

Glossary

Definitions used in the Proofs of Evidence

1976 Act: Local Government (Miscellaneous Provisions) Act 1976 (as amended);

1990 Act: Town & Country Planning Act 1990 (as amended);

Clarion: Clarion Housing Group, formerly Circle Merton Priory Homes and Merton Priory Homes;

Clarion's Offer: means Clarion's offer to resident homeowners, non-resident homeowners and tenants in respect of the Scheme (CD 8.4a-c);

Council: the London Borough of Merton;

CPOs / 2022 CPOs: means the Eastfields CPO, the High Path CPO and the Ravensbury CPO and **CPO** shall mean any three of the CPOs as the context provides;

CPO Guidance: the Department for Levelling Up, Housing and Communities guidance on Compulsory Purchase Process and the Crichel Down Rules dated July 2019 (CD 12.6);

Decent Homes Programme: Department for Communities and Government Decent Homes Guidance (CD 6.9);

Eastfields CPO: The London Borough of Merton (Eastfields No 1) Compulsory Purchase Order 2022;

Eastfields Estate: the Eastfields Estate, Mitcham as shown outlined in red on the Estates' Plan marked 'Eastfields Estate';

Estates: the Eastfields Estate, the High Path Estate and the Ravensbury Estate and **Estate** shall mean any of the three Estates as the context provides;

Eastfields Order Land: the land included within the Eastfields CPO and shown on the plan at CD 3.2;

Estates' Plan: the plan showing all three Estates at (CD 4.2, 4.5 and 4.8);

Eastfields Outline Permission: means the outline planning permission for the Eastfields Estate granted on 29 April 2019 (planning reference 17/P1717) as varied;

Eastfields Phase 1: the first Phase of the Eastfields Estate being the land subject to the Eastfields Phase 1 Reserved Matters;

Eastfields Phase 1 Reserved Matters: means the reserved matters approval for Phase 1 of the Eastfields Estate granted on 29 April 2022 (planning reference 21/P4430) (CD

7.20) as amended by non-material amendment dated 31 January 2023 (planning reference 22/P3041) (CD 7.21);

Eastfields Phase 2: the second Phase of the Eastfields Estate shown indicatively shaded green on the Eastfields Indicative Phasing Plan (CD 4.7);

Eastfields Phase 3: third Phase of the Eastfields Estate shown indicatively shaded purple on the Eastfields Indicative Phasing Plan (Document reference CD 4.7);

Extant High Path Outline Permission: the outline planning permission for the High Path Estate granted on 29 April 2019 (planning reference 17/P1721) (CD 7.3) as varied;

Extant OPA S106 Agreement: the section 106 agreement dated 29 April 2019 (CD 7.22);

High Path Estate: the High Path Estate, South Wimbledon as shown outlined in red on the Estates' Plan marked 'High Path Estate';

High Path CPO: the London Borough of Merton (High Path No.1) Compulsory Purchase Order 2022;

High Path Order Land: the land included within the High Path CPO and shown on the plan at Document reference CD 1.2;

High Path Phase 1: the first Phase of the High Path Estate being the land subject to planning permission granted on 5 October 2017 (ref: 16/P3738) (CD7.1);

High Path Phase 2: the second Phase of the High Path Estate shown indicatively shaded blue on the High Path Indicative Phasing Plan (CD 4.1a and 4.1b)

High Path Phase 3: the third Phase of the High Path Estate shown indicatively shaded pink on the High Path Indicative Phasing Plan (CD 4.1a and 4.1b)

High Path Phase 4: the fourth Phase of the High Path Estate shown indicatively shaded green on the High Path Indicative Phasing Plan (CD 4.1a and 4.1b)

High Path Phase 5: the fifth Phase of the High Path Estate shown indicatively shaded yellow on the High Path Indicative Phasing Plan (CD 4.1a and 4.1b)

High Path Phase 6: the sixth Phase of the High Path Estate shown indicatively shaded orange on the High Path Indicative Phasing Plan (CD 4.1a and 4.1b);

High Path Phase 7: the seventh Phase of the High Path Estate shown indicatively shaded purple on the High Path Indicative Phasing Plan (CD 4.1a and 4.1b);

High Path Phases 4 – 7B Application: the outline application made under planning reference 22/P3686 and validated on 18 January 2023 for revised proposals for part of the phased regeneration of the High Path Estate, comprising demolition of all existing buildings and structures and the erection of buildings to deliver new homes, flexible non-

residential floorspace (including retail, leisure, business and community uses); provision of public open space (including remainder of neighbourhood park) and other communal amenity spaces, including children's play space; public realm, landscaping, lighting; cycle parking and car parking, together with associated highways and utilities works relating to High Path Phases 4 – 7;

London Plan: the Mayor of London's statutory spatial development strategy for Greater London dated March 2021;

Merton Estates Regeneration Programme: has the same meaning as the Scheme;

NPPF: the National Planning Policy Framework, December 2023 (CD 6.1);

Order Lands: the land included within the Eastfields CPO, the High Path CPO and the Ravensbury CPO and shown on the plans at CD 1.2, 2.2 and 3.2 and **Order Land** shall mean the land included within any of one of the CPOs as the context provides;

Outline Permissions: means the Eastfields Outline Permission, the Extant High Path Outline Permission and the Ravensbury Outline Permission;

Ravensbury CPO: the London Borough of Merton (Ravensbury No.1) Compulsory Purchase Order 2022;

Ravensbury Estate: the Ravensbury Estate, Morden as shown outlined in red on the Estates' Plan marked 'Ravensbury Estate';

Ravensbury Order Land: the land included within Ravensbury CPO and shown on the plan at CD 2.2;

Ravensbury Outline Permission: the outline planning permission for the Ravensbury Estate granted on 29 April 2019 (planning reference 17/P1718) as varied (CD 7.13);

Ravensbury Phase 1: the first construction phase of the Ravensbury Estate shown outside of the redline area on the Ravensbury Indicative Phasing Plan and marked 'Phase 1' (CD 4.4);

Ravensbury Phase 2: the second construction phase of the Ravensbury Estate shown hatched purple on the Ravensbury Indicative Phasing Plan (CD 4.4);

Ravensbury Phase 3: the third construction phase of the Ravensbury Estate shown hatched blue on the Ravensbury Indicative Phasing Plan (CD 4.4) which includes the Order Land;

Ravensbury Phase 4: the fourth construction phase of the Ravensbury Estate shown hatched green on the Ravensbury Indicative Phasing Plan (CD 4.4) which includes the Order Land; and

Scheme: Clarion's programme for regeneration of the Estates.

