

LONDON BOROUGH OF MERTON
Sites and Policies Plan Examination

SCHEDULE OF MAIN MODIFICATIONS

Issue 1 – 12 February 2014

The changes are presented in the conventional form of ~~striketrough~~ for deletions and red underlining for additions of text.

Page	Policy/ Site	Proposed Modifications	Report Ref
14	DM R1: Location and scale of development in Merton’s town centres and neighbourhood parades	<p>a) Supporting proposals:</p> <p>i: In Wimbledon, Mitcham, Morden and Colliers Wood (upon designation as a District Centre) for development that provides a range of unit sizes, including small (floorspace generally below 280sqm), large (floorspace generally between 280sqm and 1,000sqm) and major town centre type uses (generally floorspace over 1,000sqm).</p> <p>ii: In the designated local centres of Arthur Road, Motspur Park, North Mitcham, and Raynes Park and Wimbledon Village for development up to 1,000 sqm per unit of floorspace for town centre type uses. The council will resist major increases (above 1,000 sqm) in town centre type use floorspace in local centres unless it contributes to the council’s regeneration objectives.</p> <p><u>iii: that do not amalgamate existing ground floor shopping frontages in Wimbledon Village local centre so as to result in a large unit (with a floorspace of 280sqm or more).</u></p>	MM1
14	DM R1: Location and scale of development in Merton’s town centres and neighbourhood parades	<p>c) Maintaining and enhancing the range of unit sizes available in Merton’s town centres, by resisting the amalgamation of existing units in Wimbledon, and Colliers Wood and Wimbledon Village unless it contributes to the council’s regeneration objectives.</p>	MM2
16	DM R1: paragraph 1.11	<p>Wimbledon Village has more of a niche/specialist role and a unique character. To retain and reinforce its character and offer, it is considered that the amalgamation of existing ground floor units <u>frontages facing Wimbledon High Street, Church Road and Ridgway</u> that would result in a large unit (with a gross floorspace of 280 sqm or more) would be</p>	MM3

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		inappropriate, having regard to the existing scale and character of the area. Merton's Annual Shopping Survey shows that the average ground floor unit size of existing town centre types uses in Wimbledon Village is less than 100sqm gross floorspace, thus the amalgamation of existing units that would result in a ground floorspace over 280 sqm would be quite large for this area. <u>While amalgamation of unit frontages would be inappropriate, use of upper floors within the same frontage or use of the rear of the premises may be acceptable to deliver town centre type uses above 280sqm.</u>	
16	DM R1: paragraph 1.12	Local centres complement Merton's main town centres. As detailed in Merton's Core Planning Strategy, local centres support development that provides local services and enhances the area's character. Development that provides a major increase (over 1,000 sqm) of town centre type uses will not be supported in <u>the</u> local centres <u>of Arthur Road, Motspur Park, North Mitcham and Raynes Park</u> , unless it contributes to the council's regeneration objectives.	MM4
48	Position statement – meeting government guidance on the accommodation needs of gypsies, travellers and travelling showpeople Paragraph 2.11	The council will continue to review Gypsies and Traveller accommodation needs in collaboration with stakeholders including, local Gypsies and Travellers communities, neighbouring boroughs and Registered Providers. This review will be on a five year rolling basis and should a need arise during the local plan period the council will work with its partners in addressing these needs. <u>This review will be on a five year rolling basis with the next Borough wide assessment taking place in 2016. Should this reveal a further requirement for pitches over and above that already identified the Council will consider reviewing the Plan to support this provision.</u> Any proposals for new Gypsy and Traveller sites will be assessed against the criteria set out in Policy CS10 (<i>Accommodation for Gypsies and Travellers</i>) of Merton's Core Planning Strategy.	MM5
122	DM F1: Support for flood risk management Policy Aim	To mitigate against the impact of flooding in Merton, in line with the National Policy Planning <u>Policy</u> Framework (NPPF 2012) <u>and associated national guidance</u> , the Flood and Water Management Act 2010, Flood Risk Regulations 2009, The Water Framework Directive, the council's duty as <u>Lead</u> Local Flood <u>Risk</u> Authority and Merton's Local Flood Risk Management Strategy.	MM6
124	DM F1 Support for flood risk management	Flood Zone 3b The functional floodplain will be protected by not allowing any form of development on undeveloped sites unless it: <ul style="list-style-type: none"> • classed as 'water compatible' • For development of 'essential infrastructure' which has to be located in a flood risk area and where no alternative locations are available, should be 	MM7

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		<p>developed safely, without increasing flood risk elsewhere and where possible reduce the flood risk overall.</p> <p>The council will only support redevelopment of existing developed sites if there is no greater flood risk than currently exists to the re-development or wider community.</p> <p>Developments classed as ‘more vulnerable’ which are considered key to the delivery of the boroughs wider aims may be acceptable provided that it can be demonstrate that the wider economic, environment and outweighs the designation of Flood Zone 3b and robust flood risk mitigation measure are installed that will result in an overall flood risk reduction for the area and it surrounds, as advised by the E.A.</p> <p><u>In accordance with the NPPF if, following the application of the Sequential Test, it is not possible, consistent with the wider sustainability objectives for development to be located in flood zones with lower probability of flooding:</u></p> <ul style="list-style-type: none"> • <u>The developer must demonstrate that the development provides a wider social, environment, and economical benefit to the wider community that outweighs the flood risk, as informed by the SFRA and,</u> • <u>Submit a site specific flood risk assessment which must demonstrate that the development will be safe for the life time of the build taking into account vulnerability of it users, without increasing the risk to the development and surrounding area; and where possible will reduce flood risk overall.</u> <p>Basements, basement extensions and conversion of basements to a ‘higher vulnerability’ classification or self-contained units will not be permitted by the council.</p>	
55	<p>DM H3: Support for affordable housing paragraph 2.42</p>	<p>There is a wide variation in market rents in Merton. Homes with a rent of up to 80% of market rent could prove unaffordable to applicants in housing need, particularly those needing family sized homes. In dealing with individual planning applications the council will have regard to Merton’s Housing Strategy, and Merton’s Interim Policy Statement on Affordable Rent (07 November 2011) and the Council’s draft Tenancy Strategy (November 2012). In accordance with Merton’s Housing Strategy, the council will only support new housing schemes in Merton where average rent levels across all bed sizes do not exceed 65% of market rent, unless registered providers can demonstrate exceptional circumstances. Affordable rent</p>	MM8

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		<p>levels for any bed size must not exceed 80% market rent or 65% for larger homes with three or more bedrooms. Affordable rent for all re-let conversions should not exceed 65% of market rent.</p>	
68	DM H5: Student housing, other housing with shared facilities and bedsits paragraph 3.22	<p>Where it is deemed necessary and acceptable for a school to have shared use of a nearby open space, with the school having sole access to an area during school hours, an appropriately worded legal agreement should be put in place to ensure continued access in the event of the ownership or management of the school or open space changes from that of the council.</p>	MM9
337	Site 16 Wimbledon Library / Marlborough Hall	Remove this site from the Plan.	MM10
349	Site 37 Wimbledon Greyhound Stadium	<p>Allocated use: Intensification of sporting activity (D2 Use Class) with supporting enabling development. Developments that facilitate more sporting activity may be enabled by more viable uses, subject to meeting planning policy, evidence and consultation.</p> <p>This site must be delivered via a site-specific planning brief (Supplementary Planning Document) to ensure the delivery of sporting intensification and six weeks of community consultation on proposals.</p> <p><u>The council expects applicants to engage with the local community before submitting their applications. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.</u></p>	MM11