

SUSTAINABLE COMMUNITIES DIVISION

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Town and Country Planning Act 1990 Outline Planning Permission Decision Notice 17/P1718

The London Borough of Merton as Local Planning Authority hereby **GRANTS Outline Planning Permission** for the works specified in the First Schedule below subject to the conditions specified in the Second Schedule below.

First Schedule – Particulars of application

Application Number: 17/P1718
Location: Ravensbury Estate, Mitcham
Proposal: Outline planning application (with layout, scale and access for approval, except in relation to parameter plans for height) for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (C3 Use Class); provision of replacement community centre (up to 160sqm of Use Class D1 floorspace); provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works. Landscaping works are also proposed to the east of Ravensbury Grove and along Hengelo Gardens.

Approved Plans: See Condition 3. List of approved drawings

Second Schedule – Conditions

- 1 **Commencement.** The development shall commence not later than three years from the date of this permission or two years from the final approval of the last Reserved Matters application, whichever is the later.

REASON: In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).

- 2 **Approval of reserved matters:** a. Detail of the reserved matters set out below ('the reserved matters') for each phase of the development shall be submitted to the Local Planning Authority for approval within 3 years from the date of this permission or within 3 years from the date of the last reserved matters for the previous phase of development:

(i) Appearance and (ii) Landscaping

b. The reserved matters shall be carried out as approved.

c. Approval of all reserved matters for the relevant phase of development shall be obtained from the Local Planning Authority in writing before any phase of development is commenced.

REASON: In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).



- 3 List of approved drawings:** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

0001 Rev B, 002 Rev A, 0013 Rev A, 0014 Rev A, 0020 Rev A, 0021 Rev A, 0100 REV E, 0101 REV E, 0113 REV E, 0114 REV G, 0115 REV D, 0151 REV E, 0152 REV D, 0153 REV D, 0101 REV E, 0120 REV A, 0121 REV D.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 4 Phasing Strategy:** Upon submission of the first Reserved Matters application, a Phasing Strategy setting out the delivery of the phases across the whole site shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy shall confirm the order and timing of delivery of each of the phases, Updated phasing plans should be submitted with subsequent Reserved Matters applications.

REASON: To ensure the scheme is delivered as proposed in accordance with Policies 3.5 and 7.3 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policies EP R1, EP R2, EP R3, EP R4 and EP R8 of the Adopted Estates Local Plan 2018.

- 5 Development Parameters and Design Code:** Development to be carried out in accordance with permission. Reserved Matters applications should accord with the submitted Development Parameters (Plans and Schedule) and Design Code, or such updated / replacement Development Parameters (Plans and Schedule) and / or Design Code approved in writing by the Local Planning Authority.

REASON: In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).

- 6 Urban Design Strategy:** Applications for approval of Reserved Matters for each relevant phase of development submitted pursuant to this permission relating to appearance and landscaping (other than those relating to Enabling Works) shall be accompanied by an Urban Design Report, which explains the approach to the design and how it takes into account the approved Design Code. This document should also include measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of that phase of development.

REASON: To ensure good design throughout the development in line with the principles set in the NPPF (2019), Policies 3.5 and 7.3 of the London Plan (2016), Policies DM D1, DM D2 & DM D4 of the SPP Local Plan 2014, Policies CS2 & CS14 of the Core Planning Strategy 2011 and Policies OEP.1, OPE.2 and EP R4 of the Adopted Estates Local Plan 2018.

- 7 Energy and Sustainability Strategy:** The first application for approval of Reserved Matters submitted pursuant to this permission relating to appearance (other than those relating to Enabling Works) shall be accompanied by an overarching Energy Strategy for all phases of the development. For each phase of the development, an updated detailed Energy and Sustainability Strategy shall be submitted to the Local Planning Authority for approval prior to commencement of Below Ground works in that phase. The Energy Strategies shall explain but not be limited to the following:

- How the proposed design realises opportunities to reduce carbon emissions in accordance with the Mayors energy hierarchy; through the incorporation of enhanced building fabric, efficiency of energy supply and low and zero carb on technologies;
- The reduction in carbon emissions achieved through these building design and technology energy efficiency measures, to minimise carbon dioxide emissions that contribute towards the London Plan emissions reductions targets;



- How the development has incorporated the principals of sustainable design and construction, and demonstrated compliance with any required sustainable design and construction standards;
- How the development has been designed to reduce the impact of the urban heat island in accordance with Mayors cooling hierarchy;
- The approved measures in each phase shall be fully implemented in accordance with the approved details;
- Overheating mitigation Strategy Prior to commencement of the relevant phase of the development hereby permitted, details for the provision of an Overheating mitigation Strategy for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development contributes to climate change mitigation by meeting the highest standards of sustainable design and construction achieving an adequate reduction in carbon dioxide emissions from on-site renewable generation, in accordance with the principles set out in the Energy Statement and in accordance with Policies 5.1, 5.2, 5.3, 5.4, 5.4A, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, and 5.11 of the London Plan (2016), Policies DM EP1 of the SPP Local Plan 2014, Policies CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

8 Ecology and Biodiversity Strategy: Prior to commencement of Above Ground works for each relevant phase of development a detailed Ecology and Biodiversity Strategy shall be submitted for approval by the Local Planning Authority. The Ecology and Biodiversity Strategy shall explain:

- The location and details of bird boxes, bat boxes and other wildlife features on site in accordance with the recommendations made in the 'Preliminary Ecology Appraisal' by SLR dated November 2017;
- The creation of wildlife habitats within the public realm, integrated into the detailed SUDS designs; and
- The management and arrangements for these features.

REASON: To ensure the development contributes to improving the ecology and biodiversity of the area in accordance with Policy 7.19 of the London Plan (2016), Policy DM O1 of the SPP Local Plan 2014, Policy CS13 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

9 Housing Accommodation Schedule: Applications for approval of Reserved Matters submitted pursuant to this permission relating to appearance for each relevant phase of development including if built out as a single phase (other than those relating to Enabling Works), shall be accompanied by a Housing Accommodation Schedule. These documents shall explain and include:

The type and mix of units proposed;

Whether the units are to be provided as affordable and what tenure;

The gross internal floor areas of each dwelling; and

A cumulative position statement on the provision of housing.

REASON: To ensure the development provides an appropriate mix and quality of housing as well as providing an appropriate amount and mix of affordable housing having regard to the relevant viability assessment in accordance with the NPPF (2019), Policies 3.3, 3.4, 3.7, 3.8, 3.9, 3.11 and 3.12 of the London Plan (2016), Policies DM H2, DM H3 of the SPP Local Plan 2014, Policy CS8 of the Core Planning Strategy 2011 and Policy EP R4 of the Adopted Estates Local Plan 2018.



- 10 Daylight and Sunlight Assessment:** Applications for approval of Reserved Matters for each relevant phase of development including if built out as a single phase (other than those relating to Enabling Works) submitted pursuant to this permission shall be accompanied by a detailed Daylight and Sunlight Assessment. This document shall explain how the development has been designed to provide appropriate levels of daylight and sunlight to the new homes within the development itself.

REASON: To ensure the development provides future occupiers with satisfactory levels of daylight and sunlight appropriate for its context in accordance with Policy 7.7 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policy EP R1 of the Adopted Estates Local Plan 2018.

- 11 Flood Risk Assessment:** The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) by Tully De'Ath Consultants (ref: 11888 Revision 4 dated Feb 2018). The flood risk and drainage mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future users, and ensure flood risk does not increase offsite in accordance with Merton's policies CS16, DM F1 and DMF2 and the London Plan policies 5.12, 5.1 and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 12 Floodplain Mitigation Strategy:** No development approved by this permission shall be commenced until a detailed site wide level for level, volume for volume, floodplain compensation scheme has been designed and submitted to and approved in writing by the local planning authority, in consultation with the Environment Agency. The development hereby permitted shall not be occupied until such time as a floodplain compensation scheme is implemented for each phase, which ensures that the flood risk is not increased onsite and elsewhere, both during and post construction of the scheme. The implemented scheme shall include flood openings (voids), taking into consideration flood flows, and these voids must be maintained and remain operational for the lifetime of the development. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of river flooding to the proposed development and future users, and ensure flood risk does not increase offsite in accordance with Merton's policies CS16, DM F1 and the London Plan policy 5.12. and Policy EP R6 of the Adopted Estates Local Plan 2018

- 13 Finished floor levels:** Prior to commencement of each relevant phase of the development (with the exception of Enabling Works) hereby permitted by this planning permission, details shall be submitted for the approval of the local planning authority to demonstrate that finished floor levels for all residential units shall be set no lower than 300mm above the 1 in 100 year plus climate change flood level (in metres above Ordnance Datum) as detailed in Section 5.3 of the submitted Flood Risk Assessment. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future users in accordance with Merton's Core Planning Strategy (2011) CS16, SPP (2014) DM F1 and the London Plan policy 5.12

- 14 Flood Warning and Evacuation Plan:** Prior to occupation of the first phase of development hereby permitted, the applicant must submit an overarching Flood Warning and Evacuation Plan, which covers all phases of the development, in accordance with Flood Risk Assessment (FRA) by Tully De'Ath Consultants (ref: 11888 Revision 4 dated Feb 2018), to be approved in writing by the Local Planning Authority. The approved Flood Warning and Evacuation Plan shall be implemented thereafter.



Prior to occupation of each subsequent phase of the development a revised Flood Warning and Evacuation Plan (including in the case of null changes) shall be submitted and approved in writing by the Local Planning Authority. The procedures, information and advice contained within the plan shall be reviewed annually for the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future users in accordance with Merton's Core Planning Strategy 2011, Policies CS16 and DM F1, Policies EP R6 of the Adopted Estates Local Plan 2018, and the London Plan policy 5.12.

- 15 Surface and foul water drainage strategy:** The first application for approval of Reserved Matters submitted pursuant to this permission relating to layout or landscaping (other than those relating to Enabling Works) shall be accompanied by a scheme for the provision of an Overarching Surface and Foul Water Drainage Strategy for the whole site, and by a Surface and Foul Water Drainage Detailed Design for the relevant phase.

The site wide strategy and detailed drainage design for each phase shall be prepared in consultation with Thames Water, and shall be designed in accordance with the outline details submitted in the Flood Risk Assessment produced by Tully De'Ath Consultants (ref: 11888 Revision 4 dated Feb 2018).

The development will dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed restricted rate in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13) and it should have regard to the guidance contained within the National SuDS Standards and Mayor of London SPG 'Sustainable design and construction' and Merton's SuDS Design and Evaluation Guide.

- a) The site wide drainage Scheme (overarching) shall:
- i. provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the entire site at a maximum rate of 41l/s for a 1:100 year return period plus 40% climate change;
 - ii. Appropriate measures must be taken to prevent pollution of the receiving groundwater and/or surface waters;
 - iii. include a timetable for its implementation; and
 - iv. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

- b) For each subsequent phase of development thereafter a Surface and Foul Water Drainage Detailed Design for the relevant phase shall be submitted to the Local Planning Authority for approval prior to commencement of the development (other than Enabling Works) in that phase. The Detailed Design shall be prepared in accordance with the approved scheme for the Overarching Surface and Foul Water Drainage Strategy.

REASON: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

- 16 Preventing groundwater pollution:** Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

REASON: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater. This is in accordance with Policy 5.21 of the London Plan (2016), Policy DM EP4 of the SPP Local Plan



2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 17 Piling and preventing contamination:** Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on This is in accordance with Policy 5.21 of the London Plan (2016), Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 18 Accessibility Strategy:** Applications for approval of Reserved Matters for each relevant phase of the development including if built out as a single phase (other than those relating to Enabling Works) submitted pursuant to this permission relating to appearance and landscaping shall be accompanied by a detailed Accessibility Strategy for the relevant phase. This document shall explain:

a) How the proposed public realm areas, within each relevant phase, would be accessible to all, including details of finished site levels, surface gradients and lighting;

b) How each building would be accessible to all, including details of level access and internal accommodation arrangements and access to car parking; and

c) That 10% of dwellings hereby permitted would be 'wheelchair user dwellings' and all other dwellings are 'accessible and adaptable dwellings' in accordance with the London Plan Policy 3.8 and Draft London Plan Policy D5.

REASON: To ensure the development is accessible and inclusive to all in accordance with Policy 3.8 and 7.2 of the London Plan (2016) and Policy D5 of the Draft London Plan (2018), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policies EP R2, EP R3, EP R4 of the Adopted Estates Local Plan 2018.

- 19 Lighting Strategy:** The first application for approval of Reserved Matters submitted pursuant to this permission relating to appearance and landscaping (other than those relating to Enabling Works) shall be accompanied by an overarching Lighting Strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers for all phases.

For each relevant phase of development, an updated detailed Lighting Strategy shall be submitted to and approved in writing prior to commencement of Below Ground works in that relevant phase. These documents shall explain:

a) The lighting proposed for amenity spaces and external communal areas, including relevant justification; and

b) The proposed external building lighting.

REASON: To ensure the development is adequately lit in order to minimise the risk and fear of crime, whilst ensuring that the proposed lighting would not unduly impact on local character, amenity or biodiversity in accordance with Policies 7.3 and 7.19 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011.



- 20 Refuse Strategy:** The first Application for approval of Reserved Matters submitted pursuant to this permission relating to appearance and landscaping (other than relating to Enabling Works) shall be accompanied by an overarching Refuse Strategy for all phases including if built out as a single phase.

For each relevant phase of development thereafter, an updated detailed Refuse Strategy shall be submitted to and approved in writing prior to commencement of Below Ground works for that relevant phase. These documents shall explain:

- a) The storage and disposal arrangements for refuse and waste associated with the residential and commercial elements of the proposed development, including vehicular access thereto;
- b) The storage and disposal arrangements for refuse and waste associated with proposed public realm areas, including vehicular access thereto;
- c) The hours of proposed waste collection; and
- d) The proposed Waste Management Plan for public realm areas.

REASON: To ensure that adequate refuse storage and disposal facilities are provided, in the interests of local character and amenity in accordance with Policy 5.16 of the London Plan (2016), Policies DM D1, DM D2 of the SPP Local Plan 2014, Policy CS2 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 21 Arboricultural Method Statement/Tree Protection Plan:** The first application for approval of Reserved Matters submitted pursuant to this permission shall be accompanied by an overarching Arboricultural Method Statement and Tree Protection Plan in accordance with BS 5837:2012 for all phases.

For each phase of development, an updated and detailed Arboriculture Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that relevant phase. The approved measures for the protection of the existing retained trees shall be installed prior to the commencement of site works and shall be retained and maintained until the completion of all site operations. If any trees are proposed for removal or have any tree work, a full justification must be provided in the Arboricultural Method Statement. Any tree work shall accord with BS 3998:2010.

The details shall also explain the total number of trees to be removed, together with details of the proposed replacement planting, to ensure an overall increase in the number of trees across the site.

REASON: To safeguard the character and appearance of the area and to enhance the appearance of the development, in accordance with Policy 7.5 of the London Plan (2016), Policy DM O2 of the SPP Local Plan 2014, Policy CS13 of the Core Planning Strategy 2011 and Policy EP R7 of the Adopted Estates Local Plan 2018.

- 22 Site Supervision (Trees):** The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to monitor and report to the Local Planning Authority not less than monthly the status of all tree works and tree protection measures throughout the course of the demolition and site works. The works shall be carried out strictly in accordance with the approved Arboriculture Method Statement and Tree Protection Plan.

REASON To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.5 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Polices Plan 2014, and policy EP R7 of the Estates Local Plan.



- 23 Transport Strategy:** Applications for approval of Reserved Matters submitted pursuant to this permission shall be accompanied by a detailed Transport Strategy for the relevant phase. This document shall explain:
- a) Details of temporary access, parking arrangements and associated management;
 - b) Details of vehicle & and cycle parking provision for each of the proposed uses;
 - c) Details of electric car charging points with 20% active and 100% passive provision;
 - d) Details of any motorcycle and scooter parking;
 - e) Details of pedestrian and cycle routes throughout that part of the scheme;
 - f) Details of pedestrian and vehicle signage and way-finding within the development;
 - g) A summary of how the approach relates to the original Transport Assessment; and
 - h) A summary of how the proposed Strategy relates to the Travel Plan to be submitted under the s106 Agreement.

REASON: To ensure that adequate levels of parking are proposed, that sustainable means of transport are encouraged and to ensure that no unacceptable increase in traffic movements result, in line with the recommendations of the Transport Assessment and in accordance with Policies 6.3, 6.9 and 6.13 of the London Plan, Policies DM T1, DM T2 & DM D3 of the SPP Local Plan 2014, Policy CS18, CS19 & CS20 of the Core Planning Strategy 2011 and Policies EP R2 & EP R3 of the Adopted Estates Local Plan 2018.

- 24 Travel Plan (Residential):** Prior to the occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall follow the current 'Travel Plan Development Control Guidance' issued by TfL and shall include:
- (i) Targets for sustainable travel arrangements;
 - (ii) Effective measures for the on-going monitoring of the Plan;
 - (ii) A commitment to delivering the Plan objectives for a period of at least 5 years from the first occupation of the development;
 - (iii) Effective mechanisms to achieve the objectives of the Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

REASON: To promote sustainable travel measures and comply with the following Development Plan policies for Merton: policy 6.3 of the London Plan 2016, policies CS18, CS19 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Polices Plan 2014.

- 25 Levels Plan:** Applications for approval of Reserved Matters for each relevant phase of the development submitted pursuant to this permission shall be accompanied by a detailed Levels Plan for the relevant phase. This document shall explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highway(s), and any other Changes proposed in the levels of the site.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and land contamination, in accordance with Policy 5.21 of the London Plan (2016), Policies CS 14 of Merton's Core Planning Strategy 2011, and policies R.1, R2 R3 and R4 of Merton's Estates Local Plan 2018



26 Land Contamination: Prior to the commencement of each relevant phase of development (other than Enabling Works) approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A site investigation scheme, based on the Ground Conditions Assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3) Prior to occupation of each relevant phase of development, a verification report, providing details of the data collected in order to demonstrate completion and effectiveness of the works set out in the remediation strategy in (2) and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, must be submitted to and approved in writing by the Local Planning Authority. Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved.

REASON: In the interests of future health of occupiers of the development and to protect pollution of groundwater, in accordance with Policy 5.21 of the London Plan (2016), Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

27 Unexpected Contamination: If, during development, contamination not previously identified is found to be present at the site then it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. No further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as reported to, verified, and approved, in writing by the Local Planning Authority.

REASON For the protection of Controlled Waters and in the interests of future health of occupiers of the development. The site is located over a Secondary Aquifer and within SPZ2 and it is possible that the site may be affected by contamination from historic uses, and in the interests of future health of occupiers of the development and to protect pollution of groundwater, in accordance with Policy 5.21 of the London Plan (2016), Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

28 Demolition and Construction Method Statements

a) No phase of development shall commence until a detailed Demolition Method Statement has been submitted and approved in writing by the local planning authority.

b) No phase of development (other than Enabling Works) approved by this permission shall be commenced until a detailed Construction Method Statement has been submitted and approved in writing by the local planning authority.



Where relevant, the statement(s) should take account of other major developments within the vicinity.

The approved Statement(s) shall be adhered to throughout the relevant phase of works.

The Statement(s) shall provide details for:

- hours of operation;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials;
- public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of noise and vibration;
- measures to control the emission of dust and dirt;
- a scheme for recycling/disposing of waste;
- the measures proposed to reduce and remove risks to the water environment and reduce flood risk;
- a full Logistics Plan, which demonstrates how the impact of demolition / construction vehicles would be minimised; and
- an Air Quality & Dust Management Plan (AQDMP) to identify the steps and procedures that will be implemented to minimise the creation and impact of dust and other air emissions resulting from the site preparation, demolition, groundwork and construction phases of the development.

REASON: In the interests of future health of occupiers of the development and to protect pollution of groundwater, in accordance with Policy 5.21 of the London Plan (2016), Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018

- 29 **Water Conservation:** Prior to the commencement of each relevant phase of the development (other than Enabling Works) Prior to the commencement of Above Ground works relating to the in each relevant phase of the development, a scheme detailing measures to reduce water use within the development, to meet a target water use of 105 litres or less per person, per day for residential dwellings only shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the development shall be constructed in accordance with the approved scheme and thereafter retained.

REASON: To minimise the water use of the development, in accordance with Policy 5.15 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 30 **Landscaping:** Prior to the commencement of Above Ground works in each relevant phase, full details of a comprehensive design strategy for hard and soft landscaping for each phase, including a planting scheme and details of street furniture, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, quantities and location of the proposed plants, and a timetable for the implementation of the landscaping scheme.

The approved works shall be carried out in accordance with the approved timetable. Within a period of 5 years from the completion of each phase of the development, any trees which die, are removed, or become seriously damaged or diseased, or are dying, shall be replaced in the next planting season with others of the same original specification, unless the Local Planning Authority gives written consent to any variation.

The landscaping plan should indicate the planting of appropriate native species throughout the site.



REASON: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 5.11, 7.5 and 7.2 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Polices Plan 2014, and policy EP R7 of the Estates Local Plan.

- 31 Noise and Vibration Mitigation Strategy:** Applications for approval of Reserved Matters for each relevant phase of the development including if built out as a single phase (other than demolition, enabling and groundworks) submitted pursuant to this permission shall be accompanied by a detailed Noise and Vibration Mitigation Strategy for the relevant phase. This document shall explain noise attenuation measures for the proposed uses, including noise barriers, specified glazing and ventilation and orientation / layout of buildings and amenity areas.

Post completion Noise Assessments are to be submitted to and approved in writing by the Local Planning Authority prior to occupation of each building.

REASON: To ensure the future occupiers of the residential units in the development would not experience undue noise and disturbance in accordance with Policy 7.15 of the London Plan (2016), Policies DM D2 & DM EP2 of the SPP Local Plan 2014, Policies CS14 & CS15 of the Core Planning Strategy 2011 and Policies EP R1 & EP R6 of the Adopted Estates Local Plan 2018.

- 32 Noise Intrusion to Dwellings:** Due to the potential impact of the surrounding locality on the development the recommendations to protect noise intrusion into the dwellings as specified in the Peter Brett's Noise impact assessment Report Project ref 32120/2505/Rev 02No. shall be implemented as a minimum standard of mitigation from external noise.

REASON: To protect the living conditions and amenity of future / new residents of the proposed development from noise attributed with the associated non-residential units below in accordance with Policies DM C1 & DM EP2 of the SPP Local Plan 2014, Policies CS11 & CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 33 Noise Mitigation:** Noise Levels (expressed as the equivalent continuous sound level) LAeq (10 minutes) from any new Plant/machinery from the community use shall not exceed LA90-10dB at the boundary with the closest residential or noise sensitive property.

REASON: To protect the living conditions and amenity of future / new residents of the proposed development from noise attributed to the associated commercial units below in accordance with Policies DM C1 & DM EP2 of the SPP Local Plan 2014, Policies CS11 & CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 34 Community Centre hours of operation:** The community centre shall operate only between the hours of 08:00am and 10pm Monday to Sunday unless otherwise approved in writing by the local planning authority.

REASON: To protect the living conditions and amenity of future / new residents of the proposed development from noise attributed to the associated commercial units below in accordance with Policies DM C1 & DM EP2 of the SPP Local Plan 2014, Policies CS11 & CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 35 Light Spillage:** There shall be no light spill from external artificial lighting into the watercourse or adjacent river corridor habitat. To achieve this, the specifications, location and direction of external artificial lights should be such that the lighting levels within 8m of the top of the bank of the watercourse are maintained at background levels. The Environment Agency considers background levels to be a lux level of 0-2.

REASON: To ensure the development is adequately lit in order to minimise the risk and fear of



crime, whilst ensuring that the proposed lighting would not unduly impact on local character, amenity or biodiversity in accordance with Policies 7.3 and 7.19 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011.

- 36 Green, Blue and Brown Roofs:** Prior to the commencement of each relevant phase of the development (other than Enabling Works) Prior to the commencement of Below Ground works in each phase of development, the detailed design, specification and planting scheme for the green, blue and/or brown roofs shall be submitted to and approved in writing by the Local Planning Authority. The design and planting shall be carried out as approved, retained and maintained in perpetuity thereafter. The green, blue and /or brown roofs shall be designed in accordance with the drainage and attenuation measures set out in the Flood Risk Assessment produced by Tully De'Ath (ref: Scheme No 11888, revised Issue 4 dated February 2018).

REASON: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

- 37 Ecology and demolition:** No demolition of buildings or removal of trees or shrubs shall take place in any phase of development hereby permitted until up to date bat surveys are submitted to and approved in writing by the Local Planning Authority for that phase of development. If evidence of bats are found prior to demolition, specific mitigation measures should be included in any submission for the written approval of the Local Planning Authority. Development shall proceed in accordance with any approved mitigation measures.

REASON: To safeguard the ecology and biodiversity of the area, in accordance with Policy 7.19 of the London Plan (2016), Policies DM EP2 & DM EP3 of the SPP Local Plan 2014, Policies CS15 & CS16 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 38 Permitted Development Restricted:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development which would otherwise fall within Classes A, B, C, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out to the proposed houses without the prior written permission of the Local Planning Authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling and to safeguard the amenity of neighbouring residents in accordance with Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policies EP R1 & EP R8 of the Adopted Estates Local Plan 2018.

- 39 Secured by Design:** Prior to the commencement of the Above Ground works in each relevant phase of development, details of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site/development (as informed by the principles of Secured by Design), shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented and thereafter maintained.

REASON: In the interest of creating safer, sustainable communities, in compliance with Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policies EP R1, EP R2, EP R3, EP R4 & EP R8 of the Adopted Estates Local Plan 2018.



40 Archaeology:

A) Prior to commencement of each phase of development, other than those relating to Enabling Works, no development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of site related geo/archaeological evaluation of the site in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.

B) Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of geo/archaeological evaluation in accordance with a Written Scheme of Investigation.

C) No phase of development shall be commenced other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of site related archaeological mitigation (if required) in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that mitigation has been submitted to and approved by the local planning authority in writing.

D) Under Part C, the applicant (or their heirs and successors in title) shall implement a programme of archaeological mitigation in accordance with a Written Scheme of Investigation.

E) No phase of development shall be occupied until the site investigation and possible mitigation work has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Parts (A and C), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON: In the interests of archaeological protection in accordance with Policies DM D2 & DM D4 of the SPP Local Plan 2014, Policies CS2 & CS14 of the Core Planning Strategy 2011 and Policies EP R1 & EP R8 of the Adopted Estates Local Plan 2018.

41 Air pollution mitigation measures scheme: Prior to commencement of Above Ground works, a scheme for air pollution mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

REASON: To ensure that the amenities of occupiers and neighbouring amenities are protected from the poor air quality in the vicinity in accordance with Policy 7.14 of the London Plan (2016) and Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

42 Control of dust and emissions during construction and demolition: All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

REASON: To protect local air quality in accordance with Policy 7.14 of the London Plan (2016) and Policy DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.



- 43 Non-Road Mobile Machinery (NRMM):** An inventory of all NRMM must be kept on-site during the course of the demolition, site preparation and construction phases. All machinery should be regularly serviced and service logs kept onsite for inspection. Records should be kept on-site, which details proof of emission limits for all equipment. This documentation should be made available to Local Authority officers as required until completion of development.

REASON: To protect local air quality in accordance with Policy 7.14 of the London Plan (2016) and Policies DM EP2, DM EP3 & DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 44 Electric Vehicle Charging Infrastructure Strategy:** Applications for approval of Reserved matters for each relevant phase of the development submitted pursuant to this permission (other than those relating to Enabling Works) shall be accompanied by an electric vehicle charging infrastructure strategy and implementation plan. This shall include details of the number, location, installation and management of the electric vehicle charging points. The electric vehicle charging points shall be implemented prior to first occupation of each Phase and maintained in accordance with the approved strategy / plan and details.

Reason: To ensure that sustainable means of transport are encouraged and to ensure that no unacceptable increase in traffic movements result, in line with the recommendations of the Transport Assessment and in accordance with Policies 6.3, 6.9 and 6.13 of the London Plan, Policies DM T1, DM T2 & DM D3 of the SPP Local Plan 2014, Policy CS18, CS19 & CS20 of the Core Planning Strategy 2011 and Policies EP R2 & EP R3 of the Adopted Estates Local Plan 2018.

- 45 Sustainable Design and Construction:** Prior to occupation of each relevant phase of the development, verification that the Energy and Sustainability Strategy as per condition 7 above, has been implemented in accordance with the approved details, must be submitted and approved by the Local Planning Authority, in accordance with National, Regional or Local Policies. This shall include verification of carbon dioxide emissions reductions and water efficiency measures.

REASON: To ensure that the development performs in accordance with the approved plans, achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2, 5.1, 5.2, 5.3, 5.4, 5.4A, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, and 5.11 of the London Plan 2016 and Policy CS15 of Merton's Core Planning Strategy 2011 or their successors and Policy EP R6 of the Adopted Estates Local Plan 2018.

- 46 Play Space:** Prior to commencement of any phase of the development (other than Enabling works), submit a comprehensive play space strategy showing details of the areas and features of the dedicated children's play space to be provided on site meeting the minimum play space requirements for all age groups in accordance with the Mayor's Supplementary Planning Guidance "Shaping Neighbourhoods: Play and Informal Recreation" (or any subsequent guidance) for approval in writing by the local planning authority. The development shall be carried out in accordance with the approved details and maintained for the duration of operational works.

REASON: To ensure the provision and retention of suitable children's play space in accordance with the requirements of Merton's Core Planning Strategy policy CS 13 and The London Plan 2016 and Policy EP R5 of the Estates Local Plan 2018.

- 47 Design Code:** prior to the submission of any reserved matters application and within 3 months of the date of this decision, a revised Design Code must be submitted for approval in writing by the Local Planning Authority. The developer must enter into discussions with the Local Planning Authority about the content of this Design Code.

REASON: To ensure good design throughout the development in line with the principles set in the NPPF (201), Policies 3.5 and 7.3 of the London Plan (2016), Policies DM D1, DM D2 & DM D4 of the SPP Local Plan 2014, Policies CS2 & CS14 of the Core Planning Strategy 2011 and Policies OEP.1, OPE.2 and EP R4 of the Adopted Estates Local Plan 2018.



- 48 **Temporary Accesses:** Details of any temporary access arrangements to be put in place during the phased development of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the temporary access arrangements in the Phase to which the access relates. Any temporary access arrangements shall, once becoming redundant be removed and the approved road/pedestrian/landscaping details shall be installed/erected.

REASON: To ensure that any temporary access arrangements do not have an adverse impact on existing/future amenity and to ensure the provision of the approved scheme details on cessation of the use of such accesses in accordance with Policy T4 of the London Plan 2016 and Policy DMT2 of the SPP Local Plan 2014, Policy CS18 of the Core Planning Strategy 2011 and Policies EP R2 & EP R3 of the Adopted Estates Local Plan 2018.

Informatives

- 1 **LBM Policies and Guidance** To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre-planning application advice service.
- 2 **Construction and demolition works** audible beyond the boundary of the site should only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays
- 3 **A Trade Effluent Consent** will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc., may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.
- 4 **CIL:** The application is subject to both the Mayoral and the Merton Council Community Infrastructure Levy unless an application for an exemption is made and approved.
- 5 **Nesting birds:** If the intention is to complete tree work between the 1st March & the 31st July (inclusive) a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. Arborists should record such checks in their site specific Risk assessment. If active nests are found work should not take place until the young have fledged.
- 6 **Bats and other habitat,** due diligences check for bats and likely habitats (see attached link) must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. Arborists should carry out and record such checks in line with BS8596: 2015 surveying for bats in trees and woodland in their site specific risk assessment. If bats or potential roosting features are found work must not start until an appropriately licenced bat handler has been engaged.
- 7 **Birds and Bats:** Demolition of buildings and tree felling should avoid the bird nesting and bat roosting seasons. Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use, or who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981. Buildings and trees should be inspected for bird nests and bat roosts prior to demolition or felling by an appropriately qualified person. If bats are found, Natural England should be contacted for advice.



- 8 **Thames Water:** The developer should consult with Thames Water with regard to whether any offsite reinforcement of the foul water drainage network is required. Copies of the correspondence should be provided for the Council records. The contact number is 0800 009 3921.
- 9 **Surface Water Drainage:** It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development We recommend that developers should: Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297401/scho0804bibr-e-e.pdf

Refer to the Environment Agency Guiding Principles for Land Contamination for the Type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.

<https://www.gov.uk/government/publications/managing-and-reducinglandcontamination>

Refer to our website at www.environment-agency.gov.uk for more information. We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination. E.g. British Standards when investigating potentially contaminated sites and groundwater, and references with these documents:

- BS5930:2015 Code of practice for site investigations;
- BS 10175:2011+A1:2013 Code of practice for investigation of potentially contaminated sites;
- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and End 5 installation of groundwater monitoring points;
- BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)
- Use MCERTS accredited methods for testing contaminated soils at the site. A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out.
- In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment.
- GP3 version 1.1 August 2013 provided further guidance on setting compliance points in DQRAs.
- Where groundwater has been impacted by contamination on site, the default compliance point for both Principal and Secondary aquifers is 50m. Following the DQRA, a Remediation Options Appraisal to determine the Remediation Strategy in accordance with CRL11. The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works. E.g. monthly monitoring before, during and for at least the first quarter after



completion of ground works, and then quarterly for the remaining 9-month period.)

- 10 Piling and preventing contamination:** The Council recommends that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.
- 11 Asbestos:** In the event that asbestos containing materials (ACMs) are discovered, details of the contractors with their plan of work detailing the method of removal of ACMs in compliance with current legislation shall be submitted to the HSE (Health and Safety Executive).
- 12 Written schemes of investigation** will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 13 Flood Risk Activity Permit (FRAP)** Under the Environmental Permitting (England and Wales) Regulations 2016, you must submit plans to the Environment Agency and apply for a FRAP if you want to do work:
- In, over or under a main river
 - Within 8m of the top of bank of a main river
- Flood risk activities can be classified as: Exclusions, Exemptions, Standard Rules or Bespoke. These are associated with the level of risk your proposed works may pose to people, property and the environment. You should apply for a Bespoke FRAP if your work cannot be classified as one of the following: an excluded activity (listed here) an 'exempt' activity (listed here) a 'standard rules' activity (listed here).
- 14 London Archaeology Guidelines:** Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with Historic England Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.
- 15 Fire Safety:** In accordance with Policy D11 (Fire Safety) of the draft London Plan, the applicant must submit to the Council a fire statement, produced by a third party suitably qualified assessor, to be submitted to and agreed with the London Fire Brigade.
- 16 Carbon Emissions:** Evidence requirements for prior to occupation stage assessments must provide:
- Copies of Micro-generation Certification Scheme (MCS) Certificates or any subsequent standard.
 - Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling or Building Emission Rate (DER or BER) and percentage improvement of DER or BER over TER based on 'As Built' SAP or SBEM outputs (i.e. dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address).

OR, where applicable:

- A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP or SBEM outputs, AND
- Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide



electricity generation technologies) have been included in the calculation

Domestic Water efficiency evidence requirements for Post Construction Stage assessments must provide:

- Detailed documentary evidence representing the dwellings 'As Built'; showing:
- the location, details and type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment); and
- the location, size and details of any rainwater and grey-water collection systems provided for use in the dwelling;

Along with one of the following:

- Water Efficiency Calculator for New Dwellings; OR
- Written confirmation from the developer that the appliances/fittings have been installed, as specified in the design stage detailed documentary evidence; or
- Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built' To ensure that the development performs in accordance with the approved plans, achieves a high standard of sustainability, and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2016 and Policy CS15 of Merton's Core Planning Strategy 2011.

17 Signage: You are advised that it is the developer's responsibility to ensure all signage associated with the proposed development i.e. street nameplates, building names and door numbers are erected prior to occupation, as agreed with the Council's Street Naming/Numbering Officer.

18 Open Space: Means any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public. Open space is taken to mean all open space of public value, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity.

19 Above Ground works: Means any works above the ground floor slab of the proposed redevelopment (excluding Enabling Works).

Below Ground works: Means any works below the ground floor slab of the proposed redevelopment (excluding Enabling Works).

Enabling Works: Means any works comprising of demolition, site clearance, ground investigation, archaeological investigation, construction of boundary fencing or hoardings for the demolition / construction phase, demolition / construction noise attenuation works, construction of temporary highways accesses, construction / demolition compound set up).



Date of Decision: 29 April 2019

Signed.....
For and behalf of the Head of Public Protection & Development (Planning).

Note: This approval confers permission under the Town and Country Planning Acts only. It does not confer consent or approval under any other statutory enactment; including the Building Regulations. Failure to obtain all necessary consents may result in enforcement action. It is emphasised that no variation from the deposited plans or particulars will be permitted unless previously authorised in writing by the London Borough of Merton

Please read attached notes.



Note regarding rights of Appeal

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission of approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 or the Town and Country Planning Act 1990 within six months from the date of this notice; **unless the application is for householder development, in which case the time limit is 12 weeks.** Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. A copy of the appeals forms should also be forwarded simultaneously to the Chief Executive's Department, London Borough of Merton, 8th Floor, Civic Centre, London Road, Morden, Surrey SM4 5DX.
2. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or imposed by them, having regard to the statutory requirement (see note below), to the provisions of the development order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given to him.
3. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Local Planning Authority in which the land is situated a purchase notice requiring the authority to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.
4. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted, subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

NOTE:

The statutory requirements are those set out in Section 79(6) of the Town and County Planning Act 1990, namely Sections 700(I) & 72(I) of the Act.



Community Infrastructure Levy

If permission is granted for the development of any new dwelling(s) or at least 100 square metres of new-build gross internal area (GIA) (including replacement of existing GIA), into which people normally go, it will usually become liable for a Community Infrastructure Levy (CIL) payment under Merton and Mayor of London CIL charging schedules.

If your development is liable, you will be sent a liability notice that will provide details of the charge. This will be recorded to the register of Local Land Charges as a legal charge upon your property and will become payable upon commencement of development. Information on the payment process (including penalties) will be provided with the liability notice or upon request.

If your development is likely to be CIL liable and you have not already done so, please complete and return to us an additional information form, available at http://www.planningportal.gov.uk/uploads/1app/forms/cil_questions.pdf. Failure to do so will mean we will perform the calculation of the charge solely on the basis of the information already provided with the planning application which might result in you being overcharged.

This will affect planning applications which receive planning permission on or after the date the CIL charge comes into effect. For more information please visit <http://www.merton.gov.uk/cil> or email CILevy@merton.gov.uk

The Mayor of London has adopted an updated CIL charge of £60/sqm for developments in Merton, which is effective to developments granted planning permission from 1 April 2019. This is an increase from the £35/sqm charge on developments effective prior to 1 April 2019. For more information visit: www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy

