

## **Statement of Common Ground**

### **Merton Local Plan Review**

**September 2022**

#### **1. Parties Involved**

- Thames Water Utilities Ltd (Thames Water)
- The London Borough of Merton (LBM)

#### **2. Areas of Agreement**

2.1 Thames Water submitted responses to the Merton Local Plan at Stage 2 (December 2018), Stage 2a (January 2021) and Stage 3 (September 2021).

2.2 Thames Water and LBM held meetings in May 2021, August 2021 and October 2021 to discuss the Thames Water Stage 3 response.

2.3 Strategic Policy IN14.1(b) and (c) and the supporting text relating to water and wastewater infrastructure (including the modifications shown below), set out an appropriate policy for the delivery of water and wastewater infrastructure and partnership working between the council, developers and water and wastewater companies.

2.4 While modifications were requested by Thames Water to Policy IN14.1 at Reg 19 stage, following the discussions held with the Planning Inspectors at the Stage 1 hearings, it is recognised that Strategic Policy F15.7(e) (including the modifications shown below), provides a specific policy on water and wastewater. It is agreed that further modifications to IN14.1 are not required, to ensure policies are not repeated throughout the plan.

2.5 Thames Water is supportive of Strategic Policy F15.7, subject to the modifications below.

2.5 Both parties agree that policies on water efficiency are covered within Chapter 2 Climate Change, specifically Policy CC2.6 Sustainable Design Standards.

2.6 Thames Water is supportive of Policy F15.8 and the supporting text, subject to the modifications below.

2.7 Thames Water is supportive of the references to infrastructure requirements for water, sewerage/wastewater network and wastewater treatment infrastructure in relation to the Site Allocations in Chapters 3, 4, 5, 6 and 9, subject to the modifications below.

2.8 Both parties agree that the Green Corridor Policy Map designation that runs through the Byegrove Road site at Colliers Wood, should be amended and removed from the site. Refer to modification below.

2.9 It should be noted that Thames Water and LBM have not reached an agreed position on the Metropolitan Open Land Policy Map designation for the Byegrove Road site in Colliers Wood.

### 3. Proposed Modifications

3.1 Both parties agree the following modifications to the IN14.1 supporting text are required to support Strategic Policy IN14.1 (b) and (c). These changes have been made following discussions between Thames Water and LBM, and the Planning Inspectors at the Stage 1 hearings.

#### **Water and Wastewater Infrastructure**

14.1.15 ~~We~~ The council will work with the water and wastewater ~~providers companies~~ to help them develop and implement their plans, to ensure that there is adequate water supply, surface water, foul drainage, and wastewater infrastructure and sewerage treatment capacity to serve all new developments. Developers will also need to agree details with water and wastewater companies for adequate water supply, surface water, foul drainage and sewerage treatment capacity.

*(new paragraph)* Developers will be required to demonstrate as part of the planning application process 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 ~~may make it necessary for developers to 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.

*(new paragraph)* 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. 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.

~~14.1.18 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.~~

~~14.1.19 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.~~

~~14.1.20 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.~~

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.

3.2 Both parties agree that the following modifications to Strategic Policy F15.7 (e) are necessary for clarity and to set out how the council will work effectively with water and wastewater companies. These changes have been made following the actions arising from the Stage 1 hearings.

~~(e) Work~~ Deliver wastewater infrastructure improvements across the borough in partnership in collaboratively partnership with water companies to help them develop and implement their Drainage and Wastewater Management Plans (DWMPs) to enable them to deliver water and wastewater infrastructure improvements across the borough.

3.3 Both parties agree that the following modifications to the supporting text of Policy F15.8 are necessary to ensure consistency with the Design policies in Chapter 12. These changes have been made following the actions arising from the Stage 1 hearings.

### **Basement and subterranean Supplementary Planning Document (SPD)**

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:

- ~~It 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.
- The basement does not result in an increased risk of flooding (from all sources including surface water flooding)
- ~~The basement itself will be, protected from flooding.~~
- Positively pumped devices are, installed to protect basements from the risk of sewer flooding. Applicants are required to show the location of the pump device on the planning application drawings.

15.8.17 As required by policy D12.11, ~~h~~Basement developments require the submission of more information in the form of a Basement Impact Assessment (BIA) including site specific ground investigation, Drainage Strategy, an outline Construction Method Statement (CMS) and a Construction Traffic Management Plan and Site-Specific Ground Investigation to provide us with a basis for deciding planning applications. Merton's Basement and Subterranean Development SPD provides guidance and sets out what needs to be demonstrated as part of an assessment.

3.4 Both parties agree that additional wording and other modifications are needed to the following Site Allocations, under Infrastructure Requirements, to ensure the Site Allocations reflect the most up to date information provided by Thames Water, and the correct website link.

CW2, CW5, Mi1, Mi8, Mo1, Mo2, Mo3, Mo4, RP3, RP4, RP6, RP7, Wi5, Wi7, Wi11, Wi12, Wi13, Wi16.

This includes a reference to the '[Thames Water Developer Services](#)' website as follows:

The developer can request information on network infrastructure by visiting the [Thames Water Developer Services website](#). The Council requires as part of any submitted planning application evidence of engagement with Thames Water with any submitted planning application. Merton Council will seek advice from Thames Water about the development of this site as part of the planning process.

3.5 Both parties agree that the following modification is required to the Green Corridor Policies Map, to remove the Green Corridor designation from the Thames Water site at Byegrove Road:



#### 4. Signatories

4.1 Both parties agree that this statement is an accurate representation of matters discussed and issues agreed upon.

##### Signatories

Signed for London Borough of Merton by:

Name – Tara Butler

Job Title – Deputy Manager, Future Merton

Signature - 

Date – 21.09.22

Signed for Thames Water by:

Name – David Wilson

Job Title – Town Planner, Thames Water Property

Signature - 

Date – 20/09/2022