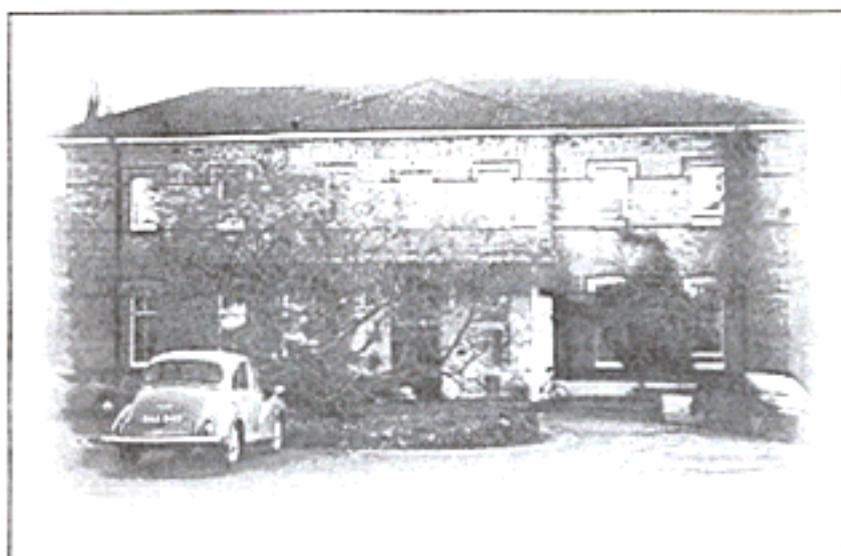


MERTON UNITARY
DEVELOPMENT PLAN
SUPPLEMENTARY PLANNING
GUIDANCE



Planning Brief

Atkinson Morley Hospital Site

APPROVED JULY 2003

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1.0 INTRODUCTION

Objectives

- 1.1 The purpose of this brief is to establish a planning framework and to provide detailed informal guidance to owners and potential developers, which should be taken into account when considering opportunities for the future use of the site.

Background

- 1.2 The main Atkinson Morley Hospital is currently programmed by the St George's Health Trust for closure as a medical facility, and is to undergo relocation of all neurology and neuroscience health services to the main St George's Hospital Site in Tooting, by 2003. The nurse's accommodation at 'The Firs' (within the site) will also be sold at the same time as the disposal of the Hospital. The Wolfson Centre will be retained.
- 1.3 The site is identified in the Second Deposit Draft UDP (October 2000) as a Site Proposal (No68P) and is considered suitable for residential and community/employment uses, open space, nature conservation and recreation.

Site Location and Description (Appendix 1)

- 1.4 The Atkinson Morley Hospital site, including the Wolfson Centre and The Firs, is located on the south side of Copse Hill, west of the junction with Cottenham Drive in West Wimbledon (Appendix 1). The northern part of the site along side Copse Hill contains the various hospital buildings as well as the main access into the site. The associated sports fields and open land, which make up the majority of the site, are part of a larger area of designated Metropolitan Open Land (MOL) which stretches south westwards towards Cottenham Park Road. The entire site except The Firs buildings and grounds falls within the Copse Hill Conservation Area.
- 1.5 The site extends approximately 9.5 hectares (23 acres). It slopes from north to south and allows views particularly to and from the south. Adjoining this site to the southwest is the Oberon Playing Field, which is owned by the London Borough of Merton. This is also designated as Metropolitan Open Land.
- 1.6 The Atkinson Morley Hospital site is in dual ownership. The Local Planning Authority is prepared to accept two applications, even if not made and determined at the same time, which would cover the whole site.

Planning Status

- 1.7 The authorised use of the site is for medical care and falls within Class C2 of the Town and Country Planning (Use Classes) Order 1987. There are no current planning applications for development of the site, or any extant planning permissions.
- 1.8 Apart from some minor works permitted under the Town and Country Planning (General Permitted Development) Order 1995, the construction of most new buildings, extensions and material alterations to existing buildings and other major works on the site, such as the laying out of car parking areas, will require planning permission. Proposals involving demolition of buildings within the Conservation Area will also require conservation area consent.

2.0 PROPOSALS

The Council's Requirements

- 2.1 As part of any future development of the site the Council will require that:
 - The site is developed for mixed use, including housing (part of which should be affordable) and employment or community use, open space and recreation.
 - Wildlife habitats and the Site of Importance for Nature Conservation (SINC) are protected and enhanced;
 - The special character and appearance of the site and the wider Conservation Area is preserved or enhanced;
 - Existing trees are protected and retained;
 - The historic core of the Locally Listed hospital building is retained;
 - The open character of the MOL is protected and its landscape character enhanced;
 - The existing views across the site are retained;
 - Public access is provided to the open space;
 - A public footpath and cyclepath are provided through the site;
 - The existing bus turning facility is retained or a new facility provided, including dedication of land and implementation of the scheme adjacent to or on the boundary of the site;
 - Archaeological remains are preserved;
 - The playing fields are reused and new or refurbished appropriate ancillary facilities provided;

Aspirations

2.2 As part of any future development of the site the Council will want to see:

- The Scout Hut and facilities are retained in the present location;
- Retention and sensitive adaptation of the locally listed main hospital building to accommodate any proposed new uses;
- Provision is made for further views across the site;
- Remnants of the landscaped grounds including the lawn and avenue are protected and enhanced having regard to their value also for biodiversity;
- The landscaped area between the existing buildings and Copse Hill along the northern boundary is protected and preserved;
- The footpath on the western boundary is widened and improved;
- Any new development is located and designed to provide an appropriate setting to the main hospital building and to preserve or enhance the character or appearance of the conservation area;
- Sustainable design and construction methods, including sustainable urban drainage systems, energy efficiency, minimised water use and recycling of waste are incorporated into any development.

Mixed Use Development: Residential, Employment/Community Use, Open Space, Recreation

2.3 The Council is seeking appropriate development which will add to the facilities and attractions of the Borough. The Council wishes to see a mixed use development for this site encompassing the principles of sustainable development. Much of the built development is expected to deliver housing, but complemented by employment/community uses. The Council will seek, as part of the new development, increased public access to the open space in an effort to address the shortfall of green open space in the area.

2.4 The two areas of the site not included in the MOL designation are the current Atkinson Morley Hospital buildings and “The Firs” (Appendix 3). The Firs site is approximately 0.5ha in size and comprises of nurses accommodation, garages and parking. Where possible the Council encourages the reuse of buildings and it is felt that the reuse of the current Firs Building should be considered. However, the existing Firs buildings are not considered to be of any particular architectural merit and there would be scope to either preserve or enhance the existing buildings through modifications to the external appearance or their replacement with a high quality new development that would enhance the character of the adjacent conservation area.

- 2.5 The main hospital building site is approximately 1.6ha. The building is included in the Council's Local List and it falls within the Copse Hill Conservation Area. The building's significance derives from:
- a) its historic interest as one of the earliest and most intact surviving large scale convalescent hospitals,
 - b) its architectural importance in terms of:
 - its plan form based on the pavilion which includes a chapel;
 - its connection with John Crawley, an architect of some note a number of whose buildings are included on the statutory list;
 - its design and detailing, particularly the prominent roof profiles with iron cresting; and
 - c) the relation of the building to the steeply sloping site.
- 2.6 The building, therefore, makes a positive contribution to the special architectural and historic interest of the conservation area.

Residential Use

- 2.7 The Council recognises that parts of the site not covered by the MOL designation present an opportunity for residential development.
- 2.8 Having regard to the density guidelines for residential development in Policy HP6 of the Second Deposit Draft UDP, the density of any new residential development should be in the range of 150-200 habitable rooms per hectare. This applies to the developable areas of the site only and should be compatible with the character of the surrounding area.
- 2.9 With respect to conversion of the locally listed hospital building for residential or other uses regard will be had to the desirability of minimising the impact on the existing structure and fabric of the building. The proposed use of the building must be compatible with the historic form, character and appearance of the building. The Council will encourage imaginative conversion involving the retention of historic features. In this respect, there is scope to rationalise the building's overall character and appearance through the removal of existing inappropriate or unsympathetic additions. This could include the introduction of new sympathetically designed and sited extensions to the building. Reference should be made to the Council's Supplementary Planning Guidance on "Residential conversions and extensions".

Employment

- 2.10 The Council will encourage uses that contribute to the quality of commercial and other facilities available in the Borough. The Council also encourages employment use in accordance with Policy E10. Employment uses should have regard to their local environmental impact. High tech research and development uses will be acceptable in this location and would be similar to those already carried out by the hospital.

Metropolitan Open Land / Green Chains

- 2.11 The protection of the open character of the Metropolitan Open Land (MOL) is of primary importance. The Council is prepared to discuss forming a partnership with the private sector and/or local groups to establish uses and future management of the MOL.
- 2.12 Any development should protect the visual amenity of the MOL. The open character of the MOL and Green Chains should not be destroyed or impaired. The Council will promote greater public use of the Metropolitan Open Land along with that of the Green Chains, for a variety of formal and informal outdoor recreation, and educational activities.
- 2.13 The Council will resist the use of any part of the MOL for residential or for other built development uses, other than essential, small scale buildings, that are ancillary to the enjoyment of the open space, for outdoor sport or outdoor recreation which do not prejudice the open aspect of the land. Part of the MOL is within a SINC and a buffer zone is likely to be required by the Conservation Protection Management Plan.
- 2.14 Any new development on land outside, but adjacent to the MOL will be expected to protect its visual amenities and open character.
- 2.15 The provision of a footpath and cyclepath through the site will be required, linking Copse Hill to Cottenham Park Road. This will regularise the public use of what is at present a private road well used by local people. Variations to the position and layout of the footpath and cyclepath through the site will be considered by the Council and may be formally adopted as a public footpath and cyclepath. Consideration should also be given to widening and improving the existing footpath on the western boundary of the site.

Areas Important for Nature Conservation

- 2.16 Within the SINC the protection of wildlife habitats, protected or priority species will be of primary importance. There is also scope for habitat enhancement of the SINC and ecological diversification in other parts of the site. Enhanced but controlled public access should

also be feasible (refer to paragraph 2.12 above), particularly as the site falls within an area that is deficient in local park provision (refer UDP Figure 4.2) and publicly accessible natural green space (refer UDP Figure 4.1).

- 2.17 A Conservation, Protection and Management Plan should be part of any application for development of the site. Surveys should include details of wildlife habitat, and an up-to-date survey of any protected or priority species (including badgers), sufficient to establish the status of these. The Council will expect the development to secure the future management of the SINC, and may include involvement from any local groups who are willing to be involved with its management.

The Playing Fields

- 2.18 The reuse of the playing fields provides an opportunity to provide good quality outdoor recreational facilities for private sports clubs and the residents of Merton.
- 2.19 The existing sports pavilion and adjacent outbuildings currently situated in the MOL could be either refurbished or redeveloped to promote essential facilities for outdoor sport/ recreation. Any new pavilion should be designed and located so as not to have an adverse impact on the openness of MOL. Consideration should also be given to the retention of the existing carparking associated with the use of the playing fields.

Community Uses

- 2.20 Community provision on the site will further the aims of achieving a mixed use development. Such provision could include health facilities, such as doctor or dentist surgeries.

3.0 POLICY CONTEXT - Unitary Development Plan Policies (UDP)

- 3.1 Policy context for the site is set out in the Adopted UDP (1996), the Council's Second Deposit Draft UDP (October 2000) and Supplementary Planning Guidance (SPG) Notes. The policies quoted are from the Second Deposit Draft UDP and include the proposed modifications to the Second Deposit UDP following the publication of the Planning Inspectors Report in August 2002.
- 3.2 Some policies listed are proposed for deletion and in most cases are to be incorporated as part of existing policies. This brief generally refers to the modified policies. Regard should be had to the Planning Inspectors Report and any further modifications to the Second Deposit UDP. It is expected the modifications to the Second Deposit UDP will be published in June 2003.

Built Environment (Policies BE21-24, 25, 28, 29)

- 3.3 All development proposals for the site will require to incorporate high standards of design with respect to urban design, layout planning, the scale, height and proportions of buildings, the use of materials and provide suitable access for all members of the community. Applications will need to be supported by a Design Statement which should be prepared as part of the design process. Detailed advice is contained in the Council's Guidance Note for Applicants and Agents, "Delivering Good Design and Urban Design".
- 3.4 Development proposals should be framed with regard to the necessity to safeguard the amenities of nearby properties and to ensure adequate sun, daylight and privacy is achieved along with and the avoidance of noise, vibration and other forms of pollution. Further guidance is contained in the Council's SPG "New Residential Development".
- 3.5 In order to help reduce the incidence of crime in the Borough new developments are encouraged to incorporate the design principles set out in the Council's SPG "Designing out Crime" (September 1999). These standards include, ensuring entrances are clearly visible from the public street and that these areas are well illuminated. Developers are also encouraged to ensure new development can easily oversee external cycle and car parking areas, in order to increase personal safety and minimise vandalism.

Local Listed Buildings (Policies BE15-17)

- 3.6 The main hospital building is included on the Council's Local List of Buildings of historic or special architectural interest. Proposals involving the demolition of the building will be resisted by the Council although it will consider the removal of later unsympathetic additions as part of an overall scheme for the preservation and re-use of the building (Appendix 4). Proposals for a change of use, alterations or extensions to the building will be considered provided that they will be sympathetic to the special architectural and historic interest of the original building, and preserve its setting.

Community Services (Policies C11-12)

- 3.7 Policy C11 resists the loss of health facilities unless they are no longer required.

Protection of Community Facilities (Policy L19)

- 3.8 The Council will not normally grant permission for development which will result in the loss of facilities in use by the community except where suitable replacement facilities are provided in a location close

to the original site. This includes the Scout Hut and grounds within the site (Appendix 3).

Housing (Policies HP1-HP3, HP5-6, HS1-2)

- 3.9 The reuse of the site for housing purposes reflects the Council's policy of recycling urban land for future housing provision. Housing proposals will be required to be sensitive to the character of adjacent properties and take into account their scale and density. The environmental considerations of the Metropolitan Open Land should also be taken in to account. Further guidance is listed in the Council's SPG "New Residential Development" (September 1999).

Affordable Housing (Policies HNI-HN3)

- 3.10 There is clear evidence that a large proportion of the Borough's residents are unable to gain access in to the private residential market or secure good quality rented accommodation. On sites of 15 or more units the Council will require the provision of affordable housing and will seek to enter into agreements with developers so that at least 30% of new units can be available to be retained as permanent affordable housing.
- 3.11 For the purposes of this policy affordable housing is defined as both social rented housing for households on low incomes and sub-market renting, part ownership or low cost market housing for those on moderate incomes who are unlikely to qualify for social rented housing.
- 3.12 The Council will require affordable housing to meet the needs of households on a range of low and moderate incomes who cannot afford to rent or buy open market housing. Further guidance is contained in the Council's SPG "Affordable Housing" (September 1999).

Employment (Policy E10)

- 3.13 The Council will encourage businesses that can occupy light industrial, studio and laboratory premises to locate on smaller scattered employment sites outside the designated industrial areas. On this site the Council will seek employment use or some community use to serve the new development.

Metropolitan Open Land (Policy NE1)

- 3.14 The majority of the site is designated Metropolitan Open Land under policy NE1 (see Appendix 2), in these areas there is a general presumption against inappropriate development. The Council attaches a high priority to the preservation of the open character, and the enhancement of Metropolitan Open Land, including access and

visibility both locally and from a distance. Over intensive outdoor recreation or leisure development, which compromises the open and natural appearance of Metropolitan Open Land or conflicts with other environmental objectives, will not be acceptable.

- 3.15 If private sports or other uses are proposed, the Council will seek appropriate new ancillary facilities available for Merton residents. To ensure a viable use of open space for the foreseeable future, the Council will seek sufficient resources from the developer should responsibility be transferred to the public or voluntary sector.

Open Space (Policies L1, L6 & L8)

- 3.16 Policy L1 of the UDP encourages the opening up of areas of private open land for public access and informal recreation. The provision of a footpath and cycle path through this site will improve the provision of informal recreation.
- 3.17 The Sports Ground and Playing Fields on the site are identified as Urban Green Space (Policy L6) within the UDP. Policy L6 seeks to ensure the protection and retention of these areas as a valuable resource to the community contributing to leisure activities, nature conservation and ecology.
- 3.18 Policy L8 also resists the loss of private recreational open space except where sports and recreational facilities can best be retained and enhanced through the redevelopment of a small part of the site, and alternative provision of at least equivalent community value is made available.
- 3.19 The UDP and the Merton Open Space Study (2002) recognise that there is an overall shortage of quality facilities that meet the requirements of players and spectators. It is therefore considered important to maintain existing facilities where possible and seek to upgrade them and increase their accessibility to the wider public.
- 3.20 As these playing pitches are located within MOL the extent to which facilities maybe developed is likely to be restricted (see Policy NE1).

Children's Play Facilities (Policy L10)

- 3.21 The Council will require provision for children's play or contributions towards providing children's play facilities in association with new housing developments.
- 3.22 Such facilities are best located towards the southern end of the site as shown on Appendix 3, to benefit the local community. The Council will be prepared to consider alternative locations within the site, if that better serves the needs of the residents and the community.

Green Chains (Policy NE2)

- 3.23 The Council will promote the improvement and maintenance of “Green Chains” as an informal recreation resource, which comprise and link open space areas, and which provide walking and cycling routes. The Council will resist any development that destroys or impairs the character of the green chain on this site, and will promote proposals that implement “missing links” in walking and cycling routes.

Site of Importance for Nature Conservation (Policies NE4 & NE9)

- 3.24 The eastern part of the site is designated as a SINC. The Council will not permit proposals that have an adverse effect on the site. The site also contains a habitat for a rare survival of urban Badgers, subject to the protection of Badgers Act 1992. The Council will expect the proposals to conserve the habitat of the badgers.

Archaeological Priority Zone (Policies BE18-20)

- 3.25 Part of the site is located within the Wimbledon Village Archaeological Priority Zone (see Appendix 2). Prior to the determination of any planning applications involving proposals that have the potential to disturb archaeological remains within the site, the Council may require a preliminary archaeological site evaluation and archaeological impact assessment to be completed in accordance with a written scheme of investigation approved by the Council’s Archaeological advisors English Heritage’s Greater London Archaeology Advisory Service. Further guidance is provided in the Council’s SPG “Archaeology”, September 1999.
- 3.26 Proposals that would involve demolition of buildings of intrinsic historical and archaeological interest will also need to be supported by adequate arrangements for recording remains that would be destroyed or damaged in the course of the works in accordance with a written scheme of investigation approved by the Council.

Conservation Area (Policies BE1-7)

- 3.27 With the exception of The Firs buildings and grounds, the site falls within the Copse Hill Conservation Area, designated in 1990 (Appendix 2). Developers will be required to use the Copse Hill Conservation Area Character Assessment to ensure that new development is sensitive to the surrounding environment.
- 3.28 Development will be expected to preserve or enhance the character and appearance of the conservation area, and should be based on a thorough analysis of the historic development of the site and its context. There will be a general presumption in favour of retention of

the locally listed main hospital building, including the ward wings and other significant buildings which make a positive contribution to the special architectural or historic interest of the conservation area. The Council will seek the retention and restoration of these buildings.

3.29 The south side of Copse Hill Conservation Area and the adjacent Wimbledon West Conservation Area are characterised by large detached houses in extensive grounds set back from the road. Many of these houses originally had modestly scaled coach houses, of which the stable block to Cottenham House (Grade II listed) is a surviving example. These houses although some have converted into flats are enhanced by their landscape settings, which include significant numbers of mature trees.

3.30 The overall character of the Conservation Area derives from a number of elements operating together:

(a) Buildings - Although there has been significant development within the hospital grounds over recent years there are a number of buildings of quality deriving from their overall proportions materials and detailing. In particular the main original hospital building is considered to make a positive contribution to the character and appearance of the Conservation Area and its retention should be considered in terms of Policy BE2 and advice in PPG15.

The most notable features of which are its sheer scale, symmetry, brick and stone detail, and ironwork on the central tower. Any new development should be located and designed to provide an appropriate setting for these buildings and to provide for visibility through to the Metropolitan Open Land.

(b) Pattern of Development - The relationship of buildings to the surrounding landscape, particularly the number of mature trees and the soft landscape zone that extends between the building frontages and the road boundary which contributes significantly to the open, semi rural character of this part of Copse Hill.

(c) Historic Development - The area's origins and its historic development particularly in relation to remnants of historic field patterns and surviving elements of the landscaped grounds to "Prospect Place", which formerly occupied the site are attributed to Humphrey Repton and the historic significance of the subsequent development of the Atkinson Morley Hospital site. Consideration should be given to the retention of surviving remnants of this landscape, including, footpaths, the lawn and avenue.

(d) The area's topography and the relationship of built development to the sloping site resulting in long distance views across the conservation area towards the North Downs.

3.31 A detailed appraisal of the Copse Hill conservation area's character and special historic interest is provided with the Council's Conservation Area Character assessment of the area.

3.32 Important considerations to be taken into account in developing proposals for this site in terms of their potential impact on the special character and appearance of the Conservation Area will need to be included in the Design Statement which should include:

(i) the form and layout of development in terms of the existing grain and pattern of development within the Conservation Area.

(ii) the scale and massing of buildings in relation to the existing buildings and the predominant scale and rhythm of development on the south side of Copse Hill.

(iii) the maintenance of gaps between buildings and views across and through the site.

(iv) the retention of trees and

(v) the retention of the landscaped area immediately abutting Copse Hill, which is an essential contributing feature to the open character of the existing street scene.

3.33 Proposals should be of a high standard of design and be sensitive to the adjacent SINC and supported by a detailed landscaping strategy for the site.

Lifetime Homes (Policy HN5)

3.34 The Council will encourage the provision of lifetime homes. Lifetime homes represent a sustainable and flexible approach to meeting the vast majority of general mobility needs. The Council will have regard to guidance in the "New Residential Development" and "Accessible Environment" SPG's.

3.35 In the case of units built to wheelchair standards the Council aims to achieve this in 10% of new dwellings overall. Wheelchair housing needs to be one level and its principal feature, in addition to easy access is its above average space standards in order to allow internal manoeuvrability for wheelchairs throughout.

Sustainable Development (Policy BE31, PE8, PE14)

3.36 In view of the Council's commitment to sustainability, the future use of the site should incorporate sustainable drainage systems to reduce the amount of run off from new developments, improve amenity and wildlife interest. Further advice can be sought from the Environment Agency.

- 3.37 Development proposals should also be formulated having regard to energy efficient designs beyond the requirements of building regulations. This can be achieved through the design and orientation of buildings to minimise heat loss, the use of sustainable building materials, natural ventilation, water conservation, sustainable landscaping, and by ensuring that the buildings can use renewable energy supplies. The Council encourages the retention and re-use of existing buildings in order to conserve building materials. The Council encourages the use of materials from renewable sources and the re-use of building materials. Further information is available in the Council's SPG "Sustainable Development" October 2001. The Council wish to see additional features provided to enhance wildlife habitats. Further information is available in the London Ecology Unit Handbook, "Building Green".

Waste and Refuse (Policies BE31, PE10, PE12)

- 3.38 The Council will require the provision of adequate waste and refuse storage facilities along with satisfactory servicing and access arrangements. The Council will also require these areas to be screened or enclosed. Recycling bins should also be provided maximising ease of recycling through waste management stream segregation at the earliest point in the collection process. The Council will encourage the minimisation of waste in the development process. Further information is available in the Council's SPG "Sustainable Development" October 2001, Draft SPG "Minimising Pollution" March 2001, and the Merton Waste Minimisation Strategy.

Trees and Vegetation (Policies NE12-13)

- 3.39 Many of the trees on the site are covered by Tree Preservation Orders, therefore any planning applications will need to accurately show the position and canopies of all trees and other natural features on the site. Development will not be permitted if it damages or destroys trees protected by tree preservation orders however regard will be had to trees that are found to be unsafe or are dying.
- 3.40 Existing trees covered by Tree Preservation Orders and other mature trees should be retained and protected from any construction work to ensure no root or branch damage occurs. Further guidance is listed in the Council's SPG "Planting, Landscaping and Nature Conservation Provision for Development Schemes" October 2001.

Transport (Policies LU2-5)

- 3.41 The site is poorly served by public transport. It is not close to any underground or mainline stations but is served by a local bus service. Under Policy LU2 the site has a low public transport accessibility level of 1-2. Developers are required to take into consideration the level of

public transport serving the site, and assess any potential impact new development could have on the local environment and transport network. Where public transport is inadequate the Council will normally require developers to contribute towards public transport measures in the vicinity of the site.

- 3.42 Provision for a bus turning facility is necessary. The existing bus turning area could be retained within the site or a new facility provided adjacent to the site. This shall include dedication of land and implementation of the scheme adjacent to or on the boundary of the site. Any new bus turning facility should be capable of servicing two buses.
- 3.43 Any significant increase in car-use within the area could result in congestion. In order not to exacerbate congestion in the area and reduce car use in the Borough, developers will be required to submit proposals which aim to improve access to the site for the benefit of pedestrians, cyclists and public transport users in order to minimise car-use. Should the development have a significant impact on the transport network, a transport impact assessment and possibly even a green travel plan should accompany planning applications for redevelopment of the site.

4.0 HIGHWAYS AND PARKING STANDARDS

Access (Policy RN4)

- 4.1 In the design of new road layouts, accesses, footpaths or cyclepaths, developers will be encouraged to provide safe and pleasant environments. This can be achieved by following the standards set out in SPG, "Transport Planning (3rd Edition) April 2001. The carriageway widths and footways should be in accordance with the guidelines set out in SPG "New Residential Development" (September, 1999). Access to any proposed redevelopment scheme should make use of the existing access points along Copse Hill.
- 4.2 The existing footpath linking Copse Hill to Cottenham Park Road across the site should be retained for public use. If this is not adopted as a public Right of Way the developer will be required to ensure the path is permanently provided and maintained for public access through the site. Consideration should also be given to widening and improving the existing footpath on the western boundary of the site.

Car Parking (Policies PK2-3, PK6)

- 4.3 SPG "Transport Planning" (3rd Edition) April 2001 sets out maximum parking standards related to the availability of other modes of transport. Developers will be required to take into consideration the

limited amount of car-parking space in the adjacent roads in new proposals for residential development. The maximum figures of car parking spaces for residential dwellings are set as 1 and 2 bedrooms 1 space per dwelling and 1 space per 4 dwellings for communal use. Dwellings with 3 and 4 bedrooms need to provide up to 2 spaces per dwelling. To ensure that on-street parking and highway safety problems do not result, the Council will expect all parking to be provided on site.

- 4.4 The provision of parking facilities for people with disabilities should also be provided, as set out in SPG “Transport Planning” (3rd Edition) April 2001.

Cycle Parking (Policy WC4)

- 4.5 The Council requires new developments to provide conveniently located, secure and covered cycle parking at the standards set out in SPG “Transport Planning” (3rd Edition) April 2001. These standards require cycle parking facilities to be located as close as possible to the proposed development, offer security against theft and be visually acceptable. Minimum cycle parking standards for residential development are set out as 1 space per 2 dwellings for flats and residential conversions.

5.0 EDUCATIONAL PROVISION (Policy C18)

- 5.1 It is recognised that new housing developments create increased pressure and demand on educational provision. This policy is aimed at reducing this pressure by encouraging financial contributions towards educational provision as part of new housing schemes via S106 Agreements. This could include new facilities or improvements to existing educational facilities.
- 5.2 The contribution will be based on the number of school places generated by each residential development, which is calculated using the table below.

	1 B/room dwelling	2 B/room dwelling	3 B/room dwelling	4 B/room dwelling	No. of primary places	No. of secondary places
Social Housing	0.08	1.61	1.986	3.286	Divide the total by 16 and then multiply by 7	Divide the total by 16 and then multiply by 5
Private Housing	0.103	0.493	1.113	1.911	Divide the total by 16 and then multiply by 7	Divide the total by 16 and then multiply by 5

(Multiply the total no. of each type of dwelling by the figure in the table, depending on whether it is social or private housing and then apply the formula for the number of primary and secondary places)

6.0 PLANNING APPLICATIONS AND SECTION 106 AGREEMENT (Town and Country Planning Act, 1990)

6.1 Merton's Second Deposit Draft UDP (October 2000) (Policy F2, Planning Obligations) requires developers to enter into a Section 106 Agreement with the Council in association with a planning consent to develop the site. The financial contributions or facilities sought are intended to remedy existing deficiencies, enhance the quality of the development and meet needs that may arise from development of the site.

This Agreement with the Council is likely to require the developer to, amongst other things:

- (i) Provide footpaths and a cyclepath through the site for public use and provide details of future management and maintenance arrangements.
- (ii) Provide at least 30% of the total housing units as affordable housing for households on a range of low and moderate incomes and ensure its future retention.
- (iii) Secure the future ongoing management and maintenance of the SINC in accordance with a Conservation, protection and management plan which is to be prepared by the applicants and approved by the Council.
- (iv) Provide financial contributions towards the upgrading and maintenance of the playing fields and the provision of a pavilion including changing accommodation.

- (v) Provide for the shared use of the playing fields for public use.
- (vi) Provide financial contributions towards other local transport infrastructure improvements in accordance with Policy LU5 of the Second Deposit Draft UDP, including provision of a bus turning area, dedication of land and implementation of such a scheme adjacent to or on the boundary of the site.
- (vii) Provide a financial contribution toward the provision of children's play facilities within the open space, associated landscaping improvements and management and maintenance arrangements.
- (viii) Provide new community/employment facilities including the retention of the existing Scouts Hut and facilities.

7.0 FURTHER INFORMATION

7.1 Prospective developers and other interested parties are advised to obtain further information on the provisions of this document which can be found in:

- London Borough of Merton Unitary Development Plan (1996)
- London Borough of Merton Second Deposit Draft Unitary Development Plan October 2000
- Merton Unitary Development Plan – Inspector's Report, August 2002
- Unitary Development Plan Advisory Committee Agendas 12 December 2002 and 18 February 2003
- SPG "Transport Planning" (3rd Edition), April 2001
- SPG "Planting, Landscaping and Nature Conservation Provision for Development Schemes", October 2001
- SPG "Designing Out Crime", September 1999 and Circular 5/94
- SPG "New Residential Development", September 1999
- SPG "Affordable Housing", September 1999
- SPG "Sustainable Development", October 2001
- SPG "Archaeology", September 1999
- Draft SPG "Minimising Pollution", March 2001
- Copse Hill Conservation Area Character Assessment (2000)
- Guidance Note for Applicants and Agents – "Delivering Good Design and Urban Designs".
- Merton Waste Minimisation Strategy

These documents can be obtained from London Borough of Merton, Environmental Services Department, Merton Civic Centre, London Road, Morden, Surrey 5M4 5DX.

London Ecology Unit Handbook, "Building Green", Greater London Authority.

Further information on sustainable drainage systems can be obtained from the Environment Agency, 10 Albert Embankment, London SE1 7SP.

8.0 POINT OF CONTACT

Gen Hewett, Sites and Projects Team, Environmental Services Department, London Borough of Merton (Tel. No. 020 8545 3587, Fax 020 8545 3326, Email: gen.hewett@merton.gov.uk).



LONDON BOROUGH OF MERTON Environmental Services Department
ATKINSON MORLEY HOSPITAL SITE - PLANNING BRIEF

ENVIRONMENTAL SERVICES
 Merton Civic Centre, London Road, Morden, Surrey SM4 5DX.

Key
 — Site Boundary

Scale 1:2500

Date Printed 24/02/2000



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LONDON BOROUGH OF MERTON Environmental Services Department
ATKINSON MORLEY HOSPITAL SITE

Important UDP (Revised 1999) designations affecting the site.

ENVIRONMENTAL SERVICES
 Merton Civic Centre, London Road, Morden, Surrey SM4 5DX.

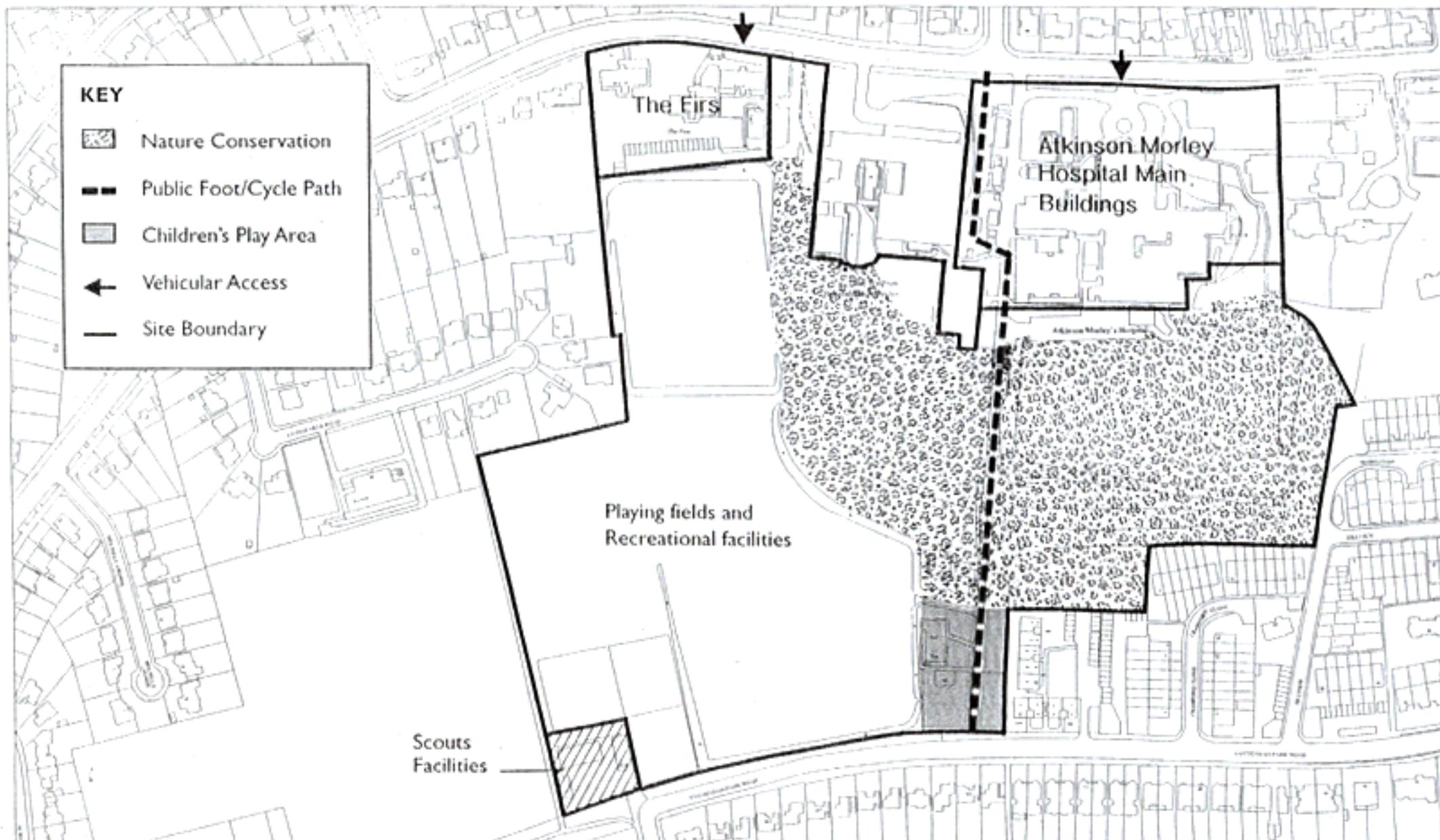
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KEY

-  Nature Conservation
-  Public Foot/Cycle Path
-  Children's Play Area
-  Vehicular Access
-  Site Boundary

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ATKINSON MORLEY HOSPITAL SITE

PROPOSALS PLAN

ENVIRONMENTAL SERVICES
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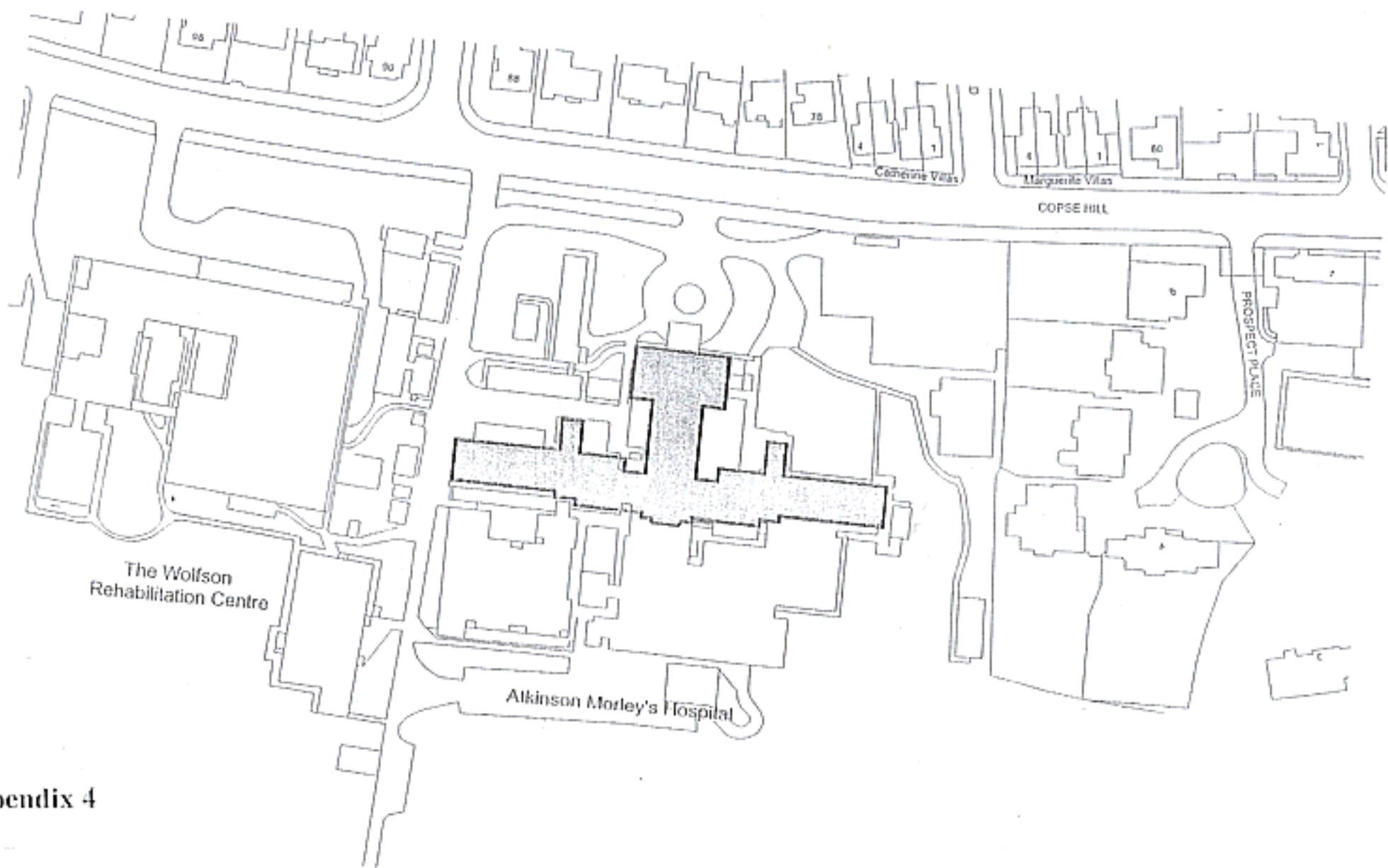
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Appendix 4

Atkinson Morley Hospital - Main Building: Extent of the Historic Core