not adversely impact on trees <u>that have a significant amenity value</u> on or in close proximity to the proposed site, especially those protected by Tree Protection Orders (TPOs) or within conservation areas.</p> <p>v. <u>Local Amenity is not harmed by the restriction of v</u> Visual permeability and natural surveillance between the street and inside non-residential buildings is not compromised by internally applied artwork, blinds or advertising, <u>where the local planning authority's permission or consent for such items is required.</u></p>
MM256	415	Policy D12.8 Digital infrastructure, part c. vi.	In particularly sensitive areas, notably where heritage assets are affected, locate equipment in underground chambers, <u>or demonstrate a design-led solution that does not harm the significance of the heritage assets.</u>
MM257	417	Policy D12.9 Shop front design and signage, part (d)(ii)	Where security shutters are considered necessary, they must be installed on the inside of the shopfront and allow clear views into the shop— <u>Unless it can be demonstrated that they are required for specific security reasons,</u> solid, near solid shutters and shutters <u>on the outside of a shop front are not acceptable</u> will not be permitted and no type of security shutters will be permitted on the outside of a shop front;
MM258	417	Policy D12.9 Shop front design and signage, part e	Shop-fronts must be of a high quality <u>design</u> and well-proportioned and designed and should be designed in accordance with the council's Shopfront Supplementary Planning Document 2017.
MM259	419	Policy D12.10 Dwelling Conversions, part b.	<u>Dwelling conversions proposals should s</u> Seek to minimise carbon emissions from existing buildings in accordance with the chapter on climate change <u>policies on Climate Change.</u>
MM260	423	Policy 12.11 Basements and subterranean design, part g	All basements or subterranean developments must not comprise of more than one storey and not extend beyond the outer walls of the original property (prior to alterations) to more than 50% of the original dwelling's footprint. <u>Any basements proposed as alterations to existing buildings must not comprise more than one storey and not extend beyond the outer walls of the original property (prior to alterations) to more than 50% of the original dwelling's footprint;</u>

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			<p><u>Any basements proposed as part of new build or redevelopments must not comprise of more than one storey and not exceed 50% of either the front, rear or side garden of the property;</u></p> <p><u>All basement proposals should ensure that garden areas relating to the site provide an acceptable standard of amenity;</u></p>
MM261	423	Policy 12.11 Basements and subterranean design, part h	<p>All Any basements or subterranean development must be appropriate to its setting and designed <u>the character and appearance of its surroundings</u>, have regard to the health and well-being of its occupants, <u>and</u> provide access to natural light and ventilation.</p>
MM262	423	Policy 12.11 Basements and subterranean design, part j	<p>Basements or subterranean development must be designed to minimise the risk of internal flooding and must not increase the risk of flooding elsewhere. Proposals must include sustainable urban drainage scheme to reduce runoff rates and implement proposals to conserve and re-use water through rainwater harvesting. <u>Where basements discharge to the sewer network, they must install suitable positively pumped devices to protect basements from the risk of sewer flooding.</u></p>
MM263	424	12.10.8	<p>This policy applies to all new basement or subterranean developments, including the construction or extension below the prevailing ground level of a site or property. Subterranean and other basement developments are 'development' as defined by the Town and Country Planning Act 1990 as amended. This policy focuses on the design element of basement developments. <u>The flooding policy F15.8 should also be read to ensure that all basement developments do not result in an increase in flood risk either to or from the basement.</u></p>
MM264	426, 427	12.10.16	<p>The impact of basement and subterranean development proposals on heritage assets must be assessed on their merits to avoid any harm to their significance or historic integrity. 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 <u>Any application for a basement to a designated or non-designated heritage asset should be accompanied by a detailed method statement which demonstrates how the development can be achieved without causing harm to the significance and structural integrity of the asset. Where a level of harm is identified</u> the acceptability of such schemes will be assessed on a case by case basis <u>and in line with Policy D12.5 'Managing Heritage Assets', national policy and guidance.</u></p>

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MM265	426	12.10.17	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 w 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.
MM266	427	12.10.19	In conservation areas, basements will be supported where they should conserve or enhance the character, and appearance and overall significance 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. Further guidance and advice can be found in Merton's Basement and Subterranean, Design and Sustainable Drainage SPDs. <u>Proposals which impact statutory listed and locally listed buildings will be assessed according to national policy and Policy D12.5 'Managing Heritage Assets'.</u>
MM267	428, 439, 441, 442, 460	Strategic policy EC13.1 part 3 and supporting text	<p><i>Capitalisation in policy and supporting text to indicate where Town Centres, District Centres, Town Centre Type Uses etc have specific planning meanings as defined in the glossary. E.g</i></p> <ul style="list-style-type: none"> a. Strengthening the NPPF's "town centre first approach" by encouraging a range of appropriate town centre uses, not limited to retail, that generate a larger number of journeys towards Wimbledon (<u>M</u>ajor <u>T</u>own <u>C</u>entres), Colliers Wood, Mitcham and Morden (<u>D</u>istrict <u>T</u>own <u>C</u>entres); b. Supporting <u>L</u>ocal <u>T</u>own <u>C</u>entres and neighbourhood parades for businesses commensurate with the character of the area and providing services to local residents; c. Encouraging complementary businesses, services and activities in our <u>T</u>own <u>C</u>entres that will enhance their vitality and vibrancy of the centre, including uses that will add to the attraction of the <u>T</u>own <u>C</u>entres for all users and meet the changing needs and desires <u>of</u> all high street users;
MM268	444	13.2.21	Proposals for new development or change of use should be compatible with <u>the effectiveness of the SIL in accommodating the 24-hour operation of industrial type activities including</u> the amenity of neighbouring occupiers of buildings. If proposals are likely to conflict with the successful operation of existing businesses nearby or cause harm to the amenities of occupants of neighbouring buildings without any way of mitigation, 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. <u>In line with the Agent of Change principle set out in</u>

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			<u>the London Plan, the council will not support proposals in designated industrial areas that would curtail the industrial operations of existing businesses.</u>
MM269	449	13.3.7	13.3.7 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 provide Marketing and Vacancy evidence in accordance with the criteria set out in the Appendices, for a minimum of 30 18 months (21.5 years).
MM270	449	13.3.9	13.3.9 In circumstances where proposals for mixed use development are considered, proposals must be designed to ensure <u>optimise the likelihood of successful</u> future occupation and function of employment uses <u>once built</u> , upon completion. <u>In line with the Agent of Change principle set out in the London Plan and the NPPF, the council will not support proposals on scattered employment sites where these would prevent the successful operation of non-residential uses.</u> The premises/sites retained for employment uses must:....
MM271	451	Policy EC13.4 (e) and supporting text paragraph	e. Require the local employment strategy for major developments to cover procedures to ensure small and medium sized local enterprises have access to supply chain tender opportunities for the procurement of goods and services generated by the development both during and after construction, having regard to the council's Local Procurement Code of Practice.
MM272	451	Policy EC13.4 (f)	(f) Demonstrate good practice when procuring its own goods and services by following the Public Services (Social Value) Act through Merton's Social Value Toolkit
MM273	453	13.4.12	13.4.12 Our Social Value Toolkit has been designed to help council officers along with providers of council goods and services to understand what Social Value is in order to comply with legislation and be able to practically consider and achieve Social Value from commissioning and procurement activities. In doing so, we can help achieve positive outcomes and value for the Borough through the contracts we procure.
MM274	454	Policy TC 13.5	<u>Merton's <u>T</u>own <u>C</u>entre and <u>N</u>eighbourhood <u>P</u>arades</u> This policy contributes towards maintaining and enhancing the attractiveness of <u>T</u>own <u>C</u>entres by encouraging more people to use these locations and promote a sharing and circular economy wherever possible. To maintain and improve the overall vitality and viability of Merton's <u>T</u>own <u>C</u>entres , the council will support new development in Merton's <u>T</u>own <u>C</u>entres and <u>N</u>eighbourhood <u>P</u>arades commensurate with their scale and function, providing it respects or improves the character and local environment.

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Page 235			<p>All frontages in Merton's <u>Town Centre</u> and <u>Neighbourhood Parades</u>. <u>A.</u> Supporting proposals for developments where: ... Within Wimbledon, Colliers Wood, Mitcham and Morden <u>Town Centres</u> <u>aB.</u> In addition to (a)<u>A.</u>, supporting proposals for developments that: ... ii) Provide a wide range of <u>Town Centre Type Uses</u> which contribute towards the vitality and viability of town centres including shopping, leisure, entertainment, cultural, community and offices. <u>iii. Betting shops (use identified as sui generis), are not compatible with the main retail or social function of the town centres and are not considered appropriate new uses within the Primary Shopping Area.</u> Within Local <u>Town Centres</u> <u>aC.</u> Supporting proposals: for development up to 1,000sqm per unit of floorspace for <u>Town Centre Type Uses</u> in the designated <u>Local Town Centre</u> of Arthur Road, Motspur Park, North Mitcham, Raynes Park and South Wimbledon. ... <u>lii that do not provide betting shops within the primary shopping area.</u> <u>And associated Main Modifications throughout the supporting text for EC13.5 on clarifying Town Centre, District Centre Neighbourhood Parade etc</u></p>
	MM275	455	<p>Policy TC13.5 under 'Within Local town centres' part a. i. and 13.5.22</p> <p>i. The council will resist major increases (above 1,000sqm) in town centre type use floorspace in local centres unless it contributes to the council's <u>Good Growth</u> regeneration objectives. 13.5.22 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, Raynes Park South Wimbledon and Wimbledon Village unless it contributes to the council's <u>Good Growth</u> regeneration objectives.</p>
	MM276	455	<p>Policy TC.13.5</p> <p>Within <u>Neighbourhood Parades</u> <u>AD.</u> Maintaining <u>Neighbourhood Parades</u> to provide convenience shopping and other services within walking distance of local residents. Large increases in commercial floorspace in neighbourhood</p>

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			parades will be resisted
MM277	457	13.5.8	Betting shops and hot food takeaways (use identified as sui generis), are not compatible with the main retail or social function of the town centres and thus are not considered appropriate new uses outside within the Primary Shopping Area of Merton's Town Centres .
MM278	461	13.5.31	Neighbourhood parades are identified to ensure that local shopping facilities are retained within walking distance of residents to meet their day-to-day needs. As set out in the Table 13.5 "Merton's Town Centres", Neighbourhood Parades are not designated Town Centres and as such, large increases in commercial floorspace will be resisted in line with policy TC13.6
MM279	464	Policy TC 13.6, 2nd paragraph	<p>A. The scope of the sequential test (required over 280sqm net new floorspace) and impact assessment (required over 280sqm net new floorspace) submitted is proportionate to the scale of the development proposed and satisfies the council's requirements.</p> <p>B. Local convenience development outside town centres meets all of the following criteria: ...</p> <p>C. Vitality and viability of Merton's existing town centres would not be 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: ...</p>
MM280	465	13.6.5 (first sentence)	Impact assessments may be required for any retail proposals located edge-of-centre or out-of-centre where the net floor area of the new proposal exceeds 280sqm.
MM281	465	13.6.5 (second sentence)	In accordance with the National Planning Policy Framework 2019 (NPPF 2021 paragraph 90 (MM2.1), impact assessments will be required for leisure and office development above 2,500 sqm gross located outside town centres and not in accordance with the development plan.
MM282	467	Policy TC13.7 (b and c)	<p>b. <u>Where there are no alternative convenience shops located within 400m</u>, only permitting changes of use of a corner/local convenience shop to a wider range of uses including other shops, businesses, cafes and restaurants, public houses, health and community where criterion (a)(ii) and (iii) can be met and where:</p> <ul style="list-style-type: none"> i. There are no alternative convenience shops located within 400 metres; ii. 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. <p>c. Only permitting the change of use of a corner/local convenience shop to residential where criteria (a) can be met and where:</p> <ul style="list-style-type: none"> i. There are no alternative convenience shops located within 400 metres;

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			<p>ii. 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</p> <p>iii. An active frontage is provided.</p>
MM283	470	Policy TC13.8(f)	f. Proposals which result in <u>the development of more than three hot food takeaways in a shopping parade of 10 consecutive shops</u> an over-concentration of hot food takeaways will not <u>normally</u> be permitted as this would detract from the <u>viability and vitality of high streets and Town Centres and the</u> ability to adopt healthy lifestyles.
MM284	470	Policy TC13.8(g) and supporting text paragraph 13.8.11	<p>Policy TC13.9 (g) "The council will <u>not normally permit</u> manage and monitor proposals for new hot food takeaways found within 400 metres <u>walking distance from the entrance or exit of an existing or proposed</u> of the boundaries of a primary or secondary school to promote the availability of healthy food."</p> <p>13.8.11. "As set out in <u>the London Plan and</u> Policy HW102.2 <i>Developing Healthy Places</i>, the council will look to create and promote a healthy environment in Merton. As such, when considering <u>the council will not normally permit</u> new development proposals for fast food takeaways located 400 metres from the exit and entrance of an existing or proposed school, the council will <u>having</u> regard to the nature of the proposal, its contribution to healthy food availability and its relationship to the existing provision of hot food takeaway outlets and healthy eating initiatives taking place at the school. As set out in Policy HW102.2 <i>Developing healthy places</i> the council will encourage all new food establishments in Merton to sign up to the Healthy Catering Commitment."</p>
MM285	477	TC13.9.1(a)(i)	All proposals for cultural and tourism development which are likely to generate a large number of visitors in either Merton's <u>Major and District Town Centres</u> or other areas of the borough which have high <u>good</u> levels of accessibility (PTAL level 3 or above) and are within close proximity to additional services for employees and visitors.
MM286	477, 486	TC13.9, part 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 30-18 months (21.5 years) confirms the financial non- viability for these purposes, unless 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.
MM287	481	Policy IN 14.1	<u>Require new development to comply with London Plan Policy DF1 (Delivery of the Plan and Planning Obligations) which, amongst other things sets out the approach to viability testing, decision making and infrastructure prioritisation (Parts B, C and D) that the Council will take where it has been demonstrated that planning obligations cannot viably be supported. On a</u>

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			<p><u>site-specific basis this shall include consideration of the Council’s published Viability Study, the Mayor’s Affordable Housing and Viability SPG and that priority be given to affordable housing and necessary public transport improvements.</u></p>
MM288	484	14.1.15 - 14.1.18	<p><u>Water and Wastewater Infrastructure</u></p> <p>14.1.14 To accommodate the expected population and housing growth across the borough, the council is supportive of improvements and upgrades to water supply and wastewater services, to contribute to security of supply.</p> <p>14.1.15 We <u>The council</u> will work with the water and wastewater <u>companies</u> providers to <u>help them develop and implement their plans, to</u> ensure that there is adequate water supply, surface water, foul drainage, <u>and</u> wastewater infrastructure and sewerage treatment capacity to serve all new developments. <u>Developers will also need to agree details with water and wastewater companies for adequate water supply, surface water, foul drainage and sewerage treatment capacity.</u></p> <p><i>(new paragraph break)</i> Developers will be required to demonstrate <u>as part of the planning application process</u> that there is adequate capacity both on and off-site to serve the development and that the development would not lead to problems for existing users. In some circumstances this <u>may make it necessary for developers to</u> will necessitate that developers carry out appropriate studies to ascertain the effect proposed development will have on the existing infrastructure. Overloading of the system will not be permitted.</p> <p><i>(new paragraph break)</i> Where there is a capacity problem the developer will be required to fund appropriate improvements to be completed prior to completion of the development. An exception to this may be where the water company has improvement works programmed in that align with the completion time of the development. <u>The council will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.</u></p> <p>14.1.16 Thames Water and SES Water will work with developers and the council to ensure that any necessary infrastructure reinforcement is delivered ahead of the occupation of development.</p> <p>14.1.17 Developers are encouraged to contact the water and wastewater companies as early as possible to discuss their development proposals and intended delivery programme to assist operators with identifying any potential water and wastewater network reinforcement requirements.</p>

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			<p>14.1.18 Where appropriate, planning permission for development which results in the need for off-site infrastructure upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades. Where there is a capacity constraint, phasing conditions will be used as appropriate to ensure that any necessary infrastructure upgrades can be delivered ahead of the occupation of the relevant phase of a development.</p> <p>14.1.19 We are supportive of improvements to water supply or wastewater facilities, to ensure adequate long term water supply and wastewater management throughout the borough.</p>
MM289	488	Policy IN14.2(e)(i) and 14.2.40	<p>i. It provides for an identified need</p> <p>14.2.40 We will support the development of new social and community infrastructure uses where there are identified gaps in provision <u>they address a local or strategic need, in line with London Plan Policy S1(C).</u></p>
MM290	505	New paragraphs below 15.1.2	<p><u>There are 9 areas of Metropolitan Open Land (MOL) designated in Merton, which are of great importance to the green character of the borough. Through the green infrastructure reviews undertaken for this Plan, the MOL boundaries have been reviewed and the council does not consider that major changes are needed to accommodate growth. The MOL sites illustrated on the Policies Maps and listed in the Appendices will continue to be protected from inappropriate development in accordance with London Plan Policy G3 and NPPF paragraph 147. Further information is set out in Policy O15.2 Green Infrastructure and Open Space.</u></p> <p><u>Some minor boundary amendments have been made to MOL sites on the Policies Map through this Local Plan. These include corrections to mapping irregularities, and inconsistencies, changes to reflect the built form on site that has come forward through approved planning applications, which no longer protects the spatial or visual openness of the MOL, and some exceptional circumstances. These boundary changes to the Policies Map help to create strong, defensible and permanent boundaries and ensure consistency with the NPPF and London Plan. With reference to NPPF 140, further information on these boundary changes is provided in the Appendices.</u></p>
MM291	511	Policy O15.3, part d	<p>Require development to contribute <u>at least 10% in</u> to net gains in <u>Biodiversity, in accordance with statutory requirements and national guidance,</u> by incorporating features such as green roofs and walls, soft landscaping, bird and bat bricks and boxes, habitat restoration, tree planting and expansion and improved green links. <u>Where development is adjacent to or includes a watercourse, natural banks and processes should be restored with a 10m buffer, where feasible.</u></p>
MM292	511, 515	Policy O15.3, part f	<p>Expect <u>Major</u> development on sites found in an area of deficiency in access to nature to <u>address the deficiency, where suitable and viable</u> incorporate appropriate <u>Biodiversity</u> elements and</p>

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			<p>habitat features to improve nature conservation, and to improve accessibility to SINC's through site design.</p>
MM293	515	New paragraph below 15.3.21	<p><u>The Environment Act 2021 introduces a requirement for all development to deliver a 10% net gain in Biodiversity, except for those exempted. Applicants should refer to the DEFRA guidance, which includes links to the relevant statutory metric tool, to calculate the net gains in Biodiversity.</u></p> <p><u>In their applications, applicants will need to identify local habitats of 'strategic significance' for their statutory metric calculations. The Mayor of London is currently preparing a London-wide Local Nature Recovery Strategy (LNRS); once published, Biodiversity net gain proposals will have to have regard to this LNRS. Until its publication, applicants will have to refer to the details within:</u></p> <ul style="list-style-type: none"> • <u>Merton's Green Infrastructure, Biodiversity and Open Space Study 2020,</u> • <u>the relevant SINC citations and</u> • <u>the management plans of the relevant Local Nature Reserve.</u>
MM294	517	Policy O15.4, part a	<p>Encourage and support the protection of street trees, and secure <u>appropriate</u> replacements utilising current technological advancements for the successful growth and establishment of trees;</p>
MM295	517	Policy O15.4, part e and 15.4.5	<p>b. Ensure that development proposals protect and retain trees, hedges and other landscape features of amenity value, on site and on adjoining land, wherever possible, and secure suitable replacements in instances where their loss is justified;</p> <p><u>The loss of trees, hedges and other landscape features of amenity value, will only be justified when:</u></p> <ul style="list-style-type: none"> i. <u>Their removal would not have a significant negative impact on the local environment and its enjoyment by the public,</u> ii. <u>Their removal is necessary in the interest of good arboricultural practice; or</u> iii. <u>The benefits of the development outweigh the amenity value of any features that would be lost.</u> <p><u>In circumstances where i, ii or iii applies, suitable high-quality re-provision of equal value must be provided on site. Where on site provision is demonstrably not possible, as agreed</u></p>

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Page 241			<p><u>with the council, a financial contribution of the full cost of appropriate re-provision will be required.</u></p> <p>c. Expect development proposals, where appropriate, to plant additional trees on site in a coordinated way to maximise the green infrastructure network and to increase the borough's tree canopy;</p> <p>d. Use Tree Preservation Orders to safeguard significant trees of amenity value;</p> <p>e. Only permit development if it will not damage or destroy any tree which:</p> <p style="margin-left: 20px;">i. is protected by a Tree Preservation Order;</p> <p style="margin-left: 20px;">ii. is within a conservation area; or,</p> <p style="margin-left: 20px;">iii. has significant amenity value.</p> <p style="margin-left: 20px;">However, development may be permitted when:</p> <p style="margin-left: 20px;">iv. The removal of the tree is necessary in the interest of good arboricultural practice; or</p> <p style="margin-left: 20px;">v. The benefits of the development outweigh the tree's amenity value.</p> <p style="margin-left: 20px;">In circumstances where e) iv. or v. applies, suitable high-quality re-provision of equal value must be provided on site. Where on-site provision is demonstrably not possible, as agreed with the council, a financial contribution of the full cost of appropriate re-provision will be required.</p> <p>f. Expect proposals for new and replacement trees, hedges and landscape features <u>of amenity value</u> to consist of appropriate native species to the UK.</p> <p>...</p>

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			<p>15.4.5 We will use the existing planning mechanisms including Tree Preservation Orders and Conservation Area designations to protect existing trees on private land. <u>Applicants should refer to the laws and guidance on Tree Preservation Orders, including Part VIII of the Town and Country Planning Act 1990, the Town and Country Planning (Tree Preservation)(England) Regulations 2012 and government guidance on Tree Preservation Orders and trees in conservation areas. These links provide the necessary information and requirements on trees that have Tree Preservation Orders and trees within conservation areas.</u></p>
MM296	519	15.4.9	<p>Tree planting should be considered from the design stage of a proposal. The location of new trees should be planned to complement proposed features, have an appropriately sized tree pit, be bio-secure and be appropriate for the intended use, of the development. We may request details relating to the planned <u>long-term</u> maintenance for new trees and landscaping on development sites, to ensure planting becomes established, particularly within the first five years. Planning conditions will also be used, as appropriate.</p>
MM297	521	Policy O15.5, part c	<p>Strongly encourage <u>support</u> the inclusion of <u>Urban Greening</u> for all other development in Merton.</p>
MM298	524	Policy O15.6, part d and 15.6.10	<p>d. Support the <u>protection and</u> completion of the Wandle Trail, <u>as shown on the ‘Wandle Trail / National Cycle Network Route 20 (NCN20)’ Policies Map and the Indicative Cycle Network’ Policies Map.</u></p> <p>15.6.10 While most sections are in a good condition, there are some <u>sections</u> missing links and areas that will require future investment and improvement to enable a continuous trail that is fully accessible to all users, at all times of the year. We support the <u>protection and</u> completion of the Wandle Trail, including the identified improvements in access required in the north east of the borough, near Earlsfield <u>(refer to Policy Maps ‘Wandle Trail / National Cycle Network Route 20 (NCN20)’ and ‘Indicative Cycling Network’ and Table 16.1). This includes the currently inaccessible section from Trewint Street to Ravensbury Terrace.</u> This will complete a missing link, and provide a safer, quieter and more pleasant alternative route for cyclists and pedestrians to the busy Durnsford Road bridge. <u>Completion of the Wandle Trail missing link will involve joint work between the boroughs of Merton and Wandsworth, the Environment Agency and National Rail, supported through Section 106 contributions already secured, other funding sources and the provision of access routes already secured through adjacent development sites.</u> Any improvements here would need to be agreed with the neighbouring borough of Wandsworth. Investment in the Wandle Trail should respect the character of the river’s environs and be designed for pedestrian and cycle access.</p>

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MM299	529	Policy F15.7 part e	Work Deliver wastewater infrastructure improvements across the borough in partnership in <u>collaboratively</u> partnership with water companies to help <u>them</u> develop and implement their Drainage and Wastewater Management Plans (DWMPs) <u>to enable them to deliver water and wastewater infrastructure improvements across the borough.</u>
MM300	530	15.7.5	Merton's Local Flood Risk Management Strategy identifies Merton's objectives and measures for how we will manage local flood risk, (defined as flooding from surface water, groundwater and ordinary watercourses) and it includes specific requirements with regards to <u>about</u> management of flood risk to and from development. Developers should ensure that development proposals meet the objectives and requirements identified in the Local Flood Risk Management Strategy.
MM301	539	15.8.14 and 15.8.15	<u>Water infrastructure</u> 15.8.14 — We will look to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. Developers will need to show that there is adequate capacity both on and off site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out studies to learn the effect proposed development will have on the existing infrastructure. Overloading of the system will not be allowed. 15.8.15 — Where there is a capacity problem the developer will need to fund improvements to be completed prior to completion of the development. An exception to this is where the water company has improvement works programmed in that fits with the completion time of the development.
MM302	539	15.8.16	Basement and subterranean applications must ensure they are safe from flooding and do not increase risk to and from the site. We will only allow basements and other underground/subterranean development where: <ul style="list-style-type: none"> • <u>As set out in other policies,</u> it can be proven it will not cause harm to the built and natural environment and local amenity including the local water environment, ground conditions and biodiversity. • <u>The basement does not result in an increased risk of flooding to other locations and is itself protected from flood risk from all sources including sewer flooding. The council will require installation of positively pumped devices to protect the basement from the risk of sewer flooding and to show the location of the pump device on the planning application drawings.</u> • The basement itself will be, protected from flooding. • Positively pumped devices are, installed to protect basements from the risk of sewer flooding.
MM303	539	15.8.17	<u>As required by policy D12.11, b</u> Basement developments require the submission of more information in the form of a Basement Impact Assessment (BIA) <u>including site specific ground investigation, Drainage Strategy, an outline Construction Method Statement (CMS) and a Construction Traffic Management Plan</u> and Site-Specific Ground Investigation to provide us with a basis for deciding

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			planning applications. <u>Merton's Basement and Subterranean Development SPD</u> provides guidance and sets out what needs to be demonstrated as part of an assessment.
MM304	541	Policy F15.9 Sustainable Drainage Systems, 1 st paragraph	All major development must include water efficiency measures, to minimise water consumption such as rainwater harvesting or grey water recycling. <u>In addition, all major development must include as well as Sustainable Drainage Systems (SUDS) to reduce surface water runoff to greenfield rates, and provide multifunctional benefits unless there is clear evidence that this would be inappropriate biodiversity, urban greening, amenity and water quality benefits.</u>
MM305	541	Policy F15.9 Sustainable Drainage Systems, part a	Seeking mitigating measures against the impact of flooding from all sources and ensure all new development, including all basement and subterranean development, implements appropriate SUDS and show sustainable approaches to the management of surface water in line with the Non-Statutory Technical Standards for SUDS.
MM306	541	Policy F15.9 Sustainable Drainage Systems, part b	Ensuring developers <u>demonstrate</u> prove the maintenance and long-term management of <u>the site's drainage scheme will take place for the lifetime of the development. This must be addressed perpetuity</u> SUDS through a SUDS <u>Maintenance and</u> Management Plan submitted as part of the planning process.
MM307	541	Policy F15.9 Sustainable Drainage Systems, part d	Requiring the retention of soft landscaping and <u>green spaces</u> permeable surfaces in existing gardens <u>where possible</u> . For example, all new driveways or parking areas associated with development should be made of permeable materials in line with permitted development rights.
MM308	544	Policy 15.10 name	<u>Policy P15.10 Improving Air Quality, and Minimising Pollution and Land stability</u>
MM309	544, 547	Policy P15.10 Improving Air Quality and Minimising Pollution, part b Where necessary, we will set planning conditions to reduce and mitigate pollutant impacts. <u>Appropriate site investigations and reports on pollution, contamination, and land stability, prepared by a competent and accredited professional, must be made available and submitted to the Local Planning Authority to inform the assessments set out in this policy.</u>
MM310	544	Policy P15.10 Improving Air Quality and Minimising Pollution, parts cc and dd to move to below part b	<p>ee. <u>The design and layout of new development must endeavour to minimise conflict between different land uses, taking account of users and occupiers of new and existing developments. Any noise and polluting activities or features such a plant equipment should be located away from areas of high pollution and sensitive land uses (such as schools, nurseries, play spaces, hospitals and residential dwellings) where possible to ensure that there are no detrimental impacts on living conditions, health and wellbeing or local amenity.</u></p> <p>dd. <u>Where there are, already significant adverse effects on the environment or amenity due to pollution, sensitive uses should be steered away from such areas. However, given the limited availability of land for development in the borough, this will not always be</u></p>

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			<u>possible. Therefore, new developments, including changes of use, should mitigate and reduce any adverse impacts resulting from air and light pollution, noise, vibration and dust to acceptable levels.</u>
MM311	544	Policy P15.10 Improving Air Quality and Minimising Pollution, part e and g	<p>e. Development proposals in Air Quality Focus Areas (AQFAs) or development proposal that are likely to be, used by large numbers of people particularly vulnerable to poor air quality, such as children or older people should demonstrate that design measures have been used to, minimise exposure following London Plan policy SI 1: <i>Improving air quality.</i></p> <p>g. Development proposals must consider the impact <u>of air quality. An Air Quality Impact Assessment will be required for proposals</u> introducing new developments in areas already subject to poor air, <u>major developments, developments involving biomass boilers, biomass or gas CHP (including connections to existing networks where the increased capacity is not already covered in an existing AQA), substantial earthworks or demolition and any development that could have a significant impact on air quality, either directly or indirectly.</u> <u>The</u> following will be needed:</p> <p>i. ...</p> <p>iv. Strict Mitigation for developments to be used by sensitive receptors such as schools, hospitals, care homes, areas of deprivation and in areas of existing poor air quality; this, also applies to proposals close to developments used by sensitive receptors.</p> <p>v. ...</p>
MM312	545	Policy P15.10 Improving Air Quality and Minimising Pollution, part j	We will seek financial contributions using Planning Obligations towards air quality measures where a proposed development is not air quality neutral, or mitigation measures do not reduce the impact upon poor air quality. <u>In determining the contribution, the council will have regard to the London Plan Air Quality Neutral guidance (section 5).</u>
MM313	547 – 548 (supporting text starts on page 547).	Policy P15.10 Improving Air Quality Minimising Pollution and Land stability parts aa and bb	<p>aa. For major development, applicants should must show how they have considered <u>had regard to</u> Merton’s Air Quality Action Plan, Merton’s emerging Air Quality Supplementary Planning Document, Merton’s emerging <u>the</u> Non-Road Mobile Machinery (NRMM) Practical Guide, Dust Controls and Logistics Planning, from the earliest stage in the design and construction method of their development <u>and its construction method.</u></p> <p>bb. Construction and demolition sites must ensure silt does not enter the local drainage systems or watercourses and is carefully controlled and managed on site to prevent pollution and environmental damage.</p>

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			<p>i. Its essential construction and demolition sites have regard to follow the Right Waste Right Place guidance and Waste Management Duty of care of practice to ensure construction and demolition waste be managed correctly to prevent pollution and miss description of waste.</p> <p>ii. Pollution incidents should must be reported to Environment Agency 24-hour incident hotline</p> <p>iii. Vacant development sites should must introduce increased security measures such as high security fencing/ concrete bollards and 24-hour security to prevent trespassing and illegal waste operators moving into vacant development sites to deposit large amount of fly tipping and then abandon sites. Justification</p>
MM314	549	New paragraph before 15.10.1	<p><u>The Council will apply London Plan policy S11 Improving air quality to all development proposals in the borough, along with associated Mayoral guidance on Air Quality Neutral and Air Quality Positive standards and on ways to reduce construction and demolition impacts.</u></p>
MM315	549	New paragraphs below 15.10.2	<p><u>The Environment Act delivers key aspects of our Clean Air Strategy with the aim of maximising health benefits for all and sits alongside wider government action on air quality. It will deliver cleaner air for all by requiring the government to set targets on air quality, including for fine particulate matter, the most damaging pollutant to human health.</u></p> <p><u>Councils and other relevant public bodies will be required to work together more closely to tackle local air quality issues, and it will be easier for local authorities to enforce restrictions on smoke emissions from domestic burning, which pollutes our towns and cities. In addition, the Act gives the government the power to make vehicle manufacturers recall vehicles if they do not comply with relevant environmental standards, ensuring illegally polluting vehicles are taken off the road quickly.</u></p> <p><u>The Act includes a new legally binding target on species abundance for 2030, which will help to reverse declines of iconic British species like the hedgehog, red squirrel and water vole.</u></p> <p><u>The Environment Act will deliver:</u></p> <ul style="list-style-type: none"> <u>• Long-term targets to improve air quality, biodiversity, water, and waste reduction and resource efficiency</u> <u>• A target on ambient PM2.5 concentrations, the most harmful pollutant to human health</u> <u>• A target to halt the decline of nature by 2030</u> <u>• Environmental Improvement Plans, including interim targets</u> <u>• A cycle of environmental monitoring and reporting</u> <u>• Environmental Principles embedded in domestic policy making</u>

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			• Office for Environmental Protection to uphold environmental law.
MM316	549	15.10.3 and 15.10.4	<p>The local plan can influence air quality in several ways, for example through what development is proposed and where, and the provision made for sustainable transport. Consideration of air quality issues at the plan-making stage can ensure a strategic approach to air quality and help secure net improvements in overall air quality where possible. The whole borough has been declared an Air Quality Management Area (AQMA) for last two decades.</p> <p>We seek to tackle poor air quality in an integrated way, the Local Plan together with a wider range of measures set out in Merton's Air Quality Action Plan, which supports the Government's Clean Air Strategy (2019), the Mayor of London Environment Strategy (2018) and other legislation.</p>
MM317	550	New paragraph before 15.10.5	<u>The aim of an AQA is to find any significant impact on local air quality and/or disamenity due to dust and/or odour and/ or whether new development will introduce new exposure in an area of poor air quality. The contents of the AQA will depend on the nature of the proposed development.</u>
MM318	550	New paragraph below 15.10.7	<u>Consideration must be given to the impact of improvements on air quality elsewhere. For instance, traffic reductions could improve local air quality but push traffic-related air quality impacts to other areas. Early engagement with us is encouraged to assess how the development could avoid these unintended consequences. The supporting emerging Air Quality Supplementary Planning Document (SPD) provides further details on for AQA and what; we expect to be, proved within an AQA. The assessment should provide decision makers with sufficient information to understand the scale and geographic scope of any detrimental, or beneficial impacts on air quality and enable them to exercise their professional judgement in deciding whether the impacts are acceptable, in line with best practice.</u>
MM319	550	15.10.9	<p>Air Quality Neutral and Positive</p> <p>We have adopted the London Plan's approach to Air Quality Positive and Neutral development. Large master planning and large-scale developments have the potential to include methods to improve local air quality. All other major developments should not make air quality worse and are encouraged to achieve an overall improvement to air quality. The Air Quality Neutral requirement also applies to developments incorporating Solid Biomass Boilers and CHP (Combined Heat and Power) due to the potential impact of these technologies on air quality. When all measures to achieve Air Quality Neutral status have been, exploited, financial contributions to offset the impact of the development on air quality may be, considered as a final intervention. <u>The process and calculation for this are set out in Section 5.2 of the GLA's Air Quality Neutral Planning Support Document (AQNPSD).</u></p>
MM320	553	New para after 15.10.23	<u>Merton Council will be producing a Noise and Vibration Supplementary Planning Document (SPD). It will provide further guidance on the implementation of Merton's Local Plan policy</u>

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			<u>relating to noise and vibration, provide technical guidance for noise mitigation and measures and sets out Merton's noise assessment requirements.</u>
MM321	554	15.10.28	As part of the development process, we require that steps be taken to ensure that any impact is, considered carefully, and that mitigation is in place to manage these types of emissions. Applicants will be need to apply the Department for Environment, Food and Rural Affairs' (DEFRA) Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems. Control of Odour and Noise from Commercial Kitchen Exhaust Systems <u>(prepared by NETCEN for the Department for Environment, Food and Rural Affairs).</u>
MM322	556	15.10.40	As part of our commitment to better air quality, we will also ask, through planning conditions, that the current regulations relating to Non-Road Mobile Machinery (NRMM) be imposed where necessary. <u>are applied through planning conditions.</u>
MM323	559	Strategic Policy T16.1 Sustainable Travel, part e.	Seek to <u>Encourage the management of</u> vehicle use and parking to improve road safety outcomes and, reduce <u>traffic dominance and minimise</u> impact on the transport network.
MM324	560	16.1.2	As set out in the <u>The Mayor's Transport Strategy and the Government's Decarbonising Transport Strategy</u> , the only realistic way to address some of the transport challenges problems is to reduce <u>set out the overarching policy framework and strategic approach to transport which focuses on reducing</u> dependency on cars in favour of active, efficient and sustainable modes of travel.
MM325	563	Policy T16.2 Prioritising active travel choices, part d	Provide secure, covered cycle parking <u>facilities that meet</u> in accordance with London Plan minimum standards (higher level <u>requirements</u>) and <u>are designed to a high standard, having regard to the</u> London Cycle Design Standards. Facilities should include provision for charging of electric cycles and a minimum of 5% of cycle spaces should accommodate users of non-standard cycles.
MM326	563, 566	Policy T16.2 Prioritising active travel choices, part f	Make provision for or a contribution towards publicly accessible cycle parking and dockless cycle and scooter hire schemes where required.
MM327	564	17.2.3	The Mayor's Transport Strategy sets a target for all Londoners to do at least the 20 minutes of active travel they need to stay healthy each day by 2041. However, only around a third of Merton residents do 20 minutes of active travel a day and worryingly, there has been a slight decline over the last five years. <u>The Government's decarbonising transport strategy sets out the aim that half of all journeys in towns and cities will be cycled or walked by 2030.</u> Approximately 30% of Merton residents' daily trips are already conducted by walking but less than 2% by bicycle. <u>TfL research indicates that a significant number of existing short car journeys in Merton could potentially be made by walking or cycling.</u> Merton is a relatively small borough with a network of pedestrian and

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			cycle routes which make many locations easily accessible by walking or cycling. There is significant opportunity for more cycle and walking journeys, particularly for shorter trips.
MM328	564	New paragraph created using some wording from 17.2.4 and some additional wording.	<p>...There are pleasant, traffic free walking and cycling routes though the Borough's parks and open spaces that enable active travel choices by connecting key destinations via convenient shortcuts. In particular the Wandle Trail provides a major active travel route across the borough that connects neighbourhoods including Morden and Colliers Wood.</p> <p><u>It is, however, recognised that cycle and pedestrian provision in Merton is not of adequate standard in all areas and that significant barriers still exist to cycle and pedestrian journeys, particularly through the severance created by busy roads.</u> We will work with Transport for London, developers and other partners to make further improvements over the plan period with the aim of providing comprehensive cycling and walking networks that enable active travel choices to be made. <u>In order to contribute to the aim set out in the Government's decarbonising transport strategy, to deliver a world class cycling and walking network in England by 2040, Merton will produce cycling and walking strategies in 2023 which will set out more detailed proposals for cycle and pedestrian route development over the plan period.</u></p>
MM329	565	17.2.5	<p>Development proposals should <u>must demonstrate through their Transport Assessment or Statement that sites are accessible by walking and cycling in accordance with TfL's Healthy Streets Approach. An Active Travel Zone (ATZ) assessment should be conducted in accordance with TfL guidance which assesses and identifies</u> maximise opportunities to integrate with and improve cycling and walking networks including through <u>ATZ assessments should particularly consider opportunities to improve cycle routes identified on the indicative cycle network map which shows cycling desire lines and potential routes that could form part of a future comprehensive cycle network to be delivered by the end of the plan period. Some sections of the network already have existing high quality cycle facilities in place and routes on the quieter roads will require minimal intervention. However, some routes will require significant intervention or further improvement to achieve the standard required. Developers should refer to Merton's and TfL's latest cycle route network maps and transport/ cycling strategies for further information on existing and planned routes and seek to consult at an early stage to discuss any requirements in relation to the cycle or pedestrian networks.</u></p>
MM330	565	17.2.6	<p><u>Developments may be required to make financial contributions to cycling or walking schemes and/ or providing new routes across development sites. Any existing cycle or walking routes on or adjacent to development sites should, be fully protected, including during construction phase, and opportunities should be sought to improve and upgrade routes as part of the development proposals.</u> Development layouts should <u>must</u> be designed to give priority to pedestrian and cycle movements, and should facilitate access to public transport networks <u>and be designed in accordance with the Healthy Streets approach. New development should, where</u></p>

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			<u>appropriate, seek to restrict traffic dominance by adopting the principles of low traffic neighbourhoods and filtered permeability into the site layouts and should integrate with and contribute towards any new or existing low traffic schemes on the surrounding street network.</u> Proposals for gated developments that prevent public access through development sites by cyclists and pedestrians, will be resisted <u>not be permitted. New and improved street layouts including pedestrian and cycle-infrastructure must</u> be provided to a high standard <u>with regard to</u> in accordance with the latest best practice design guidance <u>and requirements including;</u> DfT Cycle infrastructure design LTN 1/20, Manual for Streets and TfL Streets Toolkit, Streetscape Guidance, London Cycling Design Standards, TfL Healthy Streets Approach and Healthy streets check for designers.
MM331	567	Policy T16.3 Managing the transport impacts of development, part b	Demonstrate that proposals will not result in any detrimental impact on road safety <u>can be mitigated to an acceptable degree</u> in accordance with <u>regard to</u> The Mayor's Vision Zero target for road safety.
MM332	567	Policy T16.3 Managing the transport impacts of development, part c	<u>Demonstrate how trips generated by the development will be managed to maximise sustainable travel patterns and reduce reliance on vehicle trips. Developments that are expected to generate a significant number of trips, as determined on a case-by-case basis, will be required to</u> develop a Travel Plan. where appropriate and in accordance with <u>regard to</u> TfL's latest guidance., which sets out a strategy for managing trips to the development to maximise sustainable travel patterns.
MM333	567	Policy T16.3 Managing the transport impacts of development, part e	Demonstrate in accordance with TfL's latest Construction Logistics Plan guidance, how any impacts on the transport network during the construction phase of the development will be managed and mitigated, with priority given to maintaining safe and inclusive access for pedestrians, cyclists and public transport users. <u>Developments that will have an impact on the transport network during construction will be required to develop a Construction Logistics Plan, informed by TfL's latest Construction Logistics Planning guidance.</u>
MM334	567	Policy T16.3 Managing the transport impacts of development, part f	Demonstrate that the proposals and site layout make adequate provision for <u>safe and suitable access to the site for all users.</u> particularly emergency services access, deliveries, servicing, refuse collection, and visitor drop-off and pickups.
MM335	567	Policy T16.3 Managing the transport impacts	f. Demonstrate that the proposals and site layout make adequate provision for <u>safe and suitable access to the site for all users.</u> particularly emergency services access, deliveries, servicing, refuse collection, and visitor drop-off and pickups.

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		of development, part g	g. Demonstrate that the development will adequately facilitate efficient, safe and low-emission delivery and servicing trips and where a significant number of delivery trips are expected to be generated, develop a Delivery and Servicing Plan in accordance with regard to TfL's latest guidance on Delivery and Servicing Plans.
MM336	568	17.3.5	Developments that will be expected to generate a significant amount number of journeys to the site by employees, visitors, students or residents should also submit a travel plan in accordance with TfL's advice and guidance on Travel Plans , latest guidance. A travel plan is a strategy for managing travel to a site through the introduction of a package of measures that support sustainable travel choices. Developers should seek to engage with the Council and TfL at an early stage of the planning process to discuss the specific requirements for a travel plan which will be dependent on the type, scale, location and transport accessibility of the development. The travel plan will be required to be monitored over a period of at least five years to ensure the development is meeting targets in relation to sustainable travel. To support this the Council will seek to secure a travel plan monitoring fee via S106 agreement for all developments that are required to submit a travel plan.
MM337	569	17.3.6	...Development proposals should therefore seek engagement at an early stage of the planning process and set out proposals to ensure that the construction phase it is adequately managed and that risks to the operation and safety of the transport network are mitigated. Proposals should also demonstrate that the transport impacts of the construction phase have been mitigated to maximise sustainability and reduce local air pollution, including through the use of rail or river (via The Thames) freight for significant developments where feasible.
MM338	571	Policy T16.4 Parking and Low Emissions Vehicles, part a.	Developments should provide the minimum level of car parking necessary taking into consideration the site accessibility by public transport (PTAL), in accordance with London Plan parking standards. Developments in areas with good public transport accessibility, including Town eCentres and all locations with a PTAL rating of 5 to 6 , will be expected to be car free.
MM339	571, 572	Policy T16.4 Parking and Low Emissions Vehicles, part b	All new development in Controlled Parking Zones, including conversions to multiple dwellings, will be required to be permit free, with all future occupants of that development being ineligible for on-street parking permits.
MM340	571, 573	Policy T16.4 Parking and Low Emissions Vehicles, part d.	Disabled persons' parking should be provided in accordance with London Plan standards and should meet design guidelines , be accommodated within the development site where possible and be provided with electric vehicle charge points.
MM341	571	Policy T16.4 Parking and Low	Development that provides on-site parking provision must provide electric vehicle charging infrastructure which is appropriate to the scale and type of development and which meets or exceeds requirements set out in Building Regulations Approved Document S and the in

Mod Ref.	Page	Plan Ref.	Proposed Changes
		Emissions Vehicles, part e.	accordance with London Plan standards. <u>The proposals must set out a strategy for the ongoing operation, management and maintenance of the EV charging infrastructure.</u>
MM342	571	Policy T16.4 Parking and Low Emissions Vehicles, part f.	Residential developments that provide parking will be expected to support car club use as an alternative to car ownership, by funding a free trial use package for new residents <u>for at least 3 years. Where appropriate</u> and by allocating on-site parking space <u>should be allocated to an appropriate number of car club vehicles where appropriate which will be provided with electric vehicle charging infrastructure and be included within the London Plan maximum parking standards.</u>
MM343	571	Policy T16.4 Parking and Low Emissions Vehicles, part g.	Development that provides <u>any new provision or an amended layout of</u> on-site car parking provision, should demonstrate <u>that the proposals do not compromise highway safety, pedestrian amenity or increase flood risk. Any developments providing multiple or communal car parking spaces will be required to submit a</u> how it will be designed and sustainably managed in accordance with TfL's latest Parking Design and Management Plan guidance.
MM344	572	17.4.5	The conversion of front gardens to parking could be viewed as supporting increased car use in contradiction to car free development. However, new off-street parking for existing dwellings may relieve existing on-street parking pressures, release kerb space for other sustainable transport uses and better enable residents to charge an EV (Electric Vehicle), so support a transition to low-emissions vehicles. We will therefore not object provided proposals do not compromise highway safety and do not contribute to flood risk by ensuring surfacing materials are permeable (see <u>Merton's guidance on vehicle crossovers</u> and the flood risk policies in this Local Plan and <u>Merton's Sustainable Drainage SPD</u> for further policy direction and guidance on managing water runoff and flood risk).
MM345	573	17.4.7	It is essential that disabled parking facilities are fully accommodated on site wherever possible and should be incorporated within the overall design at feasibility stage. The layout of the d Disabled parking provision should be designed in accordance with recognised design standards to be conveniently located, and provide adequate access space <u>and be</u> provided in accordance with recognised <u>requirements and design standards set out in London Plan Policies T6, T6.1, T6.5.</u> In very exceptional circumstances...
MM346	573	17.4.9	Car parking layouts and spaces should be well-designed to provide adequate space and ensure highway safety in accordance with the latest best practice design guidance and standards. Proposals for the management of parking provision should align with Merton's strategic approach for managing parking including through emissions-based parking charges. Specifically, residential parking spaces should not be bought outright but leased on a regular basis (maximum annually). Employee and shopper parking should be charged appropriately. Parking charges should ideally be varied to reflect vehicle emissions with low emissions vehicles such as EVs being charged a lower rate. <u>To ensure highway safety and protect pedestrian amenity, any proposals to create off-street parking and driveways which require the provision of a new access from the highway, will be required to</u>

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Mod Ref.	Page	Plan Ref.	Proposed Changes
			<u>apply for a dropped kerb in accordance with requirements set out in Merton’s vehicle crossover information pack. To mitigate flood risk, any new or amended off-street parking facilities, including gardens converted to driveways, must take measures to reduce surface water run-off, such as the use of permeable materials and SUDS, in accordance with policy F15.9d and Merton’s Sustainable Drainage Design and Evaluation Guide</u>
MM347	574	17.4.14	The Government has published a decarbonising transport strategy which includes proposals to increase the uptake of electric vehicles (EVs) and end the sale of new petrol and diesel cars by 2030. are progressing a strategy to significantly increase the uptake of electric vehicles (EVs) over the coming decades and confirmed in November 2020 that the UK will end the sale of new petrol and diesel cars and vans by 2030, ten years earlier than planned.
MM348	575	New paragraph below 17.4.15	<u>Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles sets out detailed requirements and technical standards that should be applied in relation to the provision of EV charging for residential and non-residential buildings that are new or undergoing major renovation or change of use. The amount of charge points provided should be in accordance with whichever is the higher applicable standard of the Building Regulations Approved Document S and London Plan (Policy T6 including T6.1- T6.4) or the latest applicable standard. Developments not covered adequately covered by these standards or where a higher level of requirement has been identified may also be required to provide an additional amount or specific type EV charging infrastructure. For example, developments generating trips by a high number of taxis or large operational vehicles may have specific requirements for rapid charging infrastructure. Parking spaces with provision for electric or other Ultra-Low Emission vehicles should be included within the maximum parking provision as set out in the London Plan and not in addition to it. For public car parking facilities, such as at retail facilities, EV infrastructure should include conveniently located fast or rapid charging facilities that enable the public to pay to charge their vehicle.</u>
MM349	577	17.4.15	New development that provides parking provision must provide electric vehicle charging infrastructure appropriate to the scale and type of development which will include active provision for at least 20% of spaces and passive provision for all car parking spaces to enable future installation to meet increased demand for EV charging. <u>Parking spaces with provision for electric or other Ultra-Low Emission vehicles should be included within the maximum parking provision as set out in the London Plan and not in addition to it. For residential and office development slow charge points are usually adequate. For public car parking facilities, such as, retail and destination car parking facilities, EV infrastructure should include conveniently located fast or rapid charging facilities that enable the public to pay to charge their vehicle on a “pay as you go” basis. EV charging infrastructure requires ongoing maintenance and operational management, so arrangements in relation to this should be set out within proposals, including within any Parking Design and Management plan.</u>

Mod Ref.	Page	Plan Ref.	Proposed Changes
MM350	After page 582	Insert new policy chapter M17.1 Monitoring	<i>Refer to Appendix 2 for new policy wording</i>
MM351	After page 583	After the Appendices title page, insert a new initial appendix 'Table showing which Development Plan policies are superseded by this Local Plan'	<i>[See Appendix 3 to this Schedule of Main Modifications for details]</i>
MM352	597	Table 'Sites of Special Scientific Interest ('European Sites')	Sites of Special Scientific Interest ('European Sites') and Special Areas of Conservation (SAC) [in table] Site: <u>SSSI and SAC</u>
MM353	After page 602	After the 'Green Corridors' appendix, insert a new appendix.	<i>[See MM Appendix 4 – Metropolitan Open Land (MOL) - boundary amendments and exceptional circumstances]</i>
MM354	636	New glossary term after Affordable Housing	<u>Albedo</u> <u>The surface reflectivity of the sun's radiation.</u>
MM355	636	New glossary term after Affordable Housing	<u>Amenity</u> <u>Element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.</u>
MM356	641	New glossary term after Convenience Retailing	<u>Conversion</u> <u>The conversion of existing single dwellings into two or more smaller dwellings.</u>
MM357	658	Glossary	Public Transport Accessibility Level (PTAL)

Mod Ref.	Page	Plan Ref.	Proposed Changes
			<p>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. <u>For Merton, good public transport accessibility ranges between PTAL 3 and 4. For sites within PTAL 3, site circumstances such as the opportunities and services reachable through the nearest public transport network should be taken into account when determining whether access to public transport is good for that particular site. Transport for London provide the most up-to-date PTAL assessment via www.tfl.gov.uk/WebCAT</u></p>
MM358	660	New glossary term after Scheduled Ancient Monument	<p><u>Significance (heritage)</u> <u>The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</u></p>

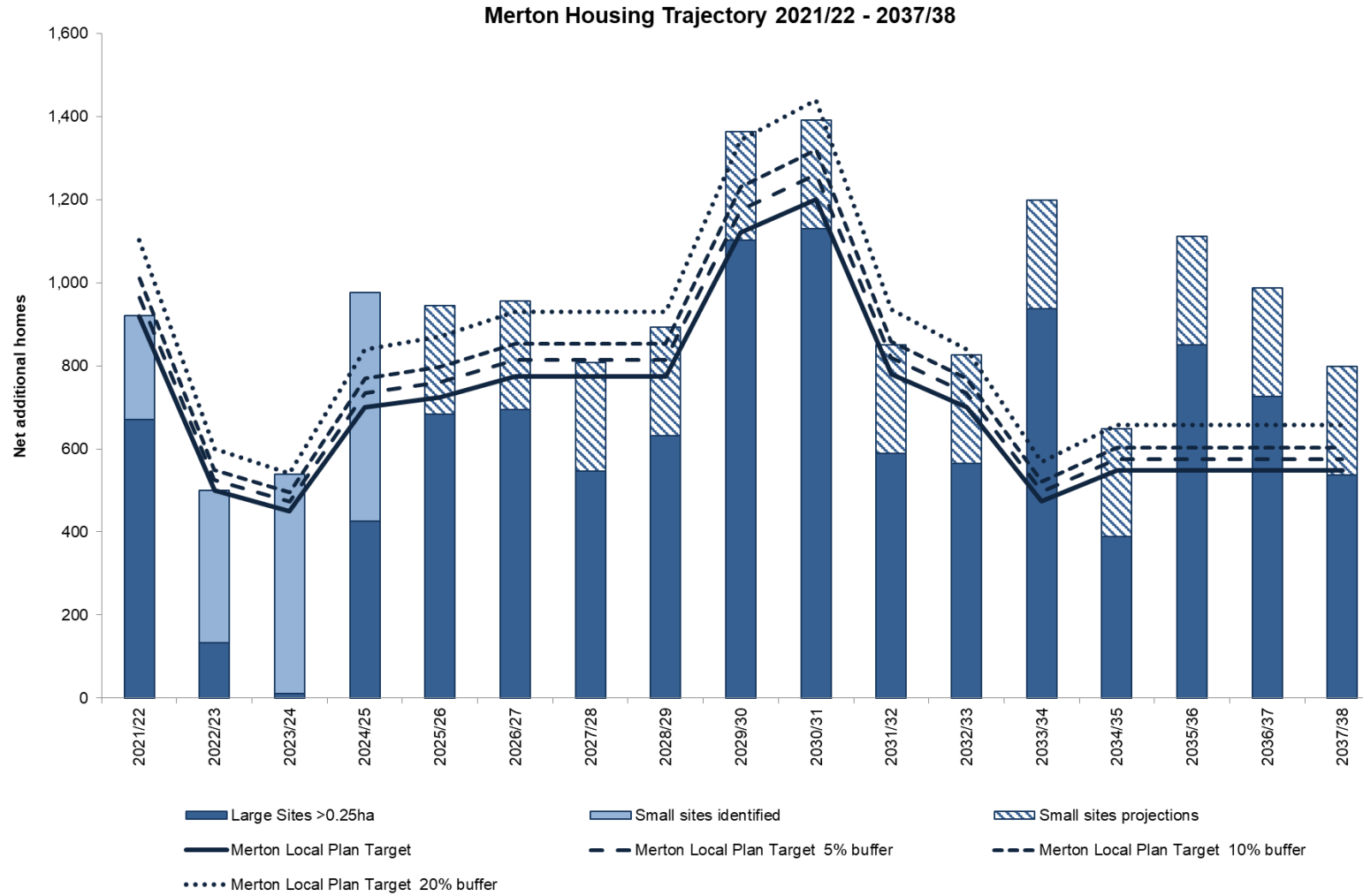


Figure 11.2.1 Merton’s Housing Trajectory for the Plan period 2021/22 to 2035 2037/38



chapter 17. MONITORING

Policy M17.1 Monitoring

- a) **Merton Council will demonstrate the delivery of the Local Plan's spatial vision and strategic objectives by monitoring the implementation of policies and infrastructure.**
- b) **In the event that delivery falls significantly below what is required to achieve the necessary targets or should housing and accommodation need figures change significantly, the council will trigger a full or partial review of the plan.**

Supporting Text

Monitoring framework

- 17.1.1. **Monitoring the Local Plan is crucial to the successful delivery of its vision and strategic objectives. Section 113 of the Localism Act 2011 sets out the requirements for Authority Monitoring Reports (AMRs). Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 provides further detail on these requirements which are also reflected in the National Planning Practice Guidance (NPPG) on Local Plans.**
- 17.1.2. **Monitoring is required to ensure that the Local Plan is effective. It also allows us to understand whether policies have worked as they were intended. The monitoring period will be implemented from the first year of adoption.**
- 17.1.3. **The monitoring framework table sets out the monitoring indicators for the Local Plan, which will be reported annually in the Authority Monitoring Report (AMR). The AMR is not the only monitoring tool. There are separate monitoring arrangements related to other council strategies, for example, the climate change strategy and action plan, and the South London Waste Plan.**
- 17.1.4. **Currently, the council has no reason to believe that the plan will not be implemented in full. However, the council accepts that there could be circumstances where development fails to come forward for a number of reasons, some of which are beyond the control of the council. Local Plan monitoring framework.**
- 17.1.5. **Should monitoring indicate Local Plan policies are not being implemented as intended or site allocation are not being delivered; the council will take appropriate action to resolve the issue(s). This may involve:**

- Producing Supplementary Planning Documents (SPD) and other relevant guidance to provide more detail of how policies should be implemented. Developing further working relationships with various partners across public, private and voluntary sectors to look at ways to facilitate implementation, including potential alternative forms of funding.
- Continuing to work with adjoining local authorities and agencies to address cross-boundary development needs.
- Reviewing capacity forecasts to make sure they reflect up-to-date guidance and any future changes to population and household growth.
- Holding discussions with developers and landowners to identify barriers for delivery.
- Reviewing site allocations to make sure there is an adequate supply of new homes, new jobs opportunities and delivery of supporting infrastructure to meet future needs.
- Considering Compulsory Purchase Orders (CPO) powers.

17.1.6. The Monitoring Framework table below, identifies the monitoring indicators which will monitor the effectiveness and performance of the Local Plan. This will be reported annually in Merton's [Authority Monitoring Report \(AMR\)](#). All indicators and targets will be subject to periodic review through the monitoring process.

Triggers for a local plan review

17.1.7. As set out in paragraph 33 of NPPF 2021 and draft NPPF 2023 policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Potential triggers for a partial or full review are:

- Housing completions fall more than 20% beneath the targets in the housing trajectory over any rolling 3-year period.
- Any significant revisions or updates to the London Plan where it proposes different approaches to the delivery of growth within Merton, including in terms of the Borough's overall housing target.
- Significant changes to accommodation need figures including those relating to the Traveller community.
- Economic factors which may restrict the ability of developers or public bodies to provide affordable housing or contributions towards infrastructure that may impede the timely delivery of development of the allocated sites.
- Changes in the availability of public funding which might restrict the delivery of supporting infrastructure or could prevent some sites from being able to come forward for development.

- Technological change such as changes in building methods or the continuing advance of online retailing which will have significant implications for the future of Merton's town centres.
- Increase in the % of appeals where design policies are cited.

17.1.8. Any review (partial or full) will determine whether the Local Plan needs to be updated. If required, any update is required to be in conformity with national and regional planning policies.

17.1.9. The table below identifies the key monitoring indicators and targets which will monitor the effectiveness of the Local Plan in the Authority Monitoring Report (AMR). All indicators and targets will be subject to periodic review through the monitoring process.

Table 17.1 Local Plan Monitoring Framework

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
<p>1. <u>Site Allocations</u></p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 261</p>	<p>a. <u>Progress towards delivery of site within timescales.</u></p>	<p>i. <u>Delivery within set delivery timescale</u></p>	<p>1) <u>No identified delivery progress within 5 years of the start of the site deliverability period.</u></p>	<p>a) <u>Council to consider the reasons for non-delivery and take action where appropriate.</u></p> <p>b) <u>Actions could include: dialogue with landowners to support delivery, support dialogue with potential delivery partners, site specific design briefs, local design codes, supplementary planning documents, engagement with potential funding sources and site promoters (e.g. GLA, SiteMatch)</u></p>	<p><u>All site Allocations.</u></p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area.	Local Plan policy
<p>2. <u>Growth / Opportunity Areas (as identified in local plan)</u></p>	<p>a. <u>Number of new homes built within Merton's Opportunity Area (OA) as set out in Chapter 1: Growth Strategy).</u></p> <p>b. <u>Amount of non-residential floor space built within the OA.</u></p>	<p><u>A(i) London Plan indicative target (up to 2041) to deliver 5,000 new homes and 6,000 jobs (indicative figure).</u></p> <p><u>A(ii) Cumulative housing completions since OA designation.</u></p> <p><u>B(i) Cumulative non-residential floorspace approvals and completions since OA designation.</u></p>	<p><u>A(i) Annual decrease in net new homes in identified Opportunity Area over a three-year rolling period following adoption of the Local Plan.</u></p> <p><u>B(ii) Annual decrease in non-residential floorspace delivered in the identified growth area over a three year rolling period following adoption of the Local Plan.</u></p>	<p>a) <u>Council to consider the reasons for reduced delivery of homes, and non-residential in the Growth / OA.</u></p> <p>b) <u>Council to consider whether the Local Plan's Growth Strategy needs to be reviewed and/or part review or full review of the Local Plan.</u></p> <p>c) <u>Potential actions include: working with the GLA on an Opportunity Area Planning Framework; preparing area-wide (or site-wide) design codes, masterplans or supplementary planning documents; engagement with landowners and potential delivery partners; engagement with organisations</u></p>	<p><u>Chapter 1B: Growth Strategy)</u></p> <p><u>Neighbourhood policies:</u> <u>Colliers Wood: Policy N3.1</u> <u>Morden: Policy N5.1</u> <u>South Wimbledon: Policy N7.1</u> <u>Wimbledon: Policy N9.1</u></p> <p><u>Site allocations within the OA.</u></p> <p><u>Strategic policy EC13.1 Promoting economic growth and successful high streets</u></p> <p><u>Policy EC13.2 Business</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
				<p><u>which could help unblock particular delivery constraints (e.g. Transport for London, utilities)</u></p>	<p><u>locations in Merton</u></p> <p><u>Policy TC 13.5 Merton's town centres and neighbourhood parades</u></p> <p><u>Strategic policy IN 14.1 Infrastructure</u></p>
<p><u>3. Air quality</u></p> <p><u>To reduce emissions and concentrations of harmful atmospheric pollutants, particularly in areas of poorest air quality and reduce exposure.</u></p>	<p><u>a. Appeals allowed, where the council refused planning permission for development that would have an unacceptable impact on air quality.</u></p>	<p><u>i. Zero appeal decisions allowed.</u></p>	<p><u>1) Annual increase of allowed appeals over a three year rolling period following adoption of the Local Plan.</u></p>	<p><u>a) The council to consider the relevant details of the planning applications and their consideration in the appeal decision notices.</u></p> <p><u>b) Actions could include: reviewing Merton's Air Quality SPD 2020; Consider whether the policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</u></p>	<p><u>Policy P15.10 Improving Air Quality and Minimising Pollution</u></p> <p><u>Policy CC2.2 Minimising Greenhouse Gas Emissions</u></p> <p><u>Strategic Policy O15.1 Open Space, Green Infrastructure and Nature Conservation Plan</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
					<u>Policy T16.3 Managing the transport impacts of development.</u>
<p><u>4. Biodiversity</u></p> <p><u>To protect and enhance Merton's biodiversity and Sites of Recognised Nature Conservation Interest</u></p> <p><u>(Statutory Biodiversity Net Gain will be monitored and reported in accordance with Section 103 of The Environment Act 2021)</u></p>	<p>a. <u>Change in extent of area identified as Sites of Recognised Nature Conservation Interest.</u></p> <p>b. <u>Appeal decisions allowed, where the council refused planning permission for development that would have an adverse impact on Sites of Recognised Nature Conservation Interest and did not adequately apply avoidance, mitigation and/or compensation measures.</u></p> <p>c. <u>Appeal decisions allowed, where the council refused planning permission</u></p>	<p><u>A(i) No net loss of Sites of Recognised Nature Conservation Interest.</u></p> <p><u>B(i) Zero appeal decisions allowed.</u></p>	<p><u>A(i) Annual net decrease in extent of area over a three year rolling period following adoption of the Local Plan.</u></p> <p><u>B(i) Annual increase in relevant appeal decisions allowed over a three year rolling period following adoption of the Local Plan.</u></p>	<p>a) <u>The council to consider the relevant details of the planning applications and their consideration in the appeal decision notices.</u></p> <p>b) <u>The council to consider actions including: producing supplementary planning documents, whether the policy requirements need to be reviewed as part of a partial or full review of the Local Plan.</u></p>	<p><u>Policy O15.3 Biodiversity and Access to Nature</u></p> <p><u>Policy O15.4 Protection of Trees</u></p> <p><u>Policy O15.5 Urban Greening</u></p> <p><u>Policy O15.6 Wandle Valley Regional Park</u></p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area.	Local Plan policy
	<p><u>for development that results in unacceptable harm or loss of a tree/trees and there is no reprovision and/or compensation measures.</u></p>				
<p>5. <u>Land and soil conditions, pollutants and water quality</u></p> <p><u>To retain or improve land stability.</u></p> <p><u>To ensure new development does not harm water quality</u></p>	<p>a. <u>Appeal decisions allowed, where the council refused planning permission for development that results in an unacceptable impact on land contamination and/or stability.</u></p> <p>b. <u>Planning permissions granted contrary to Environment Agency advice on pollution or water quality grounds.</u></p>	<p><u>A(i) Zero appeal decisions allowed.</u></p> <p><u>B(i) No approvals by the council.</u></p>	<p><u>A(i) Annual increase in relevant allowed appeal decisions over a three year rolling period following adoption of the Local Plan.</u></p> <p><u>B(i) Any council approval contrary to the monitoring indicator</u></p>	<p>a) <u>The council to consider the relevant details of the planning applications and their consideration in the appeal decision notices.</u></p> <p>b) <u>The council to consider actions including: producing supplementary planning documents, working with partners such as the Environment Agency on additional training and guidance; , whether the policy requirements need to be reviewed as part of a partial or full review of the Local Plan.</u></p>	<p><u>Policy P15.10 Improving Air Quality and Minimising Pollution</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
<p data-bbox="85 209 329 368">6. <u>Sustainable land use and tall buildings</u></p> <p data-bbox="85 416 329 895"><u>To make the best and most efficient use of land to support sustainable patterns and forms of development, including tall buildings where appropriate..</u></p>	<p data-bbox="347 209 703 325">a. <u>Major planning permissions granted and completed.</u></p> <p data-bbox="347 432 734 735"><u>(b) Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on tall buildings</u></p>	<p data-bbox="768 188 1093 469"><u>A(i) 95% of major planning permissions started within a 3 year period from the date planning permission granted.</u></p> <p data-bbox="768 512 1077 708"><u>B(ii) Zero appeal decisions allowed relating specifically to policies on tall buildings.</u></p>	<p data-bbox="1122 209 1480 730">1) <u>Annual increase in allowed appeal decisions where the council refused a planning permission for tall buildings that does not meet the borough's tall building policy (D12.6) over a three year rolling target from adoption of plan.</u></p>	<p data-bbox="1500 209 1906 976">a) <u>Council to consider the circumstance of the decisions that have led to the trigger and consider whether the policy requirements need to be reviewed as part of a partial or full Local Plan review. Actions could also include additional design codes or guides (which would include community engagement), supplementary planning documents, engagement with landowners.</u></p>	<p data-bbox="1930 188 2190 384"><u>Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods</u></p> <p data-bbox="1930 469 2145 549"><u>Policy D12.2 Urban design</u></p> <p data-bbox="1930 592 2145 751"><u>Policy T16.5 Supporting transport infrastructure</u></p> <p data-bbox="1930 799 2190 874"><u>Policy D12.6 Tall buildings</u></p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area.	Local Plan policy
<p>7. <u>Heritage (including landscape, architectural and archaeological heritage)</u></p> <p><u>To conserve and enhance the existing historic environment including heritage assets.</u></p> <p>Page 267</p>	<p>a. <u>Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on the historic environment including heritage assets.</u></p> <p>b. <u>Number of heritage assets on Historic England's Heritage at Risk Register (not including tombstones).</u></p> <p>c. <u>Number of statutory Listed Buildings demolished as a result of development</u></p>	<p>i. <u>Zero appeal decisions allowed relating specifically to historic environment policies.</u></p> <p>ii. <u>No increase from 2022 baseline (heritage at risk)</u></p> <p>iii. <u>No statutory Listed Buildings demolished as a result of development</u></p>	<p><u>(i) Annual increase in relevant allowed appeal decisions over a three-year rolling period following adoption of the Local Plan.</u></p> <p><u>ii No increase from 2022 baseline (heritage at risk) over a rolling three-year period</u></p> <p><u>iii increase in statutory listed buildings demolished as a result of development over a rolling three-year period</u></p>	<p>a) <u>Council to consider the circumstance of the decision that have led to the trigger and consider whether the policy requirements need to be reviewed as part of a partial or full Local Plan review. Actions could also include engagement with statutory consultees (e.g. Historic England, Gardens Trust) and local historic groups; additional conservation area or associated guides and management plans (which include community engagement), supplementary planning documents, engagement with landowners and potential funders</u></p>	<p><u>Policy D12.3 Ensuring high quality design for all developments</u></p> <p><u>Policy D12.5 Managing heritage assets</u></p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area.	Local Plan policy
<p>8. Flood risk management</p> <p><u>To manage the risk of flooding from all sources and improve the resilience of people and property to flooding.</u></p>	<p>a. <u>Number of planning permissions granted (either by the council or on appeal) contrary to Environment Agency advice on flood protection and water quality.</u></p> <p>b. <u>Number of completed SUDS incorporated in Major Development proposals.</u></p> <p>c. <u>Appeal decisions contrary to officers' advice on flooding relating specifically to managing flood risk for basement and subterranean developments</u></p>	<p>i. <u>No planning permissions granted or appeals allowed contrary to Environment Agency advice.</u></p> <p>ii. <u>All completed Major Developments incorporating SuDS in accordance with policy</u></p> <p>iii. <u>Zero appeal decisions allowed relating specifically to flood risk management for basement and subterranean developments.</u></p>	<p>1) <u>Annual increase in planning permissions granted or allowed appeal decisions where the council refused a planning permission contrary to Environment Agency advice over a three-year rolling target from adoption of plan.</u></p> <p>2) <u>Reduction in SUDS installed in new Major Developments in accordance with policy year on year over a three-year rolling period from adoption of plan.</u></p> <p>1) <u>Increase in appeal decisions allowed year on year over a rolling three-year period where the</u></p>	<p>a) <u>Council to consider the circumstance of the decisions that have led to the trigger and consider whether the policy requirements need to be reviewed as part of a partial or full Local Plan review. Actions could also include revisions to Merton's Sustainable Design Guide SPD 2020; revisions to Merton's basements and subterranean development SPD; additional engagement with utilities and the Environment Agency; submitting funding bids for greater support to address flooding from all sources; revisions to Merton's Strategic Flood Risk Assessment and local flood risk management plans</u></p>	<p><u>Strategic Policy F15.7 Flood Risk Management and Sustainable Drainage</u></p> <p><u>Policy F15.9 Sustainable Drainage Systems (SUDS)</u></p> <p><u>D12.1 Basements and subterranean design</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
			<p><u>council refused planning for development basement and subterranean proposals that result in unacceptable flood risk</u></p>		
<p>9. <u>Climate change</u></p> <p><u>To help tackle climate change through reducing greenhouse gas emissions and moving towards a zero carbon Merton by 2050.</u></p>	<p>(a) <u>Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on climate change.</u></p> <p>(b) <u>Average percentage improvement in operational carbon emissions against Part L of the Building Regulations.</u></p> <p>(c) <u>Number of applications achieving 100% improvement</u></p>	<p><u>A(i) Zero appeal decisions allowed relating specifically to climate change policies.</u></p> <p><u>B(ii) Achieving the carbon reduction targets set out in policy CC2.2.</u></p>	<p><u>Annual increase in allowed appeal decisions where the council refused planning permission in accordance with the relevant policies over a three-year rolling target from adoption of plan.</u></p>	<p>a) <u>The council to consider the circumstances of the decisions that have led to the trigger.</u></p> <p>a) <u>The council to consider whether Policy CC2.1 CC2.6 requirements need to be reviewed as part of a full or partial review of the Local Plan.</u></p> <p>b) <u>The council to consider whether the cost of carbon needs to be reviewed.</u></p> <p>a) <u>Other contingencies include: producing supplementary planning documents to</u></p>	<p><u>Strategic Policy CC2.1 Promoting Sustainable Design to Mitigate and Adapt to Climate Change</u></p> <p><u>Policy CC2.2 Minimising Greenhouse Gas Emissions</u></p> <p><u>Policy CC2.3 Minimising Energy Use</u></p> <p><u>Policy CC2.4 Low Carbon Energy</u></p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area.	Local Plan policy
	<p><u>against Part L of Building Regulations on site.</u></p>			<p><u>advise on specific issues, to work with other boroughs and the GLA on updating the London Plan 2021 Energy Assessment Guidance, preparing design guides for specific topics</u></p>	<p><u>Policy CC2.5 Minimising Waste and Promoting a Circular Economy</u></p> <p><u>Policy CC2.6 Sustainable Design Standards.</u></p>
<p>P39 279 To minimise noise, vibration levels and disruption to people and communities.</p>	<p>a. <u>Appeal decisions allowed where the council refused planning permission for development that is contrary to the council's policies on noise and vibration.</u></p>	<p>i. <u>Zero appeal decisions allowed relating specifically to noise pollution policies.</u></p>	<p>1) <u>Annual increase in appeal decisions allowed where the council refused planning permission on the ground that development would have an adverse impact or does not full mitigate or reduce noise impact over a three year rolling period from adoption of plan.</u></p>	<p>a) <u>The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</u></p> <p>b) <u>Other contingencies include creating a supplementary planning document for noise, updating supplementary planning document for basement and subterranean development.</u></p>	<p><u>Policy P15.10 Improving Air Quality and Minimising Pollution and Land stability.</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
<p>11. <u>Water consumption</u></p> <p><u>Ensuring that Merton has a sustainable water supply, drainage and sewerage system.</u></p>	<p>a. <u>Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on water consumption.</u></p>	<p>i. <u>Zero appeal decisions allowed relating specifically to water consumption</u></p>	<p>1) <u>Annual increase in appeal decisions allowed where the council refused planning permission on the ground that development would have an adverse impact on sustainable water supply, drainage and sewerage system over a three year rolling period from adoption of plan.</u></p>	<p>a) <u>The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan. Other contingencies include working with utilities (e.g Thames Water) to improve guidance to developers such as via supplementary planning documents or design guides</u></p>	<p><u>Policy CC2.6 Sustainable Design Standards</u></p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area.	Local Plan policy
<p>12. <u>Open space</u></p> <p><u>To protect and enhance Merton's open spaces and natural environment.</u></p>	<p>a. <u>Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on open space.</u></p> <p>b. <u>Extent of the areas of deficiency in access to nature and public Open Space.</u></p> <p>c. <u>Appeal decisions allowed, where the council refused planning permission relating specifically the Urban Greening Factor policy (this includes green walls and green roofs).</u></p>	<p>i. <u>Zero appeal decisions allowed relating specifically to green infrastructure, open space and nature conservation policies.</u></p> <p>ii. <u>No increase in the extent of the areas of deficiency in access to nature and public Open Space.</u></p> <p>iii. <u>Zero appeal decisions allowed relating specifically to failure to meet the relevant Urban Greening Factor targets.</u></p>	<p>1) <u>Increase in appeal decisions allowed where the council refused planning permission that would result in net loss of open space and nature conservation areas over a three-year rolling period from adoption of plan.</u></p> <p>2) <u>Increase in extent of areas of deficiency in access to nature and public Open as a result of planning approvals</u></p> <p>3) <u>Increase in appeal decisions allowed where the council refused planning permission for not providing any Urban Greening within Major Developments over a three-year</u></p>	<p>a) <u>The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</u></p> <p>b) <u>Other contingencies could include:</u></p> <ul style="list-style-type: none"> - <u>reviewing the councils Open Space Strategy to consider reasons for deficiency in access to open space and nature conservation (e.g., creating new access points to parks or improving access to existing biodiversity areas);</u> - <u>Improving guidance on urban greening factors either via SPDs or design guides and codes</u> 	<p><u>Strategic Policy O15.1 Open Space, Green Infrastructure and Nature Conservation</u></p> <p><u>Policy O15.2 Open Space and Green Infrastructure</u></p> <p><u>Policy O15.3 Biodiversity and Access to Nature</u></p> <p><u>Policy O15.5 Urban Greening</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
			<u>rolling target from adoption of plan.</u>		

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area.	Local Plan policy
<p>13. <u>Sustainable transport</u></p> <p><u>To enhance connectivity for all and increase the proportion of journeys made by sustainable and active transport modes.</u></p>	<p>a. <u>Percentage of journeys by walking, cycling and public transport.</u></p> <p>b. <u>Number of registered electric vehicles (EV) in Merton annually.</u></p> <p>c. <u>Appeal decisions allowed, where the council refused planning permission relating specifically to the failure to provide adequate EV charging points and infrastructure or failure to meet cycle parking standards or failure to provide secure, covered cycle parking and facilities in accordance with the London Plan minimum standards and chapter 8 of the London Cycle Design Standard.</u></p>	<p>i. <u>Increase in overall sustainable mode share based on a rolling three-year average - 73% by 2041.</u></p> <p>ii. <u>Increase in EV vehicles registered annually towards 100%.</u></p> <p>iii. <u>Zero appeal decisions allowed relating specifically to failure to meet adequate EV charge points or cycle parking standards</u></p>	<p>1) <u>Reporting identifies under performance on trajectory to meet target for overall sustainable travel mode.</u></p> <p>2) <u>Increase in appeal decisions allowed relating specifically relating to the failure to provide EV charging points on site or failure to meet cycle parking standards over a three-year rolling period from adoption of the plan.</u></p> <p>3) <u>Increase in appeal decisions allowed that do not provide secure cycling electric chargers and secure parking facilities including non-standard cycling provision</u></p>	<p>a) <u>The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</u></p> <p>b) <u>Contingencies include providing design guidance on the installation of EV parking and cycle parking standards (including with the GLA and other London boroughs)</u></p>	<p><u>Strategic Policy T16.1 Sustainable Travel</u></p> <p><u>Policy T16.2 Prioritising active travel choices</u></p> <p><u>Policy T16.4 Parking and Low Emissions Vehicles.</u></p> <p><u>Policy T16.5 Supporting transport infrastructure</u></p> <p><u>Policy D12.2 Urban design</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
			<p><u>over a three-year rolling period from adoption of the plan.</u></p>		

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area.	Local Plan policy
<p>14. <u>Health and wellbeing</u></p> <p><u>To facilitate and improve the health and wellbeing of the population, reduce health inequalities and deliver safer and more secure communities.</u></p> <p>898 276</p>	<p>a. <u>Delivery of healthcare facilities identified in Merton’s Local Plan and Infrastructure Delivery Plan.</u></p> <p>b. <u>Developments completed resulting in a loss or gain of sports and recreation facilities.</u></p> <p>c. <u>Number of Health Impact Assessments (HIA) submitted in accordance with policy HW10.2: Delivering healthy places.</u></p> <p>d. <u>Number of new hot food takeaways granted planning permission found within proposals within 400 metres of the boundaries of a primary or secondary school</u></p>	<p>i. <u>(Monitoring will be reported in the Health and Wellbeing Strategy annual update known as the Merton Story and added to the AMR).</u></p> <p>ii. <u>Zero appeal decisions allowed relating specifically to the loss of sports or recreational facilities for which there is a need.</u></p> <p>i. <u>100% of relevant developments required to submit a HIA in accordance with policy HW10.2.</u></p> <p>ii. <u>No planning permission granted for a new hot food take away within the</u></p>	<p><u>1 monitoring according to timescales required by the NHS deliver their service plans.</u></p> <p><u>2) Increase in appeal decisions allowed relating specifically to the loss of sports or recreational facilities for which there is a need over three year rolling period from plan’s adoption.</u></p> <p><u>3 100% of HIAs submitted within a three- year period in accordance with policy HW10.2.</u></p> <p><u>4 Yearly increase in new hot food take aways within 400 metres of a primary and secondary school permitted over a three- year rolling period from adoption of plan.</u></p>	<p>a) <u>The council to consider the circumstances surrounding under- delivery and whether the policy requirements need to be review as part of a partial or full review of the Plan.</u></p> <p>b) <u>b) Other contingencies include working with Sport England, sports governing bodies and the NHS in providing sports and recreation, other services, considering support for health and wellbeing services (e.g., via Community Infrastructure Levy; providing design codes and guides or supplementary planning documents to support sports, recreation and healthy places, improving</u></p>	<p><u>Strategic policy HW10.1 Health (including mental health) and Wellbeing.</u></p> <p><u>Policy HW10.2: Delivering healthy places.</u></p> <p><u>Policy TC13.8 Food and drink / leisure and entertainment</u></p> <p><u>Policy IN14.3 Sport and Recreation</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
Page 277		<u>400 metres of a school.</u>		<u>access to the Healthy Catering Commitment.</u>	

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area.	Local Plan policy
<p>15. <u>Housing</u></p> <p><u>To provide type, quality and tenure of housing (including specialist and affordable provision) to better meet Merton's demographic changes and local housing demand.</u></p>	<p>a. <u>Appeal decisions allowed where the council refused planning permission for development that is contrary to the council's housing policies.</u></p> <p>b. <u>Number of net additional homes granted planning permission.</u></p> <p>c. <u>Number of net additional homes completed.</u></p> <p>d. <u>Progress against borough wide affordable housing targets.</u></p> <p>e. <u>Number of Gypsy and Traveller pitches permitted.</u></p>	<p>i. <u>Zero appeal decisions allowed relating specifically to housing policies.</u></p> <p>ii. <u>12,376 homes for the Plan period 2021/22 - 2036/37.</u></p> <p>iii. <u>50% of new homes borough-wide to be affordable across the plan period.</u></p> <p>iv. <u>Of affordable homes, 70% to be low-cost rent and 30% to be intermediate tenure.</u></p> <p>v. <u>No net loss of pitches.</u></p> <p>vi. <u>Up-to-date assessment of Gypsy and Traveller needs to be completed in 2025.</u></p>	<p>1) <u>Increase in appeal decisions allowed where the council refused planning permission – over a three-year rolling period from adoption of plan.</u></p> <p>2) <u>Housing completions fall more than 20% below the Local plan target in any rolling 3-year period.</u></p> <p>3) <u>Meeting the targets in the Housing Delivery Test.</u></p> <p>4) <u>Affordable housing completions do not reach the statutory targets over a rolling 5-year period.</u></p> <p>5) <u>The council to consider the impact on the Local Plan of the Mayor of London's Gypsies</u></p>	<p>a) <u>The council will explore the circumstances behind under-delivery, the barriers and constraints to housing delivery and consider how these can be resolved.</u></p> <p>b) <u>The council to consider whether the policy requirements need to be reviewed as part of a partial or full review of the Plan.</u></p> <p>c) <u>The Council to review whether Traveller accommodation assessments find that needs have significantly changed, which would trigger a partial update of the Plan.</u></p> <p>d) <u>Other contingencies include undertaking the</u></p>	<p><u>Strategic Policy No. H11.1 Housing choice</u></p> <p><u>Strategic policy No. H11.2 Housing Provision</u></p> <p><u>Policy No. H11.3 Housing mix</u></p> <p><u>Policy No. H11.4 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system.</u></p> <p><u>Policy No. H11.5 Student Housing, other housing with</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
<p style="text-align: center;">Page 279</p>	<p>f. <u>Updated needs assessment for Gypsies and Travellers.</u></p>		<p><u>and Travellers Accommodation Assessment Study which is scheduled for publication in 2024 and any further locally specific assessment that may be required as a result of Policy H11.6.</u></p>	<p><u>actions set out in housing delivery test action plans, such as encouraging development to optimise site density and where appropriate prepare site development briefs design guides etc building on Merton’s Small Sites Toolkit and Borough Character Study; Investigate the barriers and constraints to housing delivery by engaging with developers/ agents of sites where it appears that construction activity has not started or stalled; engage with Housing Associations, funders (e.g. GLA) and developers to optimise affordable housing delivery, work with Clarion on pitch delivery and</u></p>	<p><u>shared facilities and bedsits</u></p> <p><u>H11.6 Accommodation for Gypsies and Travellers</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
				<u>maintenance for travellers</u>	

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area.	Local Plan policy
<p>16. <u>Safe environments</u></p> <p><u>To contribute to safe and secure environments for all people including people with Protected Characteristics.</u></p>	<p>a. <u>Appeal decisions allowed where the council refused planning permission for development that is contrary to the council's policies on safe environments.</u></p>	<p><u>Zero appeals allowed contrary to the advice of the Metropolitan Police Designing Out Crime Officer.</u></p>	<p>1) <u>Increase in appeal decisions allowed over a three year period from adoption of the plan where the council refused planning permission for Major Developments that do not adequately meet design and place shaping principles.</u></p>	<p>a) <u>The council to consider the circumstances behind under-delivery.</u></p> <p>b) <u>Contingencies include whether the policy requirements need to be review as part of a partial or full review of the Plan; producing design guides or codes to support developers in enhancing the safety of existing environments</u></p>	<p><u>Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods</u></p> <p>:</p> <p><u>Policy D12.2 Urban design</u></p> <p><u>Policy D12.3 Ensuring high quality design for all developments</u></p> <p><u>Policy HW10.2: Delivering healthy places.</u></p> <p><u>Strategic Policy T16.1 Sustainable Travel.</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
<p>17. <u>Infrastructure</u></p> <p><u>To ensure that environmental, social and physical infrastructure is managed and delivered to support demographic change</u></p> <p>Page 282</p>	<p>a. <u>Delivery of infrastructure projects identified in the Infrastructure Delivery Plan (short, medium and long term as identified in the IDP).</u></p>	<p>i. <u>Number of infrastructure projects delivered in each rolling five years of the plan period to meet need</u></p>	<p>1) <u>Phasing of key infrastructure not being delivered in accordance with need</u></p>	<p>a) <u>Council to consider whether there are any obstacles to the delivery of infrastructure in the first 5 years and later years of the Plan, through annual reviews.</u></p> <p>b) <u>Contingencies include supporting the delivery of necessary infrastructure via Community Infrastructure Levy, considering co-location of public sector services if that helps viability (e.g. support by One Public Estate</u></p>	<p><u>Policy IN14.2 Social and community infrastructure</u></p> <p><u>Policy IN14.2 Social and community infrastructure</u></p>
<p>18. <u>Design</u></p> <p><u>To create attractive, mixed-use neighbourhoods, ensuring new buildings</u></p>	<p>b. <u>Appeal decisions allowed where the council refused planning permission for development that is contrary to the</u></p>	<p>ii. <u>Zero appeal decisions allowed relating specifically to design policies.</u></p>	<p>2) <u>Increase in appeal decisions allowed where the council refused planning permission that</u></p>	<p>c) <u>The council to consider the circumstances of the decision that have led to the trigger for action.</u></p> <p>d) <u>Contingency measures include:</u></p>	<p><u>Strategic Policy D12.1 Delivering well designed and resilient neighbourhood</u></p> <p><u>Policy D12.2 Urban design</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
<p><u>and spaces are appropriately designed and accessible, which promote and enhance a sense of place and distinctiveness</u></p> <p>Page 283</p>	<p><u>council's urban design policies.</u></p>		<p><u>was contrary to the council's urban design policies over a three-year rolling period from adoption of plan.</u></p>	<ul style="list-style-type: none"> - <u>Creating local design guides and codes (including to address specific trigger issues) taking account of the National Model Design Code and Guides</u> - <u>Creating new site-specific planning briefs or supplementary planning documents</u> - <u>Revising existing SPDs such as Merton's Borough Character Study, Merton's Small Sites SPD, Merton's Shopfront guide, Merton's sustainable drainage SPD</u> - <u>(all of the above incorporate</u> 	<p><u>Policy D12.3 Ensuring high quality design for all developments</u></p> <p><u>Policy D12.4 Alterations and extensions to existing buildings</u></p> <p><u>Policy D12.5 Managing heritage assets</u></p> <p><u>Policy D12.6 Tall buildings</u></p> <p><u>Policy D12.7 Advertisements</u></p> <p><u>Policy D12.8 Digital infrastructure</u></p> <p><u>Policy D12.9 Shop front</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
				<u>community engagement)</u>	<u>design and signage</u> <u>Policy D12.10 Dwelling Conversions</u>
<p>19. <u>Education and skills and local employment</u></p> <p><u>To ensure the education and skills provision meets the needs of Merton residents existing and future labour market and improves life chances for all.</u></p>	<p>a. <u>Number of school places meets pupil needs.</u></p> <p>b. <u>Number of Employment and Training Strategies offering local employment and apprenticeships as part of developments of over 150 homes / 10,000 sqm non-residential floorspace.</u></p>	<p>i. <u>Delivery of necessary school places to meet needs.</u></p> <p>ii. <u>All developments of over 150 homes / 10,000sqm non-residential floorspace to provide Employment Strategies including employment and/or training opportunities for local people.</u></p>	<p>1) <u>Failure to provide new school places to meet identified pupil place needs over a three-year rolling period from adoption of plan.</u></p> <p>2) <u>Failure of developments of over 150 homes / 10,000sqm non-residential floorspace to provide employment strategies.</u></p>	<p>a) <u>Council to consider the circumstances of the decision that have led to a trigger.</u></p> <p>b) <u>Contingencies include working with Dept for Education on creating and supporting appropriate school places to meet needs, supporting the creation of school places and facilities with Community Infrastructure Levy; Council to consider whether a review of the policy requirements need to be reviewed as part of a partial or full review of the Plan.</u></p>	<p><u>Policy IN14.2 Social and community infrastructure</u></p> <p><u>Policy TC13.9 Culture, arts and tourism development</u></p> <p><u>Policy EC13.3 Protection of scattered employment sites</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
<p>20. <u>Economic growth and town centres</u></p> <p><u>To ensure the vitality and viability of existing town centres, local centres and parades.</u></p> <p><u>To ensure a sufficient supply of premises to meet demand for industry, logistics and services.</u></p>	<p>a) <u>Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on town centres and economic development.</u></p> <p>b) <u>Extent of Strategic Industrial Locations</u></p> <p>a. <u>Annual review of shopfront vacancy rate in Merton's town centres.</u></p> <ul style="list-style-type: none"> • 	<p>i. <u>Zero appeal decisions allowed relating specifically to town centre and economic development policies.</u></p> <p>ii. <u>No net loss of Strategic Industrial Locations.</u></p>	<p>i. <u>Increase in appeal decisions allowed where the council refused planning permission that was contrary to the council's town centre and economic development policies over a three-year rolling period from adoption of plan.</u></p> <p>ii. <u>Net loss of Strategic Industrial Locations over a three-year rolling period from adoption of the plan</u></p> <p>1)</p>	<p>a) <u>Council to consider the circumstances of the decision that have led to a trigger.</u></p> <p>b) <u>Contingencies include consider the results of the annual review of shopfront vacancy in Merton's town centres and designated parades, support increased footfall and economic activity in town centres through supporting and hosting events, managing markets and liaising with businesses, work with partners such as Merton Chamber of Commerce, Business Improvement Districts and South London Partnership on programmes to promote businesses and jobs</u></p>	<p><u>Strategic policy EC13.1 Promoting economic growth and successful high streets</u></p> <p><u>Policy EC13.2 Business locations in Merton</u></p> <p><u>Policy EC13.3 Protection of scattered employment sites</u></p> <p><u>Policy TC 13.5 Merton's town centres and neighbourhood parades</u></p> <p><u>Policy TC 13.6 Development of town centre type uses outside town centres</u></p>

<u>Topic</u>	<u>Monitoring indicator</u>	<u>Target (if applicable)</u>	<u>Trigger for action</u>	<u>Contingency for each topic area.</u>	<u>Local Plan policy</u>
				c) <u>Council to consider whether a review of the policy requirements need to be reviewed as part of a partial or full review of the Plan.</u>	<u>Policy TC13.7 Protecting corner / local shops</u> <u>TC13.9 Culture, arts and tourism development</u>

Core Planning Strategy (2011) policies replaced by the forthcoming Local Plan

<u>Core Planning Strategy policies</u>	<u>Replaced by forthcoming Policies in the Local Plan (submitted 2nd December 2021)</u>
<u>Issues and options.</u>	<u>Good growth chapter</u>
<u>Merton's Core Strategy Spatial Vision.</u>	<u>Chapter 01c: Urban development objectives and vision.</u>
<u>Key Diagram (Figure 8.1 Key Diagram).</u>	<u>Figure 1: Merton's spatial strategy.</u>
<u>Policy CS 1 Colliers Wood.</u>	<u>Policy N3.1: Colliers Wood.</u>
<u>Policy CS 2 Mitcham Town Centre.</u>	<u>Policy N4.1 Mitcham.</u>
<u>Policy CS 3 Morden Town Centre.</u>	<u>Policy N5.1; Morden.</u>
<u>Policy CS 4 Raynes Park Local Centre.</u>	<u>Policy N6.1: Raynes Park.</u>
<u>Policy CS 5 Wandle Valley.</u>	<u>Policy O15.6 Wandle Valley Regional Park.</u>
<u>Policy CS 6 Wimbledon Town Centre.</u>	<u>Policy N9.1: Wimbledon.</u>
<u>Policy CS 7 Centres.</u>	<u>Strategic policy EC13.1 Promoting economic growth and successful high streets.</u>
<u>Policy CS 8 Housing Choice.</u>	<u>Strategic Policy H11.1 Housing choice</u>
<u>Policy CS 9 Housing Provision.</u>	<u>Strategic Policy H11.2 Housing provision</u>
<u>Policy CS 10 Accommodation for Gypsies and Travellers.</u>	<u>Policy No. H11.6 Accommodation for Gypsies and Travellers.</u>
<u>Policy CS 11 Infrastructure.</u>	<u>Strategic policy IN 14.1 Infrastructure.</u>
<u>Policy CS 12 Economic Development.</u>	<u>Strategic policy EC13.1 Promoting economic growth and successful high streets.</u>
<u>Policy CS 13 Open space, nature conservation, leisure and culture.</u>	<u>Strategic Policy O15.1 Open Space, Green Infrastructure and Nature Conservation.</u>
<u>Policy CS 14 Design.</u>	<u>Strategic Policy D12.1 Delivering well-designed and resilient neighbourhoods.</u>
<u>Policy CS 15 Climate Change.</u>	<u>Strategic Policy CC2.1: Promoting Sustainable Design to Mitigate and Adapt to Climate Change.</u>
<u>Policy CS 16 Flood Risk Management.</u>	<u>Strategic Policy F15.7 Flood Risk Management and Sustainable Drainage.</u>
<u>Policy CS 17 Waste Management.</u>	<u>Strategic Policy W14.4 Waste Management.</u>
<u>Policy CS 18 Active Transport.</u>	<u>Strategic Policy T16.1 Sustainable Travel.</u>
<u>Policy CS 19 Public Transport.</u>	<u>Strategic Policy T16.1 Sustainable Travel.</u>

<u>Core Planning Strategy policies</u>	<u>Replaced by forthcoming Policies in the Local Plan (submitted 2nd December 2021)</u>
<u>Policy CS 20 Parking, Servicing and Delivery.</u>	<u>Strategic Policy T16.1 Sustainable Travel.</u>
<u>Chapter 27 Delivery and Implementation (Delivery of the Spatial Strategy and Core Policies).</u>	<u>Main Modification Chapter 17: Monitoring policy 17.1 and monitoring framework</u>
<u>Chapter 28 Monitoring Framework.</u>	<u>Main Modification Chapter 17: Monitoring policy 17.1 and monitoring framework</u>

Sites and Policies Plan (2014) policies replaced by the forthcoming Local Plan

<u>Sites and Policies Plan policies</u>	<u>Replaced by forthcoming Policies in the Local Plan (submitted 2nd December 2021)</u>
<u>DM R1 Location and scale of development in Merton's town centres and neighbourhood parades.</u>	<u>Policy TC 13.5 Merton's town centres and neighbourhood parades.</u>
<u>DM R2 Development of town centre type uses outside town centres.</u>	<u>Policy TC 13.6 Development of town centre type uses outside town centres.</u>
<u>DM R3 Protecting corner/ local shops.</u>	<u>Policy TC13.7 Protecting corner / local shops</u>
<u>DM R4 Protection of shopping facilities within designated shopping frontages.</u>	<u>Policy TC 13.5 Merton's town centres and neighbourhood parades.</u>
<u>DM R5 Food and drink / leisure and entertainment uses.</u>	<u>Policy TC13.8 Food and drink / leisure and entertainment.</u>
<u>DM R6 Culture, arts and tourism development.</u>	<u>Policy TC13.9 Culture, arts and tourism development.</u>
<u>DM R7 Markets.</u>	<u>Policy not taken forward.</u>
<u>DM H1 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system.</u>	<u>Policy No. H11.4 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system.</u>
<u>DM H2 Housing mix.</u>	<u>Policy No. H11.3 Housing mix</u>
<u>DM H3 Support for affordable housing.</u>	<u>Policy No. H11.1 Housing choice</u>

<u>Sites and Policies Plan policies</u>	<u>Replaced by forthcoming Policies in the Local Plan (submitted 2nd December 2021)</u>
<u>DM H4 Demolition and redevelopment of a single dwelling house.</u>	<u>Policy not taken forward.</u>
<u>DM H5 Student housing, other housing with shared facilities and bedsits.</u>	<u>Policy No. H11.5 Student Housing, other housing with shared facilities and bedsits</u>
<u>DM C1 Community facilities.</u>	<u>Policy IN14.2 Social and Community Infrastructure</u>
<u>DM C2 Education for children and young people.</u>	<u>Policy IN14.2 Social and Community Infrastructure</u>
<u>DM E1 Employment areas in Merton.</u>	<u>Policy EC13.2 Business locations in Merton</u>
<u>DM E2 Offices in town centres.</u>	<u>Policy EC13.2 Business locations in Merton</u>
<u>DM E3 Protection of scattered employment sites.</u>	<u>Policy EC13.3 Protection of scattered employment sites</u>
<u>DM E4 Local employment opportunities.</u>	<u>Policy EC.13.4 Local Employment Opportunities</u>
<u>DM O1 Open space.</u>	<u>Policy O15.2 Open Space and Green Infrastructure</u>
<u>DM O2 Nature conservation, trees, hedges and landscape features.</u>	<u>Policy O15.3 Biodiversity and Access to Nature</u> <u>Policy O15.4 Protection of Trees, Hedges and Other Landscape Features</u>
<u>DM D1 Urban design and the public realm.</u>	<u>D12.2 Urban design</u>
<u>DM D2 Design considerations in all developments.</u>	<u>D12.3 Ensuring high quality design for all developments</u>
<u>DM D3 Alterations and extensions to existing buildings.</u>	<u>Policy D12.4 Alterations and extensions to existing buildings</u>
<u>DM D4 Managing heritage assets.</u>	<u>Policy D12.5 Managing heritage assets</u>
<u>DM D5 Advertisements.</u>	<u>Policy D12.7 Advertisements</u>
<u>DM D6 Telecommunications.</u>	<u>Policy D12.8 Digital infrastructure</u>
<u>DM D7 Shop front design and signage.</u>	<u>Policy D12.9 Shop front design and signage</u>
<u>DM EP1 Opportunities for decentralised energy networks.</u>	<u>Not taken forward.</u>
<u>DM EP2 Reducing and mitigating noise.</u>	<u>Policy P15.10 Improving Air Quality and Minimising Pollution</u>

<u>Sites and Policies Plan policies</u>	<u>Replaced by forthcoming Policies in the Local Plan (submitted 2nd December 2021)</u>
<u>DM EP3 Allowable solutions.</u>	<u>Not taken forward</u>
<u>Policy DM EP4 Pollutants.</u>	<u>Policy P15.10 Improving Air Quality and Minimising Pollution</u>
<u>DM F1 Support for flood risk management.</u>	<u>Policy F15.8 Managing Local Flooding</u>
<u>DM F2 Sustainable urban drainage systems (SUDS) and; wastewater and water infrastructure.</u>	<u>Policy F15.9 Sustainable Drainage Systems (SUDS)</u>
<u>DM T1 Support for sustainable transport and active travel.</u>	<u>Policy T16.2 Prioritising active travel choices</u>
<u>DM T2 Transport impacts of development.</u>	<u>Policy T16.3 Managing the transport impacts of development</u>
<u>DM T3 Car parking and servicing standards.</u>	<u>T16.4 Parking, deliveries and servicing</u>
<u>DM T4 Transport infrastructure.</u>	<u>T16.5 Supporting transport infrastructure</u>
<u>DM T5 Access to the Road Network.</u>	<u>Not taken forward</u>
<u>Appendices (A –L).</u>	<u>Chapter 17: Appendices</u>
<u>Policies Map (2014)</u>	<u>Polices Map (submitted 2022)</u>

MM Appendix 4 – after page 602 (MM353)

Metropolitan Open Land (MOL) – boundary amendments and exceptional circumstances

The following pages set out details of all the boundary amendments to Metropolitan Open Land (MOL), in accordance with national policy (NPPF 2021 para 140) and London Plan 2021 (Policy G3).

Relevant policies for MOL are set out in Chapter 15 (Strategic Policy O15.1 and Policy O15.2).

The new boundaries of all MOL sites are illustrated on the Policies Map.

MOL-01 – Cannon Hill

Site Description (including relevant physical boundary features):

Cannon Hill MOL is located on the border of the Morden and Raynes Park Neighbourhoods. It includes Cannon Hill Common, Joseph Hood Recreation Ground, Martin Way Allotments and a number of sport and recreation facilities.

The physical boundaries include:

- North – Bushey Road,
- East – The David Lloyd building footprint, fencing and rear of residential properties surrounding Martin Way Allotments and Joseph Hood Recreation Ground.
- South – Cannon Hill Lane, Parkway and the fenced rear boundaries of residential properties.
- West – Fenced rear boundaries of residential properties facing Grand Drive to the west.

Description of MOL boundary change (including any exceptional circumstances):

To realign the MOL boundary with the current building line, which has changed through approved planning applications since the 2014 Sites and Policies Map was adopted. This boundary amendment is made to accurately reflect what is built on site, namely the outline of the David Lloyd building along with associated entrances and exits to the outdoor sporting features, fencing to the north and landscaping to the east. The remainder of the site continues to meet the MOL criteria 1, 2 and 3 from the London Plan and maintains openness as detailed in the NPPF. There would be no harm to the wider MOL function through the removal of this building. In fact, the building itself is deemed to harm the openness of wider the Cannon Hill MOL.

Relevant Planning Application: 19/P3979.

This boundary change results in an addition of 0.54ha MOL (from 55.25ha to 55.79ha), which is a 0.98% change.

Map illustrating boundary change:



MOL-03 – Lower Morden

Site Description (including relevant physical boundary features):

The Lower Morden MOL is located within the Morden Neighbourhood.

The physical boundaries include:

- **North – fenced residential properties on both sides of Arthur Road, along Marina Avenue, Tennyson Avenue, Westway and Meadowsweet Close.**
- **East – Grand Drive, fenced residential properties off St Catherine’s Close, Derwent Road, Coniston Close and Buttermere Close, Eveline Day Nursery, St John Fisher Primary School and Lower Morden Lane.**
- **South – Garth Road, landscaped edge of Morden and Sutton Joint Cemetery abutting built form of adjoining industrial area.**
- **West – the western boundary primarily follows the pedestrian walkways which provide a link from Trafalgar Avenue, along the rear of the industrial area, cemetery and equestrian centre, up and around Sir Joseph Hood Memorial Playing Fields, along the Beverley Brook. It should be noted that this also forms the borough boundary with LB Sutton.**

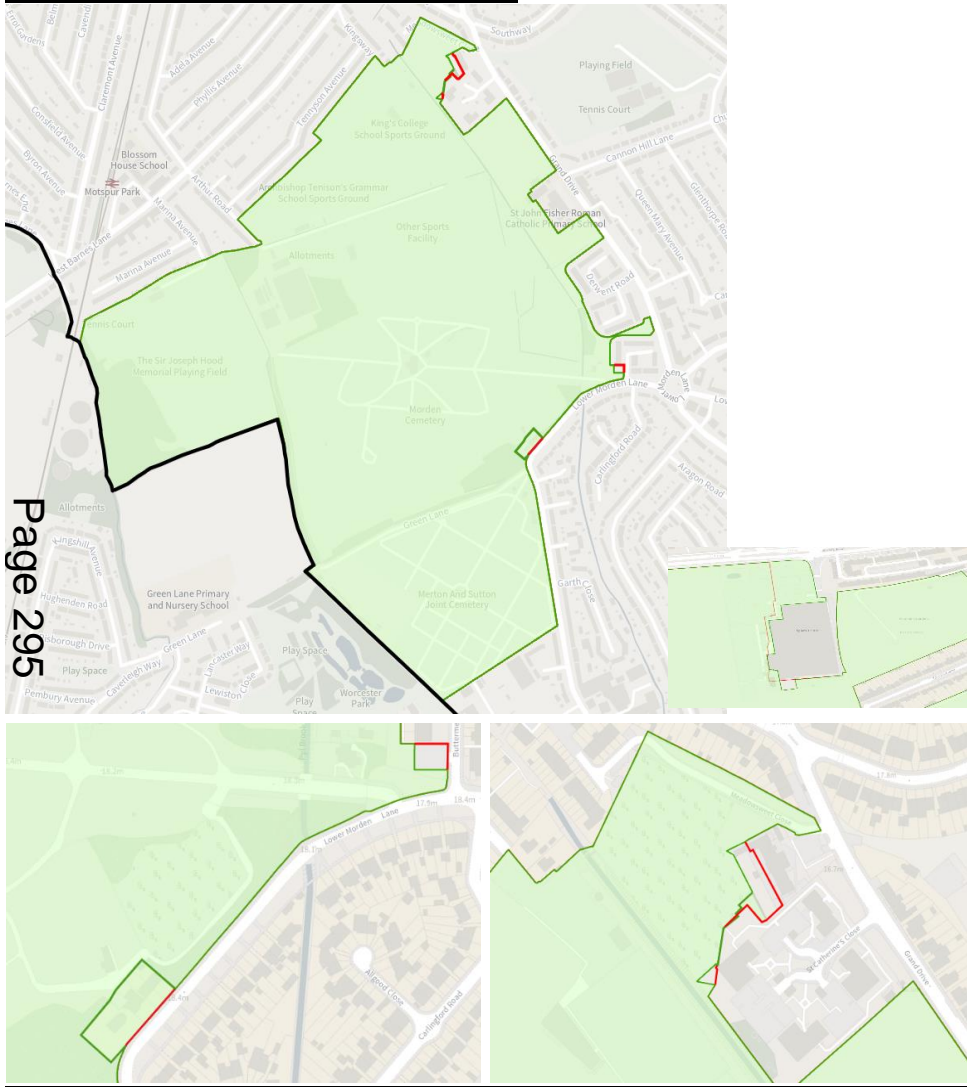
Description of MOL boundary changes (including any exceptional circumstances):

There are four separate boundary changes:

- 1. Land off Meadowsweet Close. A minor amendment is proposed to realign the MOL boundary with the current building line which has changed since the 2014 Policies Map was adopted. The site is physically and visually separated, with a nursery building, outdoor play area and site boundary fence offering no connections to the MOL.**
- 2. Correction to cartographic boundary error near Eveline Day Nursery & St Catherine’s Close.**
- 3. Land off Buttermere Close. A minor boundary amendment is proposed to realign the MOL boundary and remove a residential carpark. The carpark is ancillary to the adjoining residential units and is not linked to the cemetery. It does not contribute to the openness of the Lower Morden MOL. This appears to be an error in the 2014 Policies Map.**
- 4. Proposed boundary amendments to remove four houses next to the cemetery from Lower Morden MOL. This is an error from the 2014 Policies Map. While the houses are directly adjacent to the cemetery, they are freehold properties separately owned and are not related to the cemetery. They do not contribute to the openness of the MOL.**

These boundary changes represent a reduction of 0.2ha (from 81ha to 80.8ha), which is a 0.25% change.

Maps illustrating boundary changes:



MOL-04 – Beverley Brook / A3

Site Description (including relevant physical boundary features):

The Beverley Brook/A3 MOL is located within the Raynes Park Neighbourhood. It includes several sports & recreation grounds and part of the Malden Golf Course.

The physical boundaries include:

- North – Fenced residential properties off Somerset Avenue, Camberley Avenue, Coombe Lane, Coombe Gardens and Beverley Way.
- East – The A3, fenced residential properties off Aboyne Drive and Taunton Avenue.
- South – The built form of the adjoining industrial area and the landscaped edge of the overground railway line.
- West – The A3 and the Beverley Brook, which also forms the borough boundary with LB Kingston.

Description of MOL boundary change (including any exceptional circumstances):

This part of the site appears to have been included as MOL in error in the 2014 Sites and Policies Plan. It does not meet the MOL criteria set out in the London Plan and is therefore recommended to be removed. The site is privately owned, is physically separated from the adjoining MOL, does not offer sports, leisure, recreation, art or cultural activities and does not contain features or landscapes of a national or metropolitan value. These boundary changes represent a reduction of 0.02ha (from 28.96ha to 28.94ha), which is a 0.07% change.

Map illustrating boundary change:



MOL-05 – Copse Hill

Site Description (including relevant physical boundary features):

The Copse Hill MOL is located within the Wimbledon Neighbourhood. It includes Morley Park and other green spaces around the Atkinson Morley residential development.

The physical boundaries include:

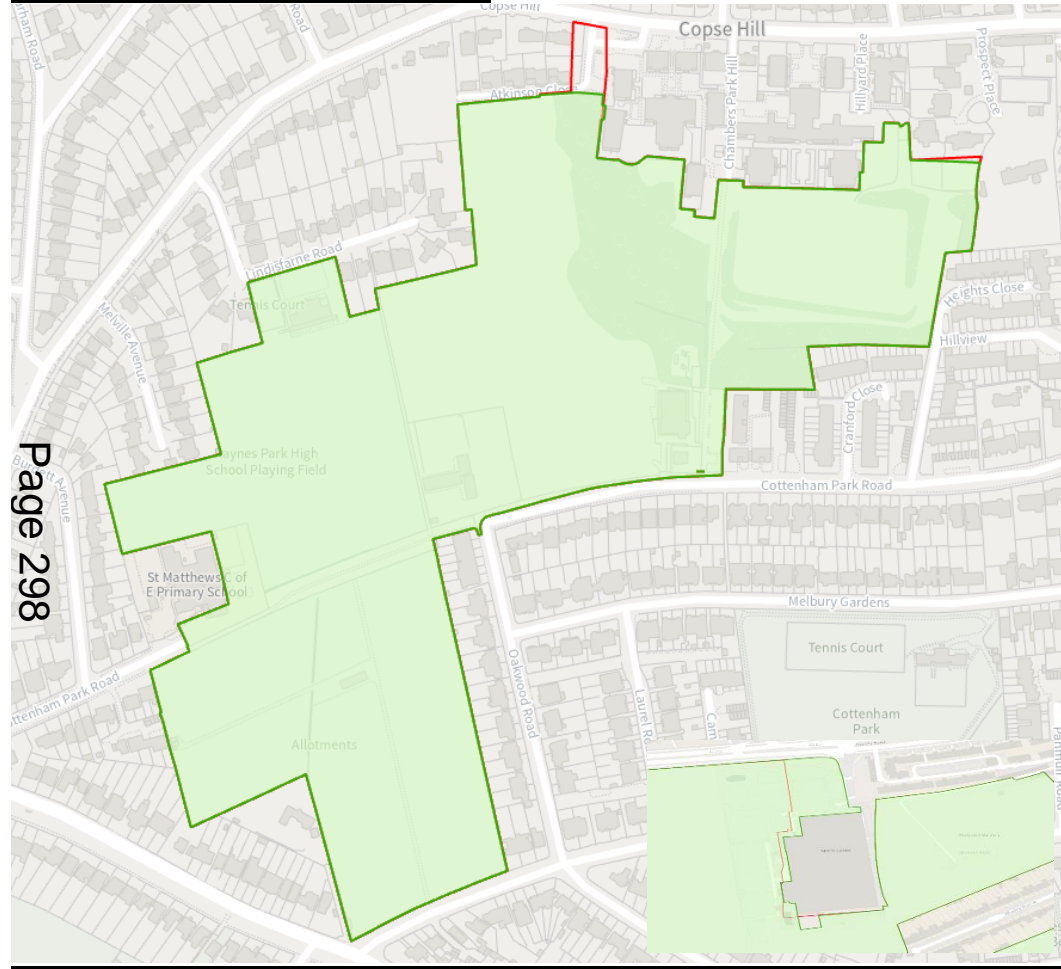
- **North – Built form at Atkinson Morley and the former Wolfson Rehabilitation Centre.**
- **East – Fenced residential properties off Heights Close, Cottenham Place and Prospect Place.**
- **South – Cottenham Park Road.**
- **West – Primary School and fenced residential properties off Melville Avenue and Burdett Avenue.**

Description of MOL boundary change (including any exceptional circumstances):

Boundary changes are proposed to reflect the approved planning applications and new built form for this site. The built form of the new developments at Atkinson Morley and the former Wolfson Rehabilitation Centre sites set the physical boundaries of the northern edge of this MOL. Relevant planning applications: 13/P2722 and 16/P4853.

These boundary changes represent a reduction of 0.1ha (from 16.1ha to 16ha), which is a 0.62% change.

Map illustrating boundary change:



MOL-12 – Wimbledon Common

Site Description (including relevant physical boundary features):

The Wimbledon Common MOL is located within the Wimbledon Neighbourhood. It includes the Royal Wimbledon Golf Club, Wimbledon Common, and various sports, leisure and recreation facilities.

The physical boundaries include:

- **North – Borough boundary with LB Wandsworth.**
- **East – The A219.**
- **South – Southside Common and fenced residential properties.**
- **West – The A3.**

Description of MOL boundary change (including any exceptional circumstances):

No boundary changes.

Map illustrating boundary change:

N/A

MOL-14 – Mitcham Common

Site Description (including relevant physical boundary features):

The Mitcham Common MOL is located in the Mitcham Neighbourhood. It includes Mitcham Golf Club, Mitcham Common, Cranmer Nature Reserve, and various sports, leisure and recreation facilities.

The physical boundaries include:

- **North – Commonside East.**
- **East – Borough boundary with LB Croydon.**
- **South – Borough boundary with LB Sutton.**
- **West – Railway and Tram lines, A239.**

Description of MOL boundary change (including any exceptional circumstances):

No boundary changes

Map illustrating boundary change:

N/A

MOL-16 – Morden Park

Site Description (including relevant physical boundary features):

The Morden Park MOL is located within the Morden Neighbourhood. It includes Morden Cricket Club, Morden Park and other recreation and leisure facilities.

The physical boundaries include:

- North – Railway line and rear fenced residential properties off Hillcross Avenue.
- East – A24.
- South – Lower Morden Lane.
- West – Residential properties off Hillcross Avenue, Lower Morden Garden Centre.

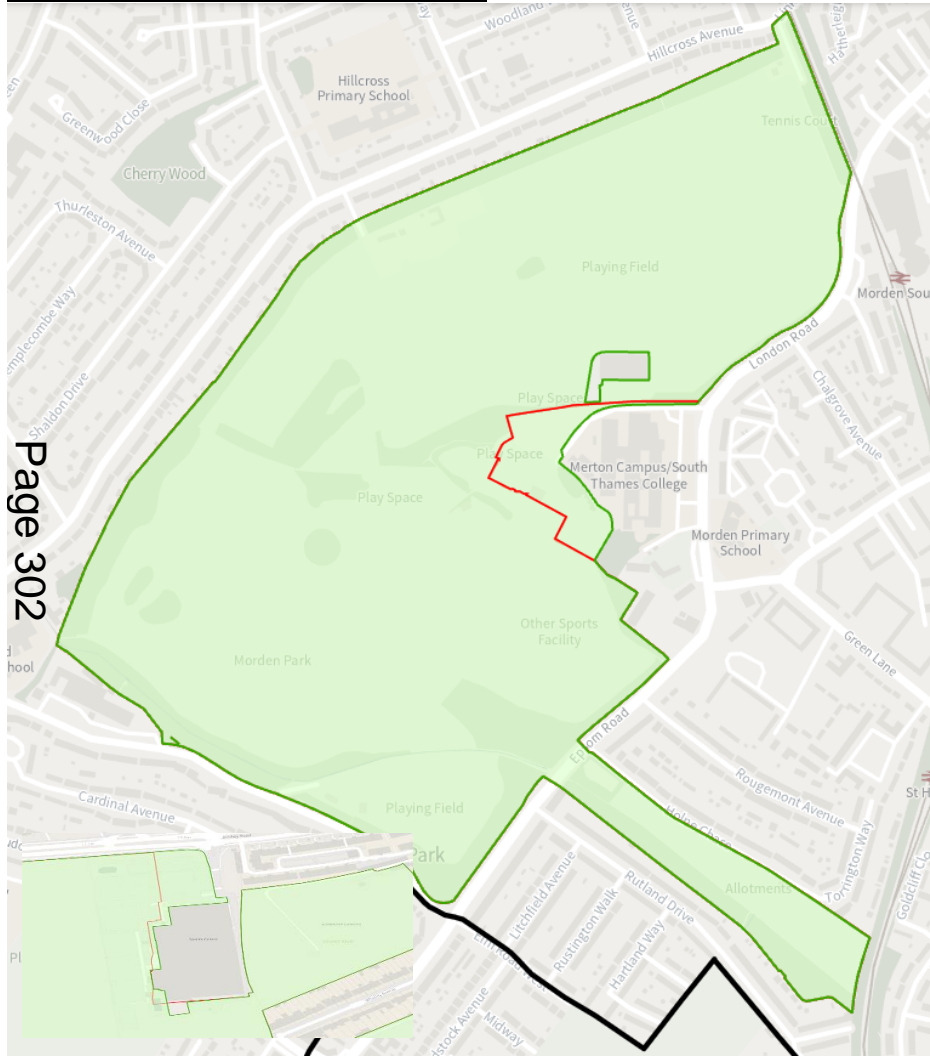
Description of MOL boundary change (including any exceptional circumstances):

Boundary amendment to the former and new Morden Leisure Centre site and minor extension to the MOL boundary to include the adjoining carpark, play area and other ancillary features to the park. This proposed amendment is to reflect the location of the new Morden Leisure Centre, approved with a MOL land swap through a planning application and ensure all areas of Morden Park that meet the MOL criteria are included for protection. The former leisure centre building has been demolished and this area has now been restored for nature conservation purposes.

Relevant planning application: 16/P0882

These boundary changes represent an addition of 1.56ha MOL (from 73.24ha to 74.8ha), which is a 2.13% change.

Map illustrating boundary change:



MOL-18 – Wandle Valley

Site Description (including relevant physical boundary features):

The Wandle Valley MOL stretches across a large area of the borough, through the Mitcham, Morden, Colliers Wood and Wimbledon Neighbourhoods.

The physical boundaries include:

- North – Borough boundary with LB Wandsworth.
- South – Borough boundary with LB Sutton.
- East and West – The MOL follows the River Wandle and broadly encompasses the Wandle Valley Regional Park sites, which stretch across a thin corridor from north to south of the borough.

Description of MOL boundary change (including any exceptional circumstances):

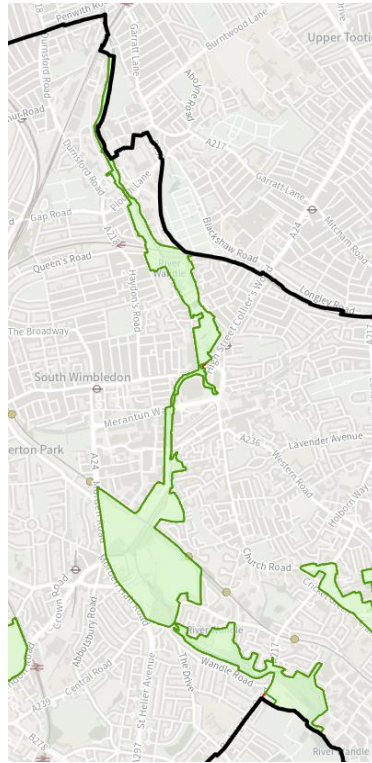
1. 222 High Street, Colliers Wood. The removal of this retail property and adjacent car park is proposed and necessary to correct an error in the 2014 MOL boundary. This site does not form part of the Wandle Valley MOL corridor and is an anomaly that needs to be corrected. The built form and ancillary carpark are clearly separated from the park and do not contribute to the openness of the MOL.

2. Tooting and Mitcham Hub. As demonstrated through the approved planning application, this site meets very special circumstances and MOL is to be removed as per the granted permission and S106 agreement. The approved residential development will not contribute to the openness of the MOL and will act as a physical barrier to the surrounding area.

Relevant planning application: 19/P4094

These boundary changes represent a reduction of 0.3ha (from 103ha to 102.7ha), which is a 0.29% change.

Maps illustrating boundary change:



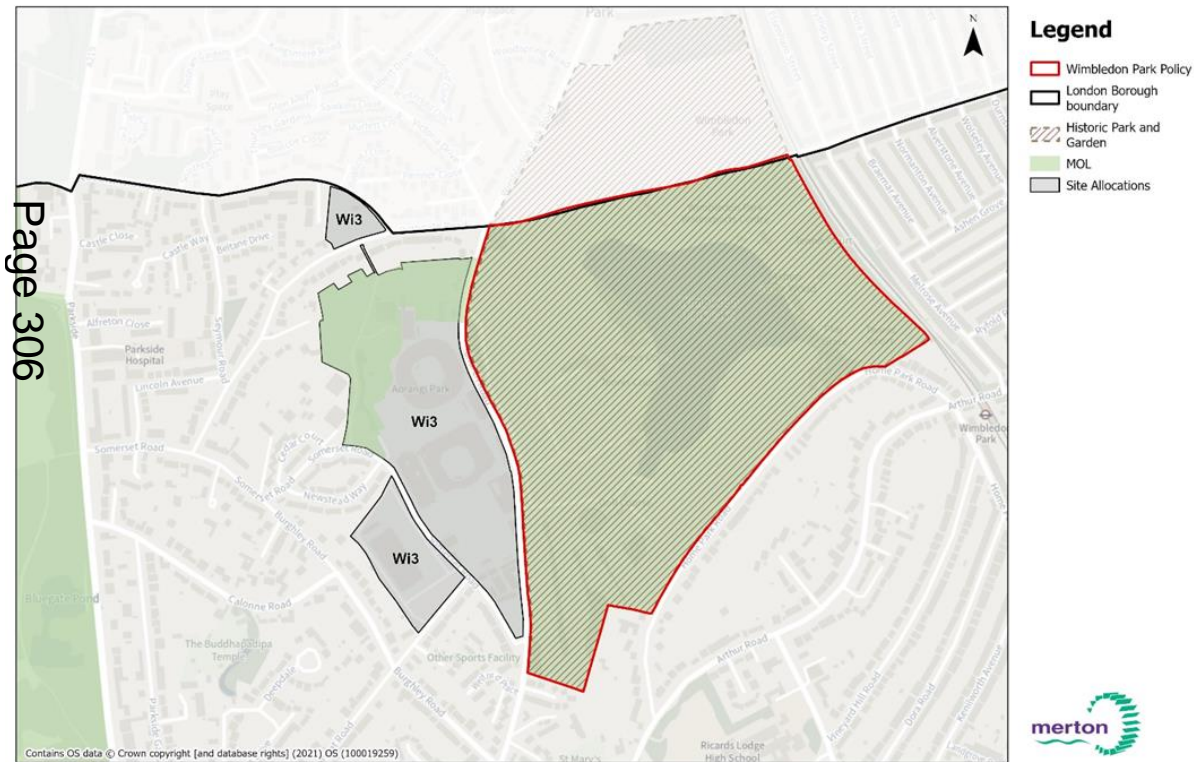
WIMBLEDON PARK – POLICY N8.1

To address the reasons why the Grade II* Wimbledon Park is on Historic England’s Heritage at Risk Register and to recognise and support its sporting, recreation, ecological and amenity functions.

We will do this by:

- a. **Supporting, the park’s sport, recreation, play and amenity uses and enhancing access to them, ensuring their successful integration with historic and biodiversity designations.**
- b. **Preparing a landscape management plan to help all landowners co-ordinate the long-term management and maintenance of Wimbledon Park.**
- c. **Securing investment in the former golf course to conserve and enhance the historic landscape, biodiversity, sport and recreation and secure public access.**
- d. **Improving public access around the whole lake, alongside biodiversity, sporting, public safety, flood risk, while ensuring compliance for reservoir safety.**
- e. **Addressing the lake’s poor condition and seeking restoration of its historic shape and form.**
- f. **Ensuring the lake continues to operate safely and in line with the national requirements for a large raised Reservoir, while managing flood risk.**
- g. **Identifying and protecting historic trees and other trees of significant amenity value and considering a programme for their renewal.**
- h. **Considering the removal of insensitive tree and other non-native planting, particularly on the former golf course and around the athletics track.**
- i. **Protecting and enhancing biodiversity, increasing the ecological interest of the park and its waterbodies.**

j. Respecting the site's historic setting, enhancing historic and new views to and across the lake, and to St Mary's Church, and supporting greater public access to these views.



SUPPORTING TEXT

- 8.1.1. Wimbledon Park is a Grade II* Historic Park and Garden, lying to the north of the borough and crossing the borough boundary between Merton and Wandsworth. The majority (c48ha) of the park lies within the London Borough of Merton; a smaller proportion(c12ha) lies within the London Borough of Wandsworth.
- 8.1.2. Wimbledon Park is the remnants of a larger Lancelot “Capability” Brown landscape, designed in the late 1700ds originally for a nearby Manor House (since demolished). The Wimbledon Park Conservation Area Character Appraisal for Wimbledon Park contains details of the successive Manor Houses and the evolution of Wimbledon Park to what it is today.
- 8.1.3. Wimbledon Park is in three ownerships: Merton Council, the All England Lawn Tennis Club and the Wimbledon Club. About a third of Wimbledon Park, owned by Merton Council is currently publicly accessible. The All England Lawn Tennis Club’s main grounds lies to the west of Wimbledon Park across Church Road and the whole park has been used for many years to support the successful functioning of the Wimbledon Tennis Championships each summer. Planning application 21/P2900 has been submitted to Merton and Wandsworth Councils relating to the former golf course within Wimbledon Park.
- 8.1.4. The whole of Wimbledon Park is designated as Metropolitan Open Land, designated Open Space and Green Corridor. Wimbledon Park lies within Wimbledon North Conservation Area and a Tier 2 Archaeological Priority Area. Except for the public park, the site lies within a Site of Importance for Nature Conservation (SINC) Borough Grade 1. These designations are addressed by other policies in the Development Plan.
- 8.1.5. Wimbledon Park lake is the clearest surviving feature of Capability Brown’s original design. Other surviving landscape features over 200 years old include veteran trees and the presence of woodland at Horse Close Wood and Ashen Grove. The lake is also a registered ‘large raised’ Reservoir under the Reservoir Act 1975, an active watersports destination and a Site of Importance for Nature Conservation, containing protected species and their habitats. The Lake connects via the Wimbledon Park Brook and surface water sewer network into the River Wandle downstream in Earlsfield.
- 8.1.6. In addition to the historic and natural environment designations, Wimbledon Park is an intensively used sporting venue across all three land ownerships, hosting watersports, tennis, beach volleyball, cricket, hockey and golf until 2023. The public part of the park is also important for recreation, play and amenity. Wimbledon Park meets multiple priorities for green

and blue infrastructure and associated amenity, education, health and wellbeing benefits as set out in Merton's Green Infrastructure Study 2020.

Sports, recreation and play

8.1.7. NPPF 2023 paragraph 98 states "Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change." The London Plan supports retaining and enhancing formal and informal sporting and recreational facilities to encourage physical activity and deliver a range of social, health and wellbeing benefits. The London Plan also recognises that the co-location of sporting facilities can increase participation.

8.1.8. Wimbledon Park supports a wide range of sports and recreational uses including angling, watersports, athletics, bowls, hockey, cricket, mini-golf, tennis and beach volleyball. It also provides open space for informal sports and recreation, particularly on the Great Field in the public park, walking around the park and parts of the lakeshore, the recently deculverted brook and in the children's playgrounds and splash play. In line with policy IN14.3 we will safeguard existing sport and recreation facilities, encourage further opportunities for sport, recreation and play, encourage co-location of services and improve community access.

8.1.9. The public park is intensively used and this policy seeks to maintain this and improve public access to private land ownership where possible. This policy supports the provision of well-maintained and adequately sized paths, bridges, toilets, drainage and other ancillary services to support access to and enjoyment of more of the park for people of all ages and abilities.

Enhancing biodiversity and access to nature

8.1.10. Wimbledon Park, including the lake, has multiple land use designations to support biodiversity and nature conservation. Protected species including different species of bat and birds, stag beetle, common frog and toad, European eel, veteran trees and other flora. There is also potential to improve biodiversity resilience by better habitat management, for example addressing the poor condition of the lake, removing recent planting located too close to veteran trees, replacing non-native with native species, and reducing pollutants in grassland management. In line with policy O15.3 biodiversity and access to nature we will protect and enhance biodiversity and improve accessibility to nature.

The historic environment

8.1.11. Paragraph 190 of the NPPF 2023 state “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

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8.1.12. In 2016 the Wimbledon Park Registered Park and Garden was added to Historic England’s Heritage At Risk Register due to the following issues:

- Uncertainty around the future [of the entire historic landscape].
- The impacts of divided ownership on landscape management.
- Obscured views.
- The deterioration of the Lake.

Addressing the future of the historic landscape and landscape management

8.1.13. Wimbledon Park is currently owned by three freeholders. The 9 hectare lake and c18 hectares of Wimbledon Park is owned by Merton Council and used as a public park, including part that lies within the London Borough of Wandsworth.

8.1.14. The remainder is privately owned and is not publicly accessible. 29 hectares is the freehold of the All England Lawn Tennis Club. In 2016 when Wimbledon Park was added to Historic England’s “Heritage at Risk” register, Wimbledon Park Golf Club

was the leaseholder of this land which was used as a golf course for many decades until January 2023. The remaining c4 hectares is owned by the Wimbledon Club.

8.1.15. Wimbledon North Conservation Area Character Appraisal 2006 (sub-area 2) describes the remnants of the Capability Brown landscape at Wimbledon Park, and positive and detrimental features. For many decades landscape management has been divided across four organisations (the council, the Wimbledon Club, AELTC and their leaseholder, the Wimbledon Park Golf Club). The sites were being managed intensively and largely independently in accordance with their main purpose: either as a public park including sporting and recreational uses, a private sporting venue or a golf course.

8.1.16. Wimbledon north conservation area character appraisal 2006 identifies positive and negative landscape features within and just beyond Wimbledon Park. Addressing the negative features in Wimbledon Park's landscape, enhancing the positive features and, where possible, better co-ordinating landscape management across the whole site will help to address the reasons that Wimbledon Park is on the Heritage at Risk Register.

8.1.17. To this end we will secure the production of a landscape management and maintenance plan as part of any development proposals that may come forward. This will provide a comprehensive plan for the conservation, enhancement and ongoing management of the entire registered park and garden that takes full account of the site's historic development and significance, acting as a common agreed baseline for all parties to work from.

Addressing obscured views

8.1.18. In the eighteenth century the original Capability Brown landscape was curated across a larger area in the "English Landscape" style, using the existing topography and man-made features including the creation of the lake with spurs to resemble river entrances, open parkland interspersed by carefully placed trees and woodland all giving rise to curated views, including of St Mary's Church spire. Veteran trees, particularly oak and some dating or pre-dating the 1800s, remain across the former golf course and within the council-owned public park. The woodland belts at Horse Close Wood and Ashen Grove were also part of the Brownian layout.

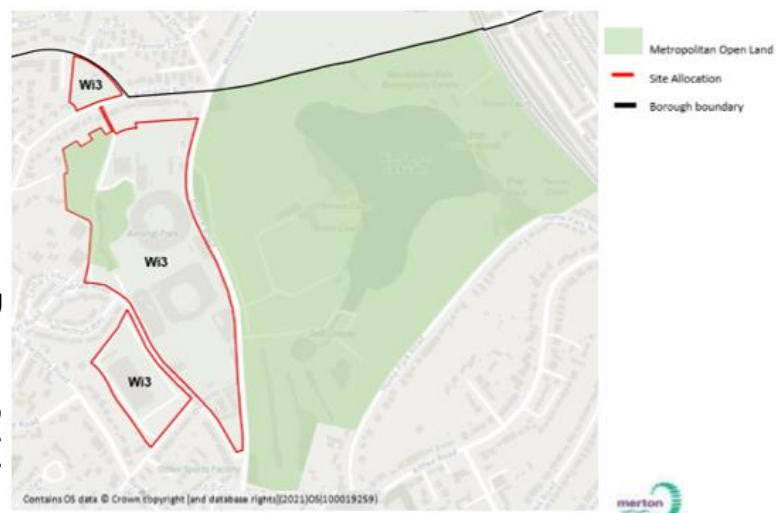
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- 8.1.19. Younger, faster growing trees have been planted to create fairways as part of the former golf course operations; sometimes obscuring the views and parkland setting and sometimes in too close proximity to veteran trees. Faster growing conifers and polars planted to screen the athletics track also dominate the landscape negatively.
- 8.1.20. Due in part to the reservoir dam face, trees, and C20th buildings and structures built within the park, the parkland and lake are difficult to see from key publicly accessible points, including Home Park Road, the closest entrance to Wimbledon Park Station. The topography (rising at either end and including the lake's dam face) both helps and hinders views across the area. Buildings on or adjacent the lakeshore in the public park and the Wimbledon Club site obscure views across the lake.
- 8.1.21. The following measures should be considered for addressing obscured views, including those derived from Wimbledon North Conservation Area Character Appraisal 2006:
- 8.1.22. To improve the historic view lines across the lake:
- a) Removing insensitive tree planting, particularly around the athletics track and on the former golf course.
 - b) Improving the appearance of buildings or removing them and to co-locating their services within other facilities while maintaining easy access to the lakeshore for watersports equipment and people.
- 8.1.23. To improve views across the whole park and lake, improving historic views and creating new views:
- a) Removing insensitive fairway tree and other planting on the former golf course and anywhere else it is found,
 - b) Improving public access to currently private land and particularly around the whole lake.
 - c) Ensuring that viewing points are accessible to people of all abilities by creating or maintaining paths, fences and planting so as not to create a barrier to access or views.
 - d) Ensuring that buildings or development are co-located wherever possible and designed to minimise their impact on the landscape.

-
- 8.1.24. Wimbledon Park lake is the largest and most visible remaining feature of Capability Brown's man-made landscape. The spurs that feed into the lake have been partially filled in, reducing the lakes size, form and shape. The Lake is fed by overland flow paths and the surface water sewer network, principally by two large surface water sewers and outfalls both of which are currently adopted by Thames Water. The total catchment area which feeds the lake is approximately 230ha of which 40ha is direct catchment and 190ha is indirect catchment from urbanised areas, including highway runoff.
- 8.1.25. It is a registered as a Grade A large raised reservoir, regulated under the Reservoir Act 1975. The reservoir is retained by an earthfill embankment, some 320m long. The height of the embankment varies from approximately 1m to a maximum of about 4m. The Lake flows into the River Wandle downstream in Earfield via the Wimbledon Park Brook and the surface water sewer network.
- 8.1.26. The Lake is not used for drinking water supply purposes. The current poor quality of the Lake and its setting is one of the reasons that Wimbledon Park is on the "heritage at risk" register.
- 8.1.27. As well as being a large raised reservoir, the lake is intensively used for a variety of activities including angling, watersports and by wildfowl (including visitors feeding the birds) and has high localised amenity value. Over the years, the lake has suffered from pollution incidents, as a result of flytipping waste into drains or via drainage misconnections from private properties which inadvertently connects household foul drains to the surface water sewer network which ultimately feeds into the lake. Several of these pollution incidents have resulted in fish kills, particularly in summer when oxygen levels in the lake are low and water depths are shallow.
- 8.1.28. The lake is generally shallow in depth, sited in an urban area and in terms of water quality it is nutrient rich. During summer, when the water heats up and oxygen levels are low and nutrient levels are high, the suffers from algal blooms, some of which can be hazardous to wildlife, pets and the public. Since its formation, the Lake has over time silted up quite considerably. This siltation is in part due to detritus ingress through the outfalls into the Lake, vegetation (leaf fall) and wildfowl habitat, combined with a relatively stagnant water passage through the lake being artificially dammed over hundreds of years.
- 8.1.29. A Section 10 Reservoir Act inspection report was carried out in 2014 which included statutory requirements that needed to be actioned to ensure compliance with the Act for Reservoir Safety. The council carried out a bathymetric survey of the silt

levels in 2015. The council completed the Wimbledon Park Lake Reservoir Safety scheme in 2022, which has addressed reservoir safety requirements and made some improvements to the landscape and lake edge. As part of the wider opportunities of this project, the Council were able to deculvert an open section of the Wimbledon Park Brook in the public park to help create additional flood storage and improve the landscape and biodiversity. However the lake needs de-silting to ensure its amenity and historic value, to ensure water quality is not compromised, as the climate changes and hotter summers become more frequent. De-silting will be likely to help to reduce the number and length of algal blooms, improve it ecological capacity, increase oxygenation and continue to use the Lake it safely and fully for watersports, angling, heritage, biodiversity and amenity.

8.1.30. Given the size of this historic asset and its London location, the lake shoreline currently has very limited public access. We will work with all landowners to improve public access around the whole lake, taking into account biodiversity habitats, sporting, safety and reservoir management considerations.

Site Wi3: All England Lawn Tennis Club - Church Road, Wimbledon, SW19 5AE



Ward: Wimbledon Park Village

Site description:

1. The All England Lawn Tennis and Croquet Club site, and specifically the Wimbledon Championships has long been internationally recognised as the premier tennis tournament in the world on grass. This long-established competitive tennis venue is the reason that “Wimbledon” is an internationally recognised and valued brand.
2. The site is the All England Lawn Tennis Club (AELTC), an internationally recognised tennis venue with **18 Championship courts, 14 grass practice courts, 10 clay courts, 10 acrylic courts and 3 croquet lawns** outdoor and indoor tennis courts and supporting hospitality, offices, catering, press, players, security etc in a series of buildings and structures across the site.
3. The site is occupied all year around but is used intensively and in its entirety during the two weeks of the Wimbledon

Championships when it employs more than 10,000 people on-site, is visited by more than 500,000 spectators and broadcast to more than a billion people in +200 countries. The combined annual economic activity associated with The Championships and the activities of the AELTC was estimated in 2015 to be £180m for London and £280m for the UK (based on figures provided by AELTC).

4. The main site is approximately 14ha **containing 18 Championship courts, 14 practice grass courts and 8 acrylic / clay courts.** with A smaller site of approximately 3ha **is situated across Somerset Road to the west, housing 6 acrylic covered courts and 6 outdoor clay courts.** ~~22 grass courts in a~~ **Three croquet lawns are located to the north adjoining Bathgate Road;** all of which are part of the AELTC site.
5. Wimbledon Park, including Wimbledon Park Lake, lies at the other side of Church Road to the east of the site. The remaining surrounding area are made up of detached, semi-detached and terraced homes, many set in large plots in tree-lined streets.
- ~~6. AELTC now owns the former golf course in Wimbledon Park and proposes that this becomes part of the hosting estate for the Wimbledon Championships, enabling the entire site to support the qualifying rounds and the Championships themselves by 2030.~~
- ~~7. The golf course is part of a Capability Brown designed Grade II* Registered Park and Garden (along with Wimbledon Park and the Wimbledon Club) and is designated as Metropolitan Open Land, a Site of Importance for Nature Conservation, designated Open Space and within a Conservation Area. Any tennis related development on the golf course will need to respond to these sensitive designations.~~
- ~~8. The AELTC have commenced the preparation of an updated masterplan new masterplan to investigate and identify the future development opportunities for the AELTC estate and The Championships incorporating the golf course.~~

Site owner: All England Lawn Tennis and Croquet Club

Site area: -17.83 hectares

Existing uses:

1. Part of the AELTC estate used mainly between May to September and intensively during the two weeks of the internationally recognised Wimbledon Championships.
2. Outside The Championships period the site remains in use for member, club and charitable activities and includes the AELTC's Wimbledon Lawn Tennis Museum which attracts 100,000 visitors per year.

~~3. Wimbledon Park Golf course is currently an 18-hole golf course with club house and maintenance facilities. This use will cease from January 2022.~~

Site allocation: World class sporting venue of national and international significance with support for continued and long-term investment in all sites ~~this site towards this end and to improve community access, particularly to Wimbledon Park Lake.~~

Site deliverability: ~~5-10 years~~ **0-15 years**

Design and accessibility guidance:

1. ~~Development of the site provide an opportunity to master planning the golf course land to create environmental, social and economic benefits to the wider area, to host more sporting activities, upgrade and improve AELTC's facilities to continue the prominence of The Championships and the opportunity to host more of the pre-Championship activities within Merton. Other opportunities benefits are:~~

a. Make the most of the substantial economic benefits (directly and indirectly) of the site for the borough and for London.
b. In combination with the AELTC Raynes Park site, to support the capacity of the Wimbledon Junior Tennis Initiative, in providing better facilities for the free tennis coaching programme for primary school aged children in Merton and Wandsworth schools.

~~c. Secure investment in the former golf course to invest in and reimagine the historic landscape and secure pedestrian access to areas of formerly private land such as more of the lakeside and the land at the former golf course. This includes the opportunity to address the reasons why Wimbledon Park is on Historic England's "heritage at risk" register by AELTC former golf course landowner) working with other landowners Merton and Wandsworth Councils (public park landowner) and The Wimbledon Club (sports facilities landowner) all within Wimbledon Park.~~

2. Development proposals must respect the site's historic setting including the views to St Mary's Church and the surrounding area and the views from the Grade II* listed Wimbledon Park, **from Bathgate Road conservation area and those views identified in the Wimbledon north conservation area appraisal.**

~~3. Development proposal will need to investigate the potential impact of the proposed development on archaeological heritage.~~

Infrastructure Requirements:

1. **The AELTC site is used in a highly intensive manner, usually for less than two months per year, and relatively little outside the tennis grass court season given its size, scale and bespoke use. Any assessments relating to buildings or structures (e.g. sustainable travel and transport` assessments, carbon savings etc) should take account of any unusual usage patterns prevalent at the time and predicted for its future use.**

2. Development proposals for this site must **refer to the** ~~have regard to Merton's Infrastructure Delivery Plan~~ **and ensure infrastructure requirements have been addressed by the proposal** ~~and Green Infrastructure Study 2020.~~
3. ~~Transport for London are engaged in the master planning of the site and may have infrastructure requirements relating to the amended use of the former golf course site. A travel plan will also be required to incorporate all the AELTC's landholdings and the Championships, which should support how people access the site in a sustainable way.~~
4. The developer should contact Thames Water and SGN (~~Southern Gas Networks~~) to discuss requirements for any improvements to the water, wastewater and gas infrastructure network.
5. This site is in an area identified as being deficient **of deficiency** in access to nature. The Council will ~~require~~ **expect** proposals to ~~alleviate~~ **address** this deficiency in accordance with the Green Infrastructure policies.
6. ~~This site is in an area identified as being deficient in access to public open space. The Council will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in accordance with the Green Infrastructure policies.~~

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To assess any potential environmental impacts to Wimbledon Common (Special Area of Conservation), any substantial development proposal must be supported by measures set out in planning policies for on-site and off-site environmental monitoring proportionate to the scale of development proposed. Such proposals will be required to submit a full Construction Logistics Plan - outlining all phases of construction' and proposals must support the installation of air quality monitoring devices along the A219 (Parkside) during the construction of the site.

The site location

Impacts Listed Buildings or undesignated heritage assets.	Yes, the AELTC golf course, together with Wimbledon Park (owned by Merton Council) and the Wimbledon Club (privately owned) are the remains of a 18 th -century Capability Brown designed landscape which is now a Grade II* listed Historic Park and is on the "heritage at risk register". Various listed buildings and structures <u>including Grade II* listed St Mary's Church and Wimbledon Park, a Grade II* listed Historic Park on the "heritage at risk register"</u> are also visible from the site.
Impacts a Conservation Area.	Yes. The north end of the site sits within Bathgate Road conservation area. The whole of the site is within an archaeological priority zone. Wimbledon N orth conservation area lies to the west and the south of the site
Impacts an Archaeological Priority	Yes No

Area.	
Impacts a Scheduled Ancient Monument.	No
In a Flood Zone.	No, however the AELTC owned land at the golf course borders Wimbledon Park Lake, a key part of the man-made historic landscape features which is also a Category A reservoir (regulated by the Environment Agency). Merton Council are undertaking improvements to Lake and the raised dam to ensure compliance with the Reservoirs Act.
Is in a Town Centre.	No
Is in an Opportunity Area.	No
Impacts a designated open space.	Yes, part of the site to the north and north-west is designated as Metropolitan Open Land (MOL) and designated open space.
Impacts ecology designations.	No Yes, the golf course and surrounding land and lake are designated as Sites of Importance for Nature Conservation and green corridors.
Public Transport Accessibility Level (PTAL).	PTAL 2 poor access to public transport

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14.3.20 **14.3.39** Policy S5 of the London Plan recognises that specialist sporting venues and stadiums, such as the AELTC venues, have a vital role to play in enabling wider access to sport, as well as having an important cultural value.

14.3.21 **14.3.40** Further details on the AELTC sites can be found in the **Raynes Park and Wimbledon** chapters neighbourhood policy.

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