

Sustainability Appraisal for draft Local Plan Post Hearings
Main Modifications
January 2024



Non-technical summary

Purpose of sustainability appraisal

- i. This Sustainability Appraisal incorporating the Strategic Environmental Assessment (SA/SEA) has assessed the proposed Main Modifications (MMs) of the Local Plan (hereby referred to as the Plan). It considers matters raised during the hearing sessions (June and October 2022) and dialogue with the Planning Inspectors throughout the Examination, including the Post Hearing letter dated March 2023 ([INSP22](#)) and the Post Hearings clarification letter dated 28th April 2023 ([INSP23](#)).
- ii. This Report is a supplementary document to previously published SA/SEAs:
 - [Sustainability Appraisal \(SA\) incorporating Strategic Environmental Assessment \(SEA\) for the Local Plan Main Modifications May 2022 \(LBM06\)](#).
 - [Sustainability Appraisal \(SA\) incorporating Strategic Environmental Assessment \(SEA\) for the Local Plan Submission including proposed amendments November 2021 Revised](#) – updated as Document 0D5i.
 - [Sustainability appraisal of Merton's Local Plan stage 3 Reg 19 July 2021 \(0D3\)](#).
 - [Stage 2a sustainability appraisal of Merton's Local Plan November 2020-February 2021 \(0D16\)](#).
 - [Sustainability Appraisal incorporating Strategic Environmental Assessment \(SEA\) November 2018 \(Stage 2\) \(part of 0D17\)](#).
 - [Sustainability appraisal scoping report of Merton's Local Plan 2018-2019 \(0D18\)](#).
- iii. The purpose of a SA is to promote sustainable development by integrating *social, economic, and environmental* considerations into the preparation of new or revised plans and strategies. The SA is a specific requirement for all Local Plans as required by the Planning and Compulsory Purchase Act 2004.
- iv. Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011), modifications are either classified as "Main" or "Additional" modifications. Main Modifications are required to resolve issues in order to make the Local Plan *'justified'* or improve the effectiveness of the policy or provide clarity. They involve amendments to policies which are essential for the Plan to be found sound in line with paragraph 35 of the National Planning

Policy Framework (NPPF).

- v. The NPPF states that assessments should be ‘*proportionate*’ and ‘*should not repeat policy assessment that has already been undertaken.*’ Wherever possible, the local planning authority (the council) should consider how the preparation of any assessment would contribute to the Plan’s evidence base. The [National Planning Practice Guidance \(PPG\)](#) states that:

The sustainability appraisal should only focus on what is needed to assess the likely significant effects of the plan. It should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan.

- vi. If the plan making body assesses that proposed changes are significant and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required and the sustainability appraisal report should be updated and amended accordingly.

Summary of influence of appraisal

- vii. The findings of the appraisal have influence and has been used to help define the most sustainable policies in terms of where the most growth will occur; the most sustainable ways in which to pursue growth in those locations; and guiding policy principles for ensuring sustainable development is at the heart of decisions relating to individual development proposals.
- viii. The SA/SEA scoping report ([OD18](#)) identified the issues in Merton in the context of environmental, social and economic. It looked at the most up to date data to also identify problems and issues in Merton. This work formed the SA Assessment Framework and decision-making criteria, which led to developing the SA objectives. These objectives would be used to assess the Plan.
- ix. The SA report (stage b – [OD17](#)) established the strategic approach for the Plan by way of developing strategic alternatives. Four options were assessed:
- Option 1: Focus on regeneration: Continue to develop and grow within town centres.
 - Option 2: Focus on public transport: Develop and grow within areas of good transport links.
 - Option 3: Focus on renewal: Develop and grow in areas of deprivation.
 - Option 4: Allow the market to lead (*Laissez faire* approach): No Local Plan.

- x. The SA (stage 2a -[0D16](#)) developed and refine alternatives and assessing the effects by:
- Evaluated the Plan against the SEA/SA objectives in light of proposed Main Modifications following public consultation and local evidence.
 - Developed strategic alternatives.
 - Predicted the effects of the Plan including reasonable alternatives.
 - Evaluated the effects of the Plan.
 - Outlined mitigating adverse effects.
 - Proposed measures to monitor the environmental effect of the Local Plan.
 - Consulted the public and the statutory environmental bodies on the draft Plan and report.
- xi. The submission SA/SEA (stage 3 REG 19 – [0D3](#))
- Assessed the Plan against the SEA/SA objectives in light of proposed Main Modifications following public consultation and local evidence.
 - Assessed the effects of the Plan.
 - Reasonable alternatives.
 - Evaluated the effects of the Plan.
 - Outline mitigating adverse effects.
 - Proposed measures to monitor the environmental effect of the Local Plan.
 - Consulted the public and the statutory environmental bodies on the draft Plan and report.
- xii. SA/SEA submission including proposed amendments November 2021 revised ([0D5](#))
- Evaluated the Plan's strategic objectives
 - Assessed the Plan against the SEA/SA objectives in light of proposed Main Modifications following public consultation and local evidence.
 - Examine reasonable alternatives.
 - Evaluate the effects of the Plan.
 - Examine mitigating adverse effects of the Plan.
 - Proposing measures to monitor the environmental effect of the Local Plan.
 - Consulting the public and the statutory environmental bodies on the draft Plan and report.

- xiii. SA/SEA Main Modifications May 2022 ([LBM06](#)) Following the Matters and Issues Questions (MIQs) raised by the independent Planning Inspectors dated April 2022. The council proposed MMs to the draft Local Plan for soundness in accordance with the tests set out in the NPPF paragraph 35. This SA/SEA:
- Presented the findings of the screening of proposed modifications
 - Considered of alternatives
 - Appraised the proposed modifications
 - Consulted the public and the statutory environmental bodies on the draft Plan and report.

The Strategic Environmental Assessment (SEA) processes

- xiv. The SEA is an iterative process informing each stage of the Plan's development. The aim of the SEA is to decide which impacts are likely to be significant and therefore, what the assessment should concentrate on. This is achieved by, the selection of SEA objectives and indicators, which will be used to measure the impact of the plan.

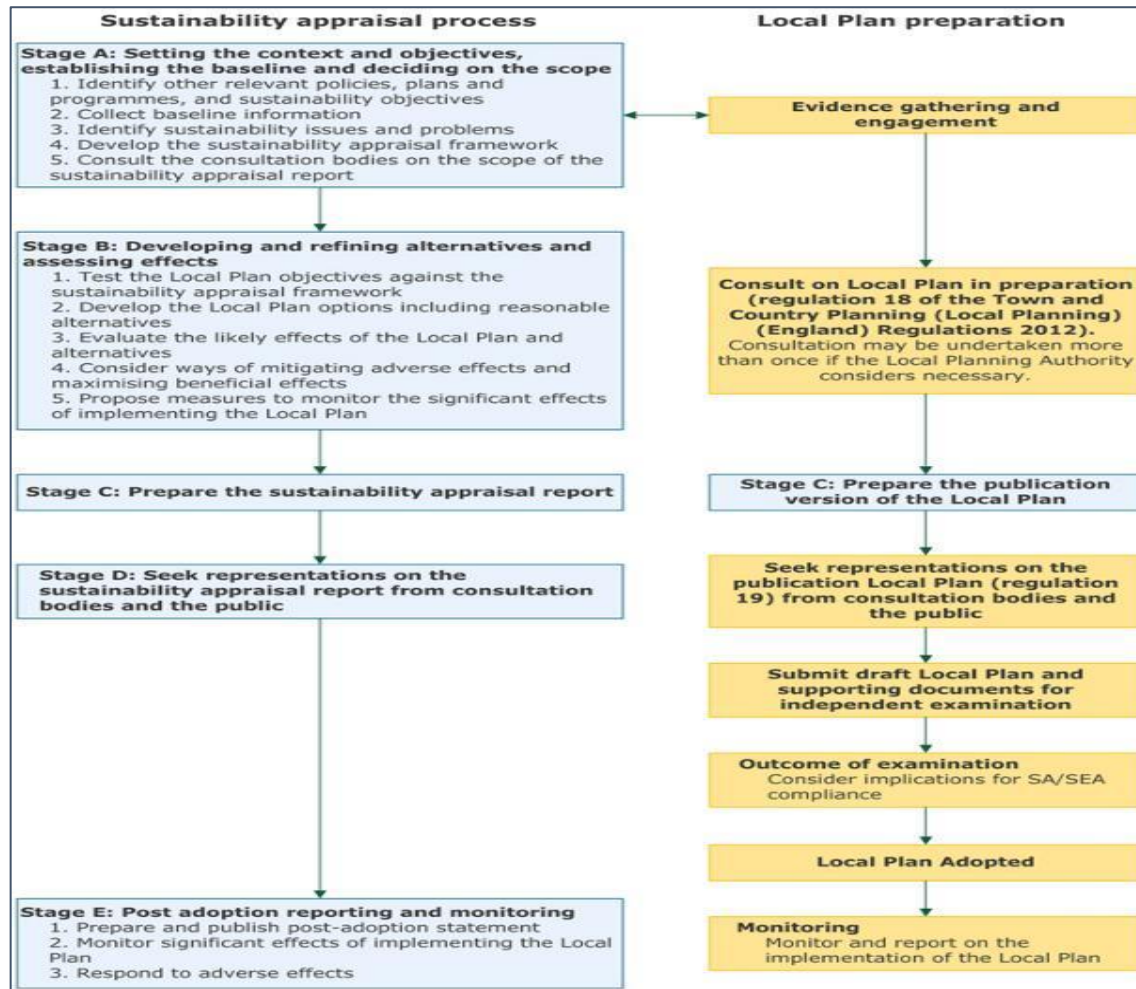
Figure 1: Stages in the SEA process.

| SEA stages and tasks | Purpose |
|---|---|
| Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope. | |
| Identifying other relevant plans, programmes and environmental | To establish how the plan or programme is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help to identify SEA objectives. |
| Collecting baseline information | To provide an evidence base for environmental problems, prediction of effects, and monitoring; to help in the development of SEA objectives. |
| Identifying environmental problems | To help focus the SEA and streamline the later stages, including baseline information analysis, setting of the SEA objectives, prediction of effects and monitoring. |
| Developing SEA objectives | To provide a means by which the environmental performance of the plan or programme and alternatives can be assessed. |

| | |
|---|---|
| Consulting on the scope of SEA | To ensure that the SEA covers the likely significant environmental effects of the plan |
| Stage B: Developing and refining alternatives and assessing effects. | |
| Testing the plan or programme objectives against the SEA objectives | To identify potential synergies or inconsistencies between the objectives of the plan or programme and the SEA objectives and help in developing alternatives. |
| Developing strategic alternatives | To develop and refine strategic alternatives. |
| Predicting the effects of the plan or programme, including alternatives | To predict the significant environmental effects of the plan or programme and alternatives. |
| Evaluating the effects of the plan or programme, including alternatives. | To evaluate the predicted effects of the plan or programme and its alternatives and assist in the refinement of the plan or programme. |
| Mitigating adverse effects | To ensure that adverse effects are identified and potential mitigation measures are considered. |
| Proposing measures to monitor the environmental effects of plan or | To detail the means by which the environmental performance of the plan or programme can be assessed. |
| Stage C: Preparing the Environmental Report | |
| Preparing the Environmental Report | To present the predicted environmental effects of the plan or programme, including alternatives, in a form suitable for public consultation and use by decision-makers. |
| Stage D: Consulting on the draft plan or programme and the Environmental Report | |
| Consulting the public and Consultation Bodies on the draft plan or programme and the Environmental Report | To give the public and the Consultation Bodies an opportunity to express their opinions on the findings of the Environmental Report and to use it as a reference point in commenting on the plan or programme. To gather more information through the opinions and concerns of the public. |

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| Assessing significant changes | To ensure that the environmental implications of any significant changes to the draft plan or programme at this stage are assessed and considered. |
| Making decisions and providing information | To provide information on how the Environmental Report and consultees' opinions were considered in deciding the final form of the plan or programme to be adopted. |
| Stage E: Monitoring the significant effects of implementing the plan or programme on the environment. | |
| Developing aims and methods for monitoring. | To track the environmental effects of the plan or programme to show whether they are as predicted; to help identify adverse effects. |
| Responding to adverse effects | To prepare for appropriate responses where adverse effects are identified. |

Figure 2: Sustainability Appraisal process and Local Plan preparation.



Screening of Proposed Main Modifications (MMs)

- xv. MMs are material changes to the submitted plan which are necessary to make it *sound* and *legally compliant*. The council has screened the proposed MMs to determine if they significantly affect the findings of the submission SA/SEA Report and if further appraisal work is required. The proposed changes and findings of the screening including the rationale for screening ‘*out*’ (no implication for the submission SA findings) or screening ‘*in*’ (assessment required). The full assessment findings are provided in Appendix A of this report.
- xvi. Overall, most of the MMs involve relatively minor changes for reason of soundness. This meant adding clarification or enhance readability or updating factual information already presented in the Plan. The screening of the proposed MMs found that there is no significant effect on the findings of previous SA work presented in the submission SA/SEA (including updates and SA/SEAs carried out at various stages of the Plan’s development). This is because the changes do not fundamentally alter the direction of the Plan, its aims or objectives, but are proposed on the ground of soundness.

Proposed Modifications summary

- xvii. This section provides a summary of the proposed MMs. As reported earlier in this report it is focused on the MMs the council are making to the Plan, relating to the Hearings (June and October 2022), discussions and communications, between the council after the Hearings with the Inspectors for example the Post Hearing Letter(s).

Additional Modifications moved to Main Modification

- xviii. The Inspectors letter recommended that a number of Additional Modification proposed by the council should be Main Modification due to the weight of the change and/or edit. The council has excepted these recommendations. It should be noted the alterations do not change the direction of the Plan.

Site allocations

- xix. The council is proposing modification to a few site allocations. These are triggered by changes elsewhere in the Plan, for example, modifications to policy D12.6 building heights; this in turn has led to MMs for some site allocations. Other MMs have been made to provide clarity and improve readability with the aim to set out clearly the council’s expectation for each site, its role for delivering housing (where applicable) and its contribution to growth. A significant site allocation change is site allocation Wi3. Initially, the council was proposing a large site area incorporating part of Wimbledon Park.

However, following comments made by the Planning Inspectors in the Post Hearing letter, the council is now, proposing a smaller site allocation boundary area excluding the park.

Plan period

- xx. The council is proposing a change to the Plan period to improve accuracy, ensure 'Soundness' and complying with the NPPF (para 22) requirements. The council is proposing MM1.1 to change the plan's development period this is due to the length of time between key stages taking long. At submission stage the plan's period was 2021/22-2035/36. The proposal is for the Plan to cover the years 2021/22 - 2037/38. This is in keeping with NPPF requirements.
- xxi. NPPF paragraph 22 states that:

Strategic policies should look ahead over a minimum 15 year period from adoption¹⁵, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.
- xxii. Paragraph 61 (NPPF) states:

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
- xxiii. The proposed MM throughout the Plan will improve accuracy, ensure 'Soundness' and complying with the NPPF (para 22) requirements, to produce a 15 year Plan. The proposed changes to the Housing Trajectory reflects this change and adds an additional 2 years for housing delivery.
- xxiv. The council does not believe there are any 'likely significant effects' due to the Plan period changing as it is in keeping with the NPPF requirement to produce a development plan. However, what may have an effect is the proposed housing delivery stepped approach illustrated in the housing trajectory (Appendix A). It covers a 17 years 2 addition year and over the Plan period.

- xxv. Merton’s housing target is 9,180 homes for the ten-year period 2019/20 to 2028/29 or 918 homes per annum. This is based on a detailed analysis of land availability and capacity across London that Merton worked with the GLA and all other London boroughs. In recognition of the significant increase in housing delivery required by these targets, the London Plan states at paragraph 4.1.10, that these may be achieved gradually and encourages boroughs to set a realistic and where appropriate, stepped housing delivery target over a ten-year period.
- xxvi. London Plan paragraph 4.1.11 states that if a target is needed beyond the 10-year period (2019/20 to 2028/29), boroughs should draw on the 2017 Strategic Housing Land Availability Assessment (SHLAA) findings which covers a period up to 2041. In addition, any local evidence of identified capacity, in consultation with the GLA and take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements and rolling forward the housing capacity assumptions applied in the London Plan for small sites.
- xxvii. The council is proposing taking a stepped approach to deliver housing covering 2021/22 – 2037/38 in line with London Plan requirements. This approach should deliver a minimum of 12,084 additional homes as set out below. Therefore, from 2029/30 to 2032/33 Merton is proposing a total housing target of 3,400 new homes, which is higher than the London Plan SHLAA requirement for 1,896 new homes.

Figure 3: Merton’s stepped housing delivery

| Year | Target |
|---------|--------|
| 2021/22 | 918 |
| 2022/23 | 500 |
| 2023/24 | 450 |
| 2024/25 | 700 |
| 2025/26 | 725 |
| 2026/27 | 775 |
| 2027/28 | 775 |
| 2028/29 | 775 |
| 2029/30 | 1120 |
| 2030/31 | 1200 |
| 2031/32 | 780 |
| 2032/33 | 700 |

| | |
|--------------|---------------|
| 2033/34 | 474 |
| 2034/35 | 548 |
| 2035/36 | 548 |
| 2036/37 | 548 |
| 2037/38 | 548 |
| Total | 12,084 |

- xxviii. The additional new homes will be delivered by bringing forward housing capacity through Merton Opportunity Area (Morden, South Wimbledon, Wimbledon and Colliers Wood town centres), large scale regeneration project, enabling mixed use development within the town centres, bringing vacant properties back into use through Merton's empty homes strategy and preparing masterplans, development briefs and design guidance for larger housing sites for example. The council believes this is an appropriate approach to take to ensure deliver of new homes for Merton.
- xxix. A reason for taking this action is due to changes in the expected delivery of some our large scale development in the borough. For example, the demolition of 748 homes for the Estates Regeneration (three housing estates in Mitcham, Morden and South Wimbledon) before 2029 means the council cannot deliver the required 9,180 new homes between 2019/20 and 2028/29. Over the 15-year lifetime of this Local Plan the three estate will result in an uplift of over 2,000 new homes. The Estate Regeneration is support by the Estate Local Plan which was subject to a SA and other environmental assessments. If found the plan has a wide range of positive and significant positive effects on the objectives. The Plan has taken on broad the key sustainability issues in a manner that maximises the benefits of sustainability and avoids adverse sustainable impacts not only for the residents on the estates but also the surrounding area (residential and commercial) and the environment both physical and natural.
- xxx. Other large sites identified in Merton's housing trajectory are expected to be delivered later than was once assumed when the London SHLAA was created in 2017. Merton's Opportunity Area (designated in the London Plan) is set to deliver 5000 new homes and 6000 jobs (indicative figure up to 2041). Subject to GLA resources, an Opportunity Area Planning Framework (OAPFs) will be produced in accordance with London Plan policy *SD1 Opportunity Areas*. It will be subject to a number of impact assessments including HRA, Sustainability Appraisal and other assessments.

Housing development policies

- xxxi. A modification is proposed to update the minimum housing target requirement set out in strategic policy H11.2 and move the stepped housing trajectory from supporting text, into Strategic Policy H11.2 (*Housing Provision*) to ensure the Plan is effective. MMs are proposed to update the housing trajectory to:
- Reflect the latest position on the housing supply pipeline projected over the Plan period.
 - Reflect the latest position on the delivery status of a number of large sites and also the phasing programme for the estates regeneration of Eastfields, High Path and Ravensbury estates.
 - Provide an updated stepped housing target for Merton.
- xxxii. A modification is proposed to supporting text (para. 11.1.22) to improve the clarity and effectiveness of the Plan concerning the securing of affordable housing monetary contributions from sites proposing 2- 9 new homes.
- xxxiii. The council is also proposing a MM to policy H11.6 and its supporting text to address government's new policy direction (December 2023) on Planning Policy for Traveller Sites.

Viability

- xxxiv. A MM is proposed to strategic policy IN14.1 (*Infrastructure*) to include requirements that comply with the approach to viability testing, decision making and infrastructure prioritisation as set out in the London Plan policy DF1 (*Delivery of the plan and planning obligations*). MMs are proposed, to include cross references where relevant to Strategic Policy IN14.1 in other chapters of the Plan e.g. chapter 2 (*Climate Change*) and chapter 11 (*Housing Provision*).

Monitoring framework (local plan)

- xxxv. The council is proposing a new policy named Monitoring Framework (chapter 17) the purpose of this policy is to monitor the performance of the Plan and its effectiveness. It also allows the council, to understand whether policies have worked as they were intended. The monitoring period will be implemented from the first year of adoption. The Monitoring Framework table identifies the monitoring indicators which will monitor the effectiveness and performance of the Local Plan and sets out triggers for action. More importantly, actions the council will take for example a full or partial review of the Plan. The performance and implementation of the policies will be reported in Merton's Authority Monitoring Report (AMR).

Tall buildings clusters and their environments development policies

- xxxvi. MMs are proposed to include strategic height diagrams for the Morden Regeneration Zone and Wimbledon town centre, to ensure general conformity with the London Plan. In addition, the term ‘taller buildings’ has been replaced with ‘tall buildings’ to provide a clear and consistent terminology throughout the Plan and to better reflect the language of the London Plan policy D9 Tall buildings.
- xxxvii. Other proposed MMs changed references to maximum heights in favour of ‘appropriate’ heights and require the submission of local Design Guides or Design Codes to allow for appropriate stepping up of storey heights in the environs of both the boundaries of the areas where tall buildings are considered suitable and adjacent to identified clusters, to avoid abrupt transitions. These changes relate to policy D12.6 and the neighbourhood policies and site allocations throughout the Plan.

Green infrastructure development policies and designations

- xxxviii. There are proposed MMs for several site allocations, all to provide clarity in the text or update the site allocation maps to show further features such as MOL designations and other green infrastructure adjacent to a site. For example, sites W5, Mo3 and Wi3. These changes do not affect the findings of the submitted SA (July 2021 and November 2021).
- xxxix. All proposed changes the Wimbledon Park MOL have now been withdrawn and some minor changes, removing an approximately 200sqm area, are proposed to the SINC and Green Corridor designations within Morden Park, to ensure that the boundaries accurately align with approved and implemented landscaping details and the location of an electrical substation.
- xl. MMs are proposed to policy O15.4, which, where appropriate, use the phrase ‘trees, hedges and other landscape features’ instead of merely ‘trees,’ thereby improving clarity that other landscape features of amenity and biodiversity value will also be protected, and clarity is also improved with the removal of unnecessary duplicated requirements and matters that are addressed in TPO regulations.

Morden regeneration zone development policy

- xli. There are proposed MMs that improve clarity through the provision of a definition and the consistent use of the term ‘*comprehensive regeneration*’ and another that also improves clarity, flexibility and deliverability by allowing incremental development proposals on large sites (0.25ha and above) that contribute to the delivery of comprehensive regeneration. The

MMs do not affect the total number of units resulting from comprehensive regeneration within the Morden Regeneration Zone (circa 2000 units), which has not changed since the submission SA/SEA.

Climate change development policies

- xlii. Following the adoption of Building Regulation Part L 2021 on 15th June 2022, as part of a consortium of 18 London boroughs, Merton commissioned a consultant to review the 2D12 *Towards Net Zero Carbon* study (2019) in light of changes to Part L. Government released the modelling behind the new Building Regulations in December 2022 which was required for the review. The results of this review were published in the [Delivering Net Zero](#) study in May 2023.
- xliii. As this study has been published at a later stage during the Local Plan examination, Main Modifications to the council's climate policies are recommended in line with evidence presented in Submitted document 2D12 *Towards Net Zero Carbon* study (2019), general conformity with the London Plan 2021, the update to Building Regulations Part L and the equivalence in targets set based on 2013 to 2021 Building Regulations.
- xliv. The examination process evidence has led to the following changes to the climate change policies and supporting text:
- The minimum onsite carbon reduction targets in policy CC2.2 (c) and supporting text have been updated in light of changes to Part L and reflecting general conformity with the London Plan and the Mayor's Energy Assessment Guidance.
 - The Mayor's "Be Lean" requirements in policy CC2.3 (c) and the relevant supporting text have been removed because the updated evidence demonstrated that these targets were challenging to achieve against Part L 2021.
 - Policy CC2.3 (e) has been removed and the latest Energy Use Intensity figures as per the 2023 study are expressed in the supporting text to assist developers in how they might demonstrate that they have made the fullest contribution to minimising energy use
- xlv. The MMs across the climate change chapter seek to ensure the supporting text remains in general conformity with the London Plan 2021 and has regard to the GLA's Energy Assessment Guidance, reflecting the change in Part L Building Regulations published in 2022. Modifications have also been proposed within the climate change chapter where these other policies have changed (e.g. Merton's housing targets in policy H11.2 and to the infrastructure prioritisation included in policy (IN14.1); these changes are discussion in the relevant sub heading in this section.

New policy Wimbledon Park development policy – N8.1

- xlvi. The council is proposing a new policy to cover the whole of Wimbledon Park following discussions that took place during the Hearings and with regard to the 2012 Town and Country Planning (Local Plan) (England) Regulations and NPPF paragraph 190. It should be noted that the policy only covers the part of the Wimbledon Park Registered Park and Garden that lies with the London Borough of Merton as Local Planning Authority.
- xlvii. As this is a new policy it has not been assessed as part of the SA process before. The policy aims to provide for the conservation, enhancement and ongoing management of the registered park and garden, whilst also ensuring that clear support is given for continued long-term investment in AELTC's facilities to maintain its global position as a world class sporting venue of national and international significance. The policy aims to conserve and enhance the historic park and lake, provides opportunities to remove the park from Historic England's Heritage At Risk register, reflects the biodiversity, sporting and recreation activities across all landholdings. The findings of the policy assessment against the SA objectives can be found in section 7 (see also consequential changes to the boundary of site allocation Wi3 as set out under the *Site allocations*" heading above).

Conformity to national and regional planning policies

- xlviii. The Plan is required to be in conformity and to have regard to the NPPF and the London Plan. The London Plan is legally part of each London borough's Development Plan and must be taken into account when planning decisions are taken in any part of Greater London. Planning applications should be determined in accordance with it, unless there are sound planning reasons (other material considerations) which indicate otherwise. All Development Plan Documents and Neighbourhood Plans must be 'in general conformity' with the London Plan.
- xlix. The London Plan seeks to develop an approach tailored for London to reflect the circumstances in the capital and is the key document shaping planning decisions across Greater London region. It provides an appropriate spatial strategy that plans for London's growth in a sustainable way. The London Plan is part of Merton's statutory Development Plan. The policies are written in a way that allows London to implement the ambitions, aims and objectives of the London Plan. There is no requirement for the policies to be repeated at the local level. However, in some instances a local approach is required within the context of the overall policy. The London Plan clearly sets out where this is the case by providing instruction to London boroughs.

- I. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared planning plans can be produced. Planning law requires that applications for planning permission be determined in accordance with development planning Plans. It further states, the NPPF must, be taken into account in preparing the development plan (for example Local Plans) and planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- li. The need for local authorities to be in conformity with national and regional planning policies sets the context of planning policies at a local level. Thus, in turn can limit the reasonable alternative(s) a borough can pursue. Any deviation from national and regional policy must be supported by robust evidence, which shows a just reason for the deviation.
- lii. As part of the Plans development the council has engaged with the Greater London Authority (including Mayoral offices – e.g Transport for London) on aspect of the Plan's policy direction and conformity. The GLA have confirmed the Plan is in 'general conformity' with the London Plan. It is the role of the Planning Inspectors to determine if the Plan is in conformity with the NPPF (sound) only then can the council adopt it.

Selection of alternatives

- liii. The SA process requires local authorities to consider alternative options and to assess sustainability implications of these. Alternatives have been considered by the council during the Plan's preparation, SA/SEA process at other stages. This is explored further in section 5 of the main report.

Monitoring and indicators

- liv. The council will continue to monitor the effects of the policies in sustainability terms and report on the outcomes in the Authority Monitoring Report (AMR). A final list of monitoring measures will be presented within the SA Statement produced once the Local Plan is adopted. No significant effects have been identified as a result of the MMs.
- lv. Therefore, proposed monitoring measures remain appropriate. At each stage of consultation, the council consulted with the statutory bodies (Environment Agency, Historic England and Natural England. During this process recommendations and advice was received and taken aboard by the council in developing the monitoring indicators. This valuable input from the bodies ensures the Plan can monitor known issues but, more importantly, the performance of the Plan to mitigate, reduce and minimise adverse effects.

Mitigation and enhancement

- lvi. No further mitigation or enhancement measures are identified due to the limited impact of the Main Modifications at this stage.

Cumulative effects of the Modifications

- lvii. The proposed MMs give rise to minor positive effects on specific SA Objectives. The effects are either local in nature relating to a particular site or specific to a particular topic area with a narrow focus for the soundness of the Plan. There are no significant cumulative or synergistic effects. Importantly, the proposed main modifications do not:
- a) Require further action or,
 - b) Identify additional mitigation measures.

Summary of Habitats Regulations Assessment findings

- lviii. The findings for the Habitats Regulations Assessment (HRA) for the Plan while being reported on separately to the SA/SEA. Its findings have been taken into account, where relevant at each SA/SEA stage. It concluded none of the proposed Main Modifications will lead to any new effects on any European sites (alone or in combination) that have not been previously considered by the HRA to date; nor do they alter the scale of any effects previously considered through the HRA process. The conclusion of the HRA states the submitted HRA report ([0D12](#)) remain valid. Significantly, there is no requirement for 'Appropriate Assessment.'

Health Impact Assessment (HIA)

- lix. The purpose of HIA is to promote sustainable development by integrating health (including mental health) and wellbeing considerations into the preparation of plans or strategies by identifying the key health and wellbeing issues and the groups that are likely to be affected by the implementation of the Plan. This HIA concludes that the proposed MMs do not have any adverse impact on health and wellbeing (including mental health) for the following reasons:
- The direction aims and objectives of the Plan have not changed.
 - Health in all policies is still embedded in the Plan.
 - The MMs ensure the Plan is justified, 'Sound' and improve the effectiveness of the Plan.
 - The proposed MMs are not anticipated to have any negative effects on the health and wellbeing of Merton's residents.

Equality and Diversity impact Assessment

- ix. The purpose of the EDIA is to ensure that equality is placed at the centre of policy development and identifies the likely impacts of the Local Plan on the Merton's communities. The EDIA can anticipate and recommend ways to avoid any discriminatory or negative consequences for a particular group. The council has undertaken a EDIAs throughout the Local Plan process (where required).
- ixi. Although the subsequent Equality Act 2010 removed the formal requirement for public bodies in England to undertake or publish a detailed EDIA of their policies, practices and decisions (including Local Plans) from April 2011, local authorities still have a legal duty to 'give due regard' to avoiding discrimination and promoting equality of opportunity for all protected groups when making policy decisions and to demonstrate how they are complying with this duty. The EDIA concluded that the proposed MMs would not have a detrimental impact on the Protected Characteristics groups and that the proposed increase in new homes is a positive main protected groups.

SA/SEA conclusion

- ixii. The conclusion of the SA/SEA is positive, with none of the proposed measures in the Plan likely to have any known negative effects, either minor or significant. The principal reason for this is the overriding purpose of the Plan is to minimise the risk to human health and life, the environment, economic activity, infrastructure and cultural heritage. More importantly, provide sustainable development in accordance with the National Planning Policy Framework (NPPF). It takes a measured approach and embeds environmental, social and economic opportunities in the Plan to shape the borough for the next 15 years and the delivery of new homes over 17 year period.
- ixiii. Importantly, the proposed Main Modifications do not change the direction of the Plan, nor its aims or the objectives. It is considered that the Plan provides a good policy framework in accordance with sustainable development principles of the NPPF and the London Plan and the proposed modifications strengthen these principles.
- ixiv. This SA concludes there are no sustainability implications and no likely effects to the policy or Plan due to the proposed MMs.

Technical report

1 Purpose of Sustainability Appraisal (SA) and incorporating the Strategic Environment Assessment (SEA)

1.1. The council is proposing Main Modifications (MMs) following recommendations by the Planning Inspectors. The proposed modifications take into account the matters raised by representations, hearing statements and through the hearing sessions. The Inspectors consider these modifications necessary for soundness.

1.2. The EU (European Union) Strategic Environmental Assessment Directive 2001/42/EC (SEA Directive), implemented in the UK (United Kingdom) by the SEA Regulations 2004, requires environmental assessment to be undertaken on all plans and programmes where they are likely to have significant environmental impacts.

1.3. SEA Regulations 2004 Schedule 2 (6) states that:

The likely significant effects on the environment, including short, medium- and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as:

- | | |
|------------------|--|
| a) Biodiversity. | h) Air. |
| b) Population. | i) Climatic factors. |
| c) Human health. | j) Material assets. |
| d) Fauna. | k) Cultural heritage, including architectural and archaeological heritage. |
| e) Flora. | l) Landscape; and |
| f) Soil. | m) The inter-relationship between the issues |
| g) Water. | |

1.4. The purpose of Sustainability Appraisal (incorporating SEA) is to promote sustainable development by integrating *social, economic, and environmental* considerations into the preparation of new or revised plans and strategies. It is imperative to begin SEA at the first stages of plan making to identify the key sustainability issues likely affected by the implementation of the plan; it helps with creating development options and assesses any significant effects of the proposed development.

- 1.5. SA/SEA's are a valuable tool for developing sound planning policies and planning development plans which are consistent with the Government's sustainable development agenda and achieving the aspirations of local communities.
- 1.6. The purpose of this Report is to assess the proposed MMs and to establish if further SA work is needed. The NPPF states, that assessments should be *proportionate* and *should not repeat policy assessment that has already been undertaken*. Wherever possible the local planning authority (the council) should consider how the preparation of any assessment would contribute to the plan's evidence base. The process should be started early in the plan making process and key stakeholders should be consulted in identifying the issues that the assessment must cover.
- 1.7. The sustainability appraisal should only focus on what '*is needed*' to assess the likely significant effects of the plan. It should focus on the *environmental, economic* and *social* impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is appropriate for the content and level of detail in the Local Plan.

2 The scope of the SA

- 2.1. The scope of the SA work with respect to the Merton's Local Plan, is introduced within the SA Report published in 2018 ([0D18](#)). The scope is in keeping with the SA topics and objectives are listed figure 4 below. Figure 5 contains the SA framework including modifications to it that the council has proposed as part of the engagement process with environmental statutory bodies (Environment Agency, Natural England and Historic England) and the public.

| Figure 4: Sustainability Appraisal objectives. | | SEA Topic requirements |
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| SO1 | Air quality: To reduce emissions and concentrations of harmful atmospheric pollutants, particularly in areas of poorest air quality and reduce exposure. | Air Human Health Population |
| SO2 | Biodiversity: To protect and conserve Merton's biodiversity from adverse development, avoid damage and irreversible losses to designated sites and protected species, adding to the abundance of non-designated biodiversity features and habitats (such as trees, gardens, green roofs and other features). | Biodiversity Flora Fauna |
| SO3 | Land and soil condition and pollutants: To conserve Merton's geodiversity and protect soils from development and over intensive use. | Soil Landscape Human Health Biodiversity Flora Fauna |
| SO4 | Sustainable land use: To make the best and most efficient use of land to support sustainable patterns and forms of development. | Landscape |
| SO5 | Heritage (including architectural and archaeological heritage): To conserve and enhance the existing historic environment, including sites, features, landscapes and areas of historical, architectural, archaeological and cultural value in relation to their significance and their settings. | Cultural heritage, including architectural and archaeological heritage. |
| SO6 | Flood risk management: To manage the risk of flooding from all sources and improve the resilience of people and property to flooding. | Water Climate Factors Human health |
| SO7 | Climate change: To help tackle climate change through reducing greenhouse gas emissions and moving towards a zero carbon London by 2050. | Climate Factors Material assets |
| SO8 | Noise and vibration: To minimise noise, vibration levels and disruption to people and communities. | Human Health |
| SO9 | Water quality: To protect and enhance Merton's water bodies. | Water Human Health Flora Fauna |
| SO10 | Water consumption: Ensuring that Merton has a sustainable water supply, drainage and sewerage system. | Water Human |
| SO11 | Open space and nature: To protect, connect and enhance Merton natural environment (including important habitats, species and landscapes) and the services and benefits it provides, delivering a net positive outcome for biodiversity. | Biodiversity Flora Fauna Climate Factors Soil Landscape |
| SO12 | Sustainable transport: To enhance and improve connectivity for all and increase the proportion of journeys made by sustainable and active transport modes. | Population |
| SO13 | Energy use: To improve energy efficiency in new developments and increase renewable energy | Climate Factors |

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| | supply / provision. | Material Assets |
| SO14 | Health and wellbeing: To facilitate and improve the health and wellbeing of the population, reduce health inequalities and deliver safer and more secure communities. | Human Health Population |
| SO15 | Housing: To provide type, quality and tenure of housing (including specialist and affordable provision) meets Merton's demographic change and local housing demand. | Human Health Population Material Assets |
| SO16 | Safe environments: To contribute to safe and secure environments for all people including the 9 Protected Characteristics. | Human Health Population |
| SO17 | Population demand and growth: To ensure that provision of environmental, social and physical infrastructure is managed and delivered to meet population and demographic change in line with sustainable development and to support economic competitiveness. | Human Health Population Material Assets |
| SO18 | Social inclusion and cohesion: To ensure Merton has socially integrated communities which are strong, resilient and inclusive. | Human Health Population |
| SO19 | Design: To create attractive, mixed-use neighbourhoods, ensuring new buildings and spaces are appropriately designed and accessible, which promote and enhance a sense of place and distinctiveness, reducing the need to travel by motorised transport. | Human Health Population Air Climate Factors Landscape |
| SO20 | Local employment: To develop and maintain a healthy labour market. | Human Health Population Material assets |
| SO21 | Education and skills: To ensure the education and skills provision meets the needs of Merton residents existing and future labour market and improves life chances for all, including people with disabilities and Black Asian and Minority Ethnic groups. | Population Human Health Material assets |
| SO22 | Economic growth: To increase the vitality and viability of existing town centres, local centres and parades To ensure that there is a mixed of business spaces including, affordable spaces in Merton. | Population Human Health Material assets |

Figure 5: SA framework and decision-making criteria. (text in **bold and underlined** MMs made in SA (OD5)).

| Sustainability Objectives | Decision making criteria. | Assessing of Local Plan Policies |
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| <p>Air quality To reduce emissions and concentrations of harmful atmospheric pollutants, particularly in areas of poorest air quality and reduce exposure.</p> | <ul style="list-style-type: none"> • Will it impact on locations that are sensitive to air pollution? | <p>Analysis of:</p> <ul style="list-style-type: none"> • The whole borough is an Air Quality Management Area. • Annual air quality reports. |
| <p>Biodiversity To protect and conserve Merton's biodiversity from adverse development, avoid damage and irreversible losses to designated sites and protected species, adding to the abundance of non-designated biodiversity features and habitats (such as trees, gardens, green roofs and other features).</p> | <ul style="list-style-type: none"> • Will it impact on national, regional or local BAP habitats and/or species? • Does it affect a site designated for nature conservation purposes? • Will it impact on access to nature? • Does it support ecosystems and lead to any enhancements in biodiversity, particularly in non-designated sites? • Will it impact on existing networks of open spaces and create new green spaces? • Will it lead to a degradation or fragmentation of the green spaces? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Sites designated for nature conservation purposes, including SSSI (Sites of Special Scientific Interest) and SINC (Sites of Importance to Nature Conservation). • Existing on-site habitats and biodiversity. |
| <p>Land and soil condition and pollutants To conserve Merton's geodiversity and protect soils from development and over intensive use.</p> | <ul style="list-style-type: none"> • Will it safeguard soil quality and quantity? • Does it support ecosystems and lead to any enhancements in biodiversity, particularly in non-designated sites? • Will it impact on existing networks of open spaces and create new green spaces? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Potential contaminated land • Existing use and buildings. |
| <p>Sustainable land use To make the best and most efficient use of land to support sustainable patterns and forms of development.</p> | <p>Does it make a positive impact? Does it support positive sustainable patterns? Will it bring disused sites into use, which benefits residents?</p> | <p>Analysis of:</p> <ul style="list-style-type: none"> • Existing use and buildings • Vacant sites • Derelict sites • Potential options for future land uses. |
| <p>Heritage (including architectural and archaeological heritage) To conserve and enhance the existing historic and built environment, including sites, features, landscapes and areas of</p> | <ul style="list-style-type: none"> • Will it affect the significance of heritage assets through direct impacts or impacts on their setting? • Will the design enhance the local character? • Have, opportunities that make a positive | <p>Analysis of:</p> <ul style="list-style-type: none"> • Historic Parks and Gardens • Conservation Area(s) • Listed Building(s) • Archaeological Priority Areas |

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| <p>historical, architectural, archaeological and cultural value in relation to their significance and their settings. <u>through high quality design and protection of open space, valued views and historic assets.</u></p> | <p>contribution to the local character and area been identified?</p> <ul style="list-style-type: none"> • Will it impact on any potential archaeological remains? • <u>Heritage assets at risk from neglect, decay, inappropriate development and air pollution?</u> • <u>Potential harm to the significance of heritage assets and wider historic environment through inappropriate development?</u> | <ul style="list-style-type: none"> • <u>Heritage assets at risk.</u> |
| <p>Flood risk management To manage the risk of flooding from all sources and improve the resilience of people and property to flooding.</p> | <ul style="list-style-type: none"> • Will flooding affect the proposal, i.e. is it within zone 2, 3a or 3b? • Will it lead to increased surface water flooding? • Will it lead to sewer flooding? • Will it impact or increase the risk of flooding to other people and property? • Will it promote and include climate change adaptation, measures? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Location within flood zone. • Surface water maps. • Localised flooding maps, where available. |
| <p>Climate change To help tackle climate change through reducing greenhouse gas emissions and moving towards a zero carbon London by 2050.</p> | <ul style="list-style-type: none"> • Will it promote and include climate change adaptation, measures? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Existing use and buildings. • Potential options for future land uses. |
| <p>Noise and vibration To minimise noise, vibration levels and disruption to people and communities.</p> | <ul style="list-style-type: none"> • Will it impact on locations that are sensitive to noise pollution? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Existing use and buildings. • Potential options for future land uses. |
| <p>Water quality To protect and enhance Merton's water bodies.</p> | <ul style="list-style-type: none"> • Will it impact on water quality? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Existing use and buildings. • Potential options for future land uses. |
| <p>Water consumption Ensuring that Merton has a sustainable water supply, drainage and sewerage system.</p> | <ul style="list-style-type: none"> • Will it impact on water quality? • Will it lead to increased surface water flooding? • Will it lead to sewer flooding? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Existing use and buildings. • Potential options for future land uses. |

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| <p>Open space and nature To protect, connect and enhance Merton natural environment (including important habitats, species and landscapes) and the services and benefits it provides, delivering a net positive outcome for biodiversity.</p> | <ul style="list-style-type: none"> • Will it increase or decrease public open space deficiency? • Will it lead to loss or degradation of designated spaces such as MOL (Metropolitan Open Land)? • Will it improve connectivity between existing open spaces? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Existing use and buildings. • Metropolitan Open Land. • Historic Parks and Gardens. |
| <p>Sustainable transport To enhance and improve connectivity for all and increase the proportion of journeys made by sustainable and active transport modes.</p> | <ul style="list-style-type: none"> • Will it increase access to essential services? • Will it assist in improve health and wellbeing? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Area of relative disadvantage. • Access to essential services. • Public open space deficiency. • Town Centre Boundary. • Public Right of Way. |
| <p>Energy use To improve energy efficiency in new developments Increase renewable energy supply / provision.</p> | <ul style="list-style-type: none"> • Will it improve and reduce energy use? • Will it lead to more energy efficient uses? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Existing use and buildings. • Potential options for future land uses. |
| <p>Health and wellbeing. To facilitate and improve the health and wellbeing of the population, reduce health inequalities and deliver safer and more secure communities.</p> | <ul style="list-style-type: none"> • Will it reduce the health inequalities in areas of poor health? • Will it improve mental health and wellbeing? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Areas of deprivation and inequalities. • Potential options for future land uses. |
| <p>Housing To provide type, quality and tenure of housing (including specialist and affordable provision) to better meet Merton's demographic change and local housing demand</p> | <ul style="list-style-type: none"> • Will it increase the number of homes? • Will it increase the number of affordable homes? • Will it reduce the number of unsuitable/unfit homes? • Does it achieve Lifetime Homes Standard and increase accessibility for wheelchair users? | <ul style="list-style-type: none"> • Existing use and buildings. • Potential options for future land uses. • Conservation Areas • Public Health plans and strategies. • Wider determinates of health. • Areas of deprivation. |
| <p>Safe environments To contribute to safe and secure environments for all people including the 9 Protected Characteristics.</p> | <ul style="list-style-type: none"> • Does it follow Security by Design principles? • Will it contribute to a reduction in the actual crime level? • Will it contribute to a reduction in the fear of | <p>Analysis of:</p> <ul style="list-style-type: none"> • Areas of deprivation and inequalities. |

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| | crime? | <ul style="list-style-type: none"> • Potential options for future land uses. |
| <p>Population demands and growth. To ensure that provision of environmental, social and physical infrastructure - managed and delivered to meet population and demographic change in line with sustainable development and to support economic competitiveness.</p> | <ul style="list-style-type: none"> • Will it reduce the levels of socio-economic inequalities? • Will it ensure that developments such as housing and essential services meet demographic demands and growth? • Will it provide sustainable development that will reduce inequalities? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Areas of deprivation and inequalities. • Local services/essential services. • Predicted population projections. • Public Health England health profiles. |
| <p>Social inclusion and cohesion To ensure Merton has socially integrated communities which are strong, resilient and inclusive.</p> | <ul style="list-style-type: none"> • Does it follow Security by Design principles? • Will it contribute to a reduction in the actual crime level? • Will it contribute to a reduction in the fear of crime? • Will it reduce deprivation? | <p>Analysis of: Disadvantaged areas/inequality.</p> |
| <p>Design To create attractive, mixed-use neighbourhoods, ensuring new buildings and spaces are appropriately designed, accessible, which promote and enhance a sense of place and distinctiveness, reducing the need to travel by motorised transport.</p> | <ul style="list-style-type: none"> • Does it follow Security by Design principles? • Will it contribute to a reduction in the actual crime level? • Will it contribute to a reduction in the fear of crime? • Will it reduce the use of the car? • Will it assist in building strong communities? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Disadvantaged areas/inequality. • Potential options for future land uses. |
| <p>Local employment To develop and maintain a healthy labour market.</p> | <ul style="list-style-type: none"> • Will it lead to the creation of jobs? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Employment data from NOMIS. • Employment use. • Disadvantaged areas/inequality. |
| <p>Education and skills To ensure the education and skills provision meets the needs of Merton residents existing and future labour market and improves life chances for all, including people with disabilities and</p> | <ul style="list-style-type: none"> • Will it impact on the local economy? • Will it lead to local economic growth? • Does it provide jobs? • Will it increase employment opportunities? • Will it increase training and skilled employment? | <p>Analysis of:</p> <ul style="list-style-type: none"> • Employment use. • Disadvantaged areas/inequality. |

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| Black and Asian Ethnic groups. | | |
| Economic growth and town centres To increase the vitality and viability of existing town centres, local centres and parades. | <ul style="list-style-type: none"> • Will it improve business development? • Will it impact on the local economy? • Will it lead to local economic growth? • Does it provide jobs? • Will it meet local business needs? • Will the site/land use include commercial development? | Analysis of: <ul style="list-style-type: none"> • Employment use. • Town Centre Boundary. • Area of Mixed Use. |

3 Review of other plans

3.1. A review of plans was first carried out in the [Scoping Report \(0D28\)](#) (November 2018) and has continued to be reviewed at each stage of the SEA/SA process.

Figure 6: Review of plan.

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| International legislation, agreements and protocol |
| Kyoto Protocol to the United Nations Framework convention on climate change (1997) |
| Johannesburg Declaration on Sustainable development 2002. |
| The UN (United Nations) Sustainable Development Goals (SDGs) 2015. |
| UNESCO World Heritage Conversion. |
| Declaration on Forests and Land Use (COP26 Declaration) (2021). |
| European legislation |
| Schedule of retained EU law (guidance) 2023. |
| Brexit Bill 2019. |
| EU Biodiversity Strategy (2020). |
| European Landscape Convention (ratified by the UK Government in 2006). |
| EU Sixth Environment Action Plan (Sustainable Development Strategy) (2002). |
| European Spatial Development Perspective Report (1999). |
| EU (European Union) Sustainable Development Strategy 2002 (revised 2006) (reviewed 2009). |
| Air Quality Framework (EU Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC). |
| Assessment of the Effects of Certain Public and Private Projects on the Environment (EIA (Environmental Impact Assessment) Directive 85/337/EEC). |
| Assessment and Management of Environmental Noise (END Directive 2002/49/EC). |

Conservation on Natural Habitats and of Wild Fauna and Flora (Directive 92/43/EEC).

Conservation of Wild Birds (Directive 79/409/EEC).

Energy Performance of Buildings (EU Directive 2002/91/EC).

Energy Efficiency (Directive 2012/27/EU).

Floods Directive (EU Directive 2007/60/EC).

Landfill Directive 1999/31/EC.

Promotion of the use of Biofuels or other Renewable Fuels for Transport (EU Directive 2003/30/EC).

Renewable Energy (EU Directive 2009/28/EC).

Strategic Environmental Assessment (SEA Directive 2001/42/EC).

Urban Wastewater Directive (91/271/EEC).

Waste Framework Directive 75/442/EEC.

Water Framework Directive (EU Directive 2000/60/EC).

National Regulations

Levelling Up and Regeneration Bill (LURA)
(Royal Assent October 2023).

The LURA sets out in detail the government's proposals for reforming the planning system.

LURA will effect changes specifically on planning and housing matters, with the key elements contained within Part 3 (Planning) and Part 4 (Infrastructure Levy) of LURA 2023. Most of the proposals require secondary legislation to be published before being introduced

- Introduces a new way of calculating developer contributions towards affordable housing and infrastructure – replacing current arrangements under Section 106 and Community Infrastructure Levy.
- Changes to digitise planning - streamline the local plan making process and reduce duplication by ensuring authorities have a single local plan
- Giving local planning authorities the ability to refuse planning applications where the developer has a record of accomplishment of not implementing or building out slowly
- A new power to amend planning permissions (Section 73B) which are not substantially different in effect to a previous permission on the site.
- Changes to the Local Plan preparation, examination and adoption process.
- Removal of the duty to co-operate.

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| | <ul style="list-style-type: none"> • Amendments to the National Policy Planning Framework which remove the current requirement for a rolling five-year supply of housing land, where the local plan is up to date • The act allows planning fees for major and minor applications to be increased by 35% and 25% respectively. <p>Design:</p> <ul style="list-style-type: none"> • Local Planning Authorities (LPA) are required to produce a design code. These will form part of a local plan or supplementary plan. • Includes new 'street vote' powers, which would allow residents on a street to bring forward proposals to redevelop their properties in line with their design preferences. <p>Other matters:</p> <ul style="list-style-type: none"> • The act gives the housing secretary power to order independent governance reviews of the Royal Institution of Chartered Surveyors • Gives LPA stronger powers to deal with those breaching planning rules and processes. |
| <p>Environmental Outcomes Report: a new approach to environmental assessment (consultation stage closed June 2023).</p> | <p>The consultation on a proposed new system of environmental assessment ('Environmental Outcomes Reports') to replace the current EU derived environmental assessment processes of Strategic Environmental Assessment and Environmental Impact Assessment.</p> |
| <p>Use class order 2020 and 2021.</p> | <p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amend the Town and Country Planning (Use Classes) Order 1987 and introduce significant changes to the system of 'use classes'. The core changes include the recalibration of the classification of uses of property. Classes A, B1 and D1, applicable to retail, office and non-residential institutions and assembly and leisure uses respectively, are removed and new use classes introduced in their place. The new Class E encompasses commercial, business and service, while the new F.1 and F.2 apply to learning and non-residential institutions and local community use, respectively.</p> <p>In addition, some uses which were previously given their own use class have been moved into the 'sui generis' category, meaning they will from now belong to no specific class.</p> |

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| | <p>Changes to and from these uses will be subject to full local consideration through the planning application process.</p> <p>The residential (C classes), general industrial (B2) and storage and distribution (B8) use classes remain unchanged, except for a new cross reference in the B2 class to the new Class E 'commercial' use class.</p> <p>2021: Further amends to the Order.</p> |
| <p>Air Quality Standards Regulations (2010).</p> | <p>Regulation replace the Air Quality Standards Regulations 2007 implement the following Directives: Directive 2008/50/EC on ambient air quality and cleaner air for Europe (this Directive replaces Council Directive 96/62/EC on ambient air quality assessment and management, Council Directive 1999/30 EC (European Commission) relating to limits for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in ambient air.</p> <p>Council Directive 2000/69/EC relating to limit values for benzene and carbon monoxide in ambient air, Council directive 2002/3/EC relating to ozone in ambient air.) Directive 2004/107/EC relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air.</p> |
| <p>Conservation of Habitat and Species Regulations, 2017.</p> | <p>The Conservation of Habitats and Species Regulations 2017 (the "Habitats Regulations") transposes the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives)</p> |
| <p>Part L of Building Regulations 2021: the Amendment Regulations and accompanying Approved Documents L: Volumes 1 and 2.</p> | <p>Building Regulations Part L covers the conservation of fuel and power in the building of new homes in England and establishes how energy-efficient new and existing homes should be.</p> |
| <p>Building Safety Bill 2021-22, (currently passing through Parliament).</p> | <p>The Building Safety Bill contains a series of reforms to building safety. It incorporates the most substantial legislative response to the Grenfell Tower fire in 2017.</p> |
| <p>Climate Change Act (2008). The Climate Change Act 2008 (2050 Target Amendment) Order 2019</p> | <p>The Climate Change Act aim is to manage and responding to climate change in the UK.</p> <p>Legislation requiring the government to reduce the UK's net emissions of greenhouse gases by 100% relative to 1990 levels by 2050</p> |

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| Community Infrastructure Levy Regulations 2010 (and subsequent amendments). | The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. |
| Deregulation Act 2015. | The Deregulation Act provides for the removal or reduction of burdens on businesses, civil society, individuals, public sector bodies and the taxpayer. As far as are practicable all necessary technical housing standards should now be included in the main building regulations rather than within development plans. The act provides for an amendment to be made to the Planning and Energy Act 2008. Section 1(1)(c) of that Act provides that local planning authorities may include in their plan's requirements that development in their area meets higher standards of energy efficiency than are required by building regulations. The government policy meanwhile is that new dwellings meet a zero-net carbon emissions standard from 2016. Building regulations should also provide for optional requirements. Local planning authorities will be able where circumstances justify it, to make it a condition of planning permission for developments that they comply with one or more such optional requirements, which will then apply to the development as building regulations requirements and be inspected and enforced as such. |
| Energy Act 2008. | <p>The Energy Act 2008 updates energy legislation to:</p> <ul style="list-style-type: none"> • Reflect the availability of innovative technologies and emerging renewable technologies. • Correspond with the UK's changing requirements for secure energy supply. • Protect our environment and the taxpayer as the energy market changes. |
| Environment Bill 2021. | <p>The Bill aims to:</p> <ul style="list-style-type: none"> • Increase local powers to tackle sources of air pollution. • Protect nature and improve biodiversity by collaborating with developers. • Extend producer responsibility, ensure a consistent approach to recycling, introduce deposit return schemes, and introduce charges for specified single use plastic items. • Secure long-term, resilient water and wastewater services, including through powers to direct water companies to work together to meet current and future demand. |
| The government's 25-year Environment Plan. | A Green Future: Our 25 Year Plan to Improve the Environment', sets out what we will do to improve the environment, within a generation. |
| National Flood and Coastal Erosion Risk Management Strategy for England (2020). | <p>The strategy sets out a vision of a nation ready for, and resilient to, flooding and coastal change – today, tomorrow and to the year 2100.</p> <p>Climate resilient places: working with partners to bolster resilience to flooding and coastal</p> |

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| | <p>change across the nation, both now and in the face of climate change.</p> <p>Today's growth and infrastructure resilient in tomorrow's climate: Making the right investment and planning decisions to secure sustainable growth and environmental improvements, as well as resilient infrastructure.</p> <p>A nation ready to respond and adapt to flooding and coastal change: Ensuring local people understand their risk to flooding and coastal change and know their responsibilities and how to act.</p> |
| EA2025 action plan. | <p>The Environment Agency vision for the future into action. The plan sets out 3 long term goals:</p> <ul style="list-style-type: none"> • a nation resilient to climate change • healthy air, land and water • green growth and a sustainable future. |
| Environmental Assessment of Plans and Programmes regulations 2004. | <p>Provides the regulations for the implementation of the Strategic Environmental Assessment Directive (EU/2001/42/EC) for certain plans and programmes that are likely to have significant environmental impacts.</p> |
| Environmental Noise (England) Regulations 2006 (as amended) . | <p>The regulations move the EU Directive 2002/49/EC that relates to the assessment and management of environmental noise.</p> |
| Flood and Water Management Act 2010. | <p>The Act updates legislation to ensure; better protection from flooding, manage water more sustainably, improve public services and secure water resources during periods of drought. The Flood and Water Management Act gives local authorities new responsibilities. There now classed as lead local flood authorities (LLFAs) who have responsibilities for managing local flood risk in their area. The responsibilities of a LLFA (Lead Local Flood Authority) include:</p> <ul style="list-style-type: none"> • Prepare and maintain a strategy for local flood risk management in their areas, co-ordinating views and activity with other local bodies and communities through public consultation and scrutiny, and delivery planning. • Maintain a register of assets – these are physical features that have a significant effect on flooding in their area. • Investigate significant local flooding incidents and publish the results of such investigations • Establish SUDS approval bodies (SABs) that will be responsible for the approval of design, build and adoption of SUDS |

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| | <ul style="list-style-type: none"> • Issue consents for altering, removing or replacing certain structures or features on ordinary watercourses • Play a lead role in emergency planning and recovery after a flood event. |
| Flood Risk and Coastal Change 2014. | Advises how to take account of and address the risks associated with flooding and coastal change in the planning process. |
| Flood Risk Assessments: Climate Change Allowances, 2017. | The Flood Risk Assessments: Climate Change Allowances advice updates previous climate change allowances to support NPPF. The Environment Agency (EA) has produced it as the government's expert on flood risk. |
| Growth and Infrastructure Act 2013. | The Act sets out reforms intended to reduce red tape, that the government considers hampers business investment, new infrastructure and job creation. |
| Housing and Planning Act 2016. | Through this Act, the Government aims to take forward proposals to build more homes that people can afford, give more people the chance to own their own home and ensure the way housing is managed is improved. The Act seeks to achieve this in part, by implementing reforms that will make sure that the planning system does not add any unnecessary obstacles to the delivery of new homes. The Act includes provision for the delivery of Starter Homes and Social Housing. The Act also provides for "permission in principle" ("PIP") for housing led development, which will provide developers with greater certainty of consent at an earlier stage in the development cycle. |
| Natural Environment and Rural Communities Act (2006) | The Natural Environment and Rural Communities Act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy. The Act is accompanied by a set of explanatory notes, a Regulatory Impact Assessment and a policy statement. |
| Planning and Compulsory Purchase Act (2004) | The Act received Royal Assent on 13 May 2004 and the provisions of the Act were introduced through a series of Commencement Orders and Regulations. The Act strengthened the focus on sustainability, transparency, flexibility and speed. The aim of the Act is to give effect to the Government's policy on the reform of the planning system, the principal features of which are set out in the policy statement Sustainable communities: Delivering through planning which was published on 23 July 2002. |
| Planning and Energy Act (2008). | This Act allows local councils to set targets in their areas for on-site renewable energy, on site low carbon electricity and energy efficiency standards in addition to national requirements. It requires developers to source at least 10% of any new building's energy from renewable sources. |

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| <p>Planning Act (2008).</p> | <p>The Planning Act 2008 was granted Royal Assent on 26 November 2008. The Act introduced a new streamlined system for decisions on applications to build nationally significant infrastructure projects (NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).</p> |
| <p>Localism Act (2011).</p> | <p>The Localism Act takes power from central government and hands it back to local authorities and communities giving them the freedom and flexibility to achieve their own ambitions. There are five key measures in the Localism act:</p> <ul style="list-style-type: none"> • Community Rights • Neighbourhood Planning • Housing • Empowering cities and other local areas • General power of competence • Dissimilar parts of the Act will come into effect at separate times. |
| <p>National Planning Policy Framework 2021 and draft 2022.</p> <p>National Planning Policy Framework 2023.</p> <p>National Planning Policy for Waste (2014) and National Planning Practice Guidance (2021).</p> | <p>The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. At the heart of the NPPF is a presumption in favour of sustainable development. For plan making this means that:</p> <ul style="list-style-type: none"> • Local planning authorities should positively seek opportunities to meet the development needs of their area. • Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless • Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or • Specific policies in this Framework indicate development should be restricted. <p>For decision taking this means:</p> <ul style="list-style-type: none"> • Approving development proposals that accord with the development plan without delay; and • Where the development plan is absent, silent or relevant policies are out of date, granting permission unless: • Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or |

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| | <ul style="list-style-type: none"> • Specific policies in this Framework indicate development should be restricted. |
| Neighbourhood Planning Regulations (2012). | The Regulations set out the procedure for the designation of neighbourhood areas, neighbourhood forums and for the preparation of neighbourhood development plans and neighbourhood development orders (including community right to build orders). |
| Sustainable Communities Act 2007 (Amended 2010) and Sustainable Communities Regulations 2012. | The Sustainable Communities Act 2007 provides an opportunity for communities to identify legislative barriers that prevent them from improving the sustainability of their local areas and discuss them with their local authorities. If the barrier needs Government action to remove it, local authorities can ask government to remove it. |
| Town and Country Planning Act (1990). | The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales |
| The Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008. | These Regulations amend the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1991 so that they apply to applications for subsequent approval of matters under conditions attached to planning permissions. |
| The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. | These regulations outline the procedure for considering environmental impact when deterring planning permission applications. |
| The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. And Amendment 2015. | These Regulations replace the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI No. 293) (“the 1999 Regulations”) and subsequent amending instruments. The Town and Country Planning (Environmental Impact Assessment) (Mineral Permissions and Amendment) (England) Regulations 2008 remain in force. These Regulations, except for the provisions relating to projects serving national defence purposes, extend to England only. The 1999 Regulations remain in force for Wales. These regulations provide a consolidation of the 1999 regulations to reflect amendments to the EIA (Environmental Impact Assessment) directive and recent case law. |
| The Town and Country Planning (Environmental Assessment and Permitted Development) Regulations 1995. | These Regulations are concerned with the further implementation in England and Wales of Council Directive 85/337/EEC. |
| The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010. | <p>This order amends the GDPO 1995 in relation to:</p> <ul style="list-style-type: none"> • Design and access statements • Publicity of planning applications • Time limits for lodging certain planning appeals |

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| | <ul style="list-style-type: none"> Provisions to include on the planning register applications for non-material amendments |
| The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2012. | <p>The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2012 amends the Town and Country Planning (General Permitted Development) Order 1995 (“GPDO”) by:</p> <ul style="list-style-type: none"> Adding a new Part 43 to Schedule 2 to introduce permitted development rights for solar panels, ground and water source heat pumps, and flues forming part of biomass and combined heat and power systems installed on non-domestic premises. Inserting new paragraphs into Parts 6 and 7 of Schedule 2 to clarify that permitted development rights can apply under those Parts to structures to house biomass boilers, anaerobic digestion systems and associated waste and fuel stores, and hydro turbines installed on agricultural and forestry units. Amending paragraph J of Part 40 of Schedule 2 (interpretation of Part 40) to delete the words “product and installation” from the definition of “MCS Planning Standards”. |
| The Town and Country Planning (Local Planning) (England) Regulations 2012. | <p>The Regulations (a) consolidate the existing Town and Country Planning (Local Development) (England) Regulations 2004 and the amendments made to them; and (b) make new provision and amendments to take account of the changes made by the Localism Act 2011.</p> |
| The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010. | <p>This amendment introduces a definition of houses in multiple, occupation into the Use Classes Order.</p> |
| The Water Resources Act 1991 (Amendment) E&W Regulations 2009. | <p>This Act aims to prevent and minimise pollution of water. The Environment Agency are responsible for ensure the Act is enforced. Under the act it is an offence to cause or knowingly permit any poisonous, harmful or polluting material, or any solid waste to enter any controlled water. Silt and soil from eroded areas are included in the definition of polluting material. If eroded soil is found to be polluting a water body or watercourse, the Environment Agency may prevent or clear up the pollution and recover the damages from the landowner or responsible person.</p> |
| The Water Environment (Water Framework Directive) (England and Wales) Regulations (2017). | <p>The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 consolidate, revoke and replace the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003.</p> <p>The regulations aim to set out the provisions of the Directive in more detail rather than cross-referencing extensively to the Water Framework Directive (WFD).</p> |

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| The Water Act 2003. | <p>The four broad aims of the Act are:</p> <ul style="list-style-type: none"> • The sustainable use of water resources. • Strengthening the voice of consumers. • A measured increase in competition. • the promotion of water conservation. |
| National: strategies /plans/ publications | |
| Air Quality Strategy DEFRA 2007. | The strategy sets out air quality objectives and policy options to further improve air quality in the UK. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect our environment. |
| Air Pollution: Action in a changing Climate 2010. | This document does not replace the current air quality strategy but accounts for the rapid development of climate change policy since the strategy was published in 2007. |
| Ancient Monuments and Archaeological Areas Act 1979 | Ancient Monument Acts legislating to protect the archaeological heritage of England & Wales and Scotland. Northern Ireland has its own legislation. |
| UK Post 2010 Biodiversity Framework. | The Framework succeeds the UK BAP and 'Conserving Biodiversity – the UK Approach' and is the result of a change in strategic thinking. The Framework demonstrates how the work of the four countries and the UK contributes to achieving the Aichi Targets, and identifies the activities required to complement the country biodiversity strategies in achieving the Targets. |
| Natural England's – England Biodiversity (2002). | <p>England Biodiversity Strategy, published in 2002. It brings together England's key contributions to achieving the 2010 target to halt biodiversity loss. It also seeks to make biodiversity part of mainstream thinking and emphasises that healthy, thriving and diverse ecosystems are essential to everybody's quality of life and wellbeing. The Strategy has five themes:</p> <ul style="list-style-type: none"> • Protecting the best wildlife sites. • Promoting the recovery of declining species and habitats. • Embedding biodiversity in all sectors of policy and decision making • Enthusing people. • Developing the evidence base. • An important aim of the strategy is to deliver the UK Biodiversity Action Plan in England, and a measure of success of conserving England's biodiversity is how the status of priority species and habitats is changing. |

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| <p>Biodiversity 2020: A strategy for England's wildlife and ecosystems 2011.</p> | <p>Provides a comprehensive picture of how the international and EU commitments are being implemented. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. The strategy aims to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</p> |
| <p>Securing the Future: UK (United Kingdom) Sustainable Development Strategy (2005).</p> | <p>This sets out the national framework for Sustainable Development based on 4 central aims:</p> <ul style="list-style-type: none"> • Social progress which recognises the needs of everyone. • Effective protection of the environment. • Prudent use of natural resources. • Maintenance of high and stable levels of economic growth and employment. <p>The strategy sets five guiding principles to achieve sustainable development:</p> <ul style="list-style-type: none"> • Living within environmental limits. • Ensuring a strong, healthy and just society. • Achieving a sustainable economy. • Promoting good governance. • Using sound science responsibly. |
| <p>Sustainable Construction Strategy (2008).</p> | <p>This Strategy is aimed at providing clarity around the existing policy framework and the future direction of Government policy. It aims to realise the shared vision of sustainable construction by:</p> <ul style="list-style-type: none"> • Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability. • Setting and committing to higher standards to help achieve sustainability in specific areas. • Making specific commitments by industry and Government to take the sustainable construction agenda forward. |
| <p>Carbon Plan 2011.</p> | <p>The Carbon Plan was published in December 2011 and sets out the Government's plans for achieving the emissions reductions committed to in the first four carbon budgets, on a pathway consistent with meeting the 2050 target.</p> <p>This publication brings together the Government's strategy to curb greenhouse gas emissions and deliver our climate change targets, as well as the updated version of our actions and milestones for the next five years; replacing the draft Carbon Plan published in</p> |

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| | <p>March 2011. Part 1, 2 and 3 of the report, Annex A and Annex B set out the Government's strategy for delivering carbon budgets and fulfil the legal obligation to report on what the UK is doing to ensure it meets carbon budgets set in law. Annex C of this report sets out, department by department, actions and deadlines for the next five years.</p> |
| <p>Energy Efficiency Strategy: The Energy Efficiency Opportunity in the UK (DECC 2012).</p> | <p>This is an Energy Efficiency Strategy to maximise existing policy and realise the wider energy efficiency potential that is available in the UK economy.</p> |
| <p>UK Hydrogen Strategy (2021).</p> | <p>UK Hydrogen Strategy (2021): sets out the approach to developing a substantial low carbon hydrogen sector in the UK and to meet the ambition for 5GW of low carbon hydrogen production capacity by 2030.</p> |
| <p>Estate Regeneration National Strategy - Good Practice Guide Part 1, DCLG December 2016.</p> | <p>The estate regeneration good practice guide sets out key considerations for schemes at the preliminary stages and a model process for successful regeneration.</p> <p>The guide is for all stakeholders in estate regeneration schemes for example landowners, residents, local authority officers and members, consultants, developers, public service providers, businesses and charities. It should be read in conjunction with the other components of the estate regeneration national strategy, including guidance on resident engagement and protection, finance and delivery.</p> <p>The guide sets out the principal activities, considerations, key participants and source material for typical regeneration projects at the preparation, planning or delivery stages of projects. This guidance does not intend to set out a list of mandatory requirements for estate regeneration schemes. It is intended as a general good practice guide for all stakeholders to consider in relation to the characteristics and challenges of each individual scheme.</p> |
| <p>Laying the Foundations: A Housing Strategy for England (2011).</p> | <p>A radical new strategy to reignite the housing market and get the nation building again was launched on 21 November by the Prime Minister. The Housing Strategy sets out a package of reforms to get the housing market moving again; lay the foundations for a more responsive, effective and stable housing market in the future; support choice and quality for tenants; improve environmental standards and design quality.</p> <p>The new strategy addresses concern across the housing market making it easier to secure mortgages on new homes, improving fairness in social housing and ensuring homes that have been left empty for years are lived in once again.</p> |

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| The government's 25-year Environment Plan. | A Green Future: Our 25 Year Plan to Improve the Environment', sets out what we will do to improve the environment, within a generation. |
| National Flood and Coastal Erosion Risk Management Strategy for England (2020). | <p>The strategy sets out a vision of a nation ready for, and resilient to, flooding and coastal change – today, tomorrow and to the year 2100.</p> <ul style="list-style-type: none"> • Climate resilient places: working with partners to bolster resilience to flooding and coastal change across the nation, both now and in the face of climate change. • Today's growth and infrastructure resilient in tomorrow's climate: Making the right investment and planning decisions to secure sustainable growth and environmental improvements, as well as resilient infrastructure. <p>A nation ready to respond and adapt to flooding and coastal change: Ensuring local people understand their risk to flooding and coastal change and know their responsibilities and how to take action.</p> |
| EA2025 action plan. | <p>The Environment Agency vision for the future into action. The plan sets out long term goals:</p> <ul style="list-style-type: none"> • A nation resilient to climate change. • Healthy air, land and water. • Green growth and a sustainable future. |
| Environmental Assessment of Plans and Programmes regulations 2004. | Provides the regulations for the implementation of the Strategic Environmental Assessment Directive (EU/2001/42/EC) for certain plans and programmes that are likely to have significant environmental impacts. |
| Healthy lives, healthy people: our strategy for public health in England 2010 and update 2011. | <p>The strategy sets out a bold vision for a reformed public health system in England including:</p> <ul style="list-style-type: none"> • Local authorities to take new responsibilities for public health. • Local authorities to be supported by a new integrated public health service such as Public Health England. • A stronger focus to be placed on outcomes across the system. • Public health as a clear priority and a core part of business. • A commitment to reduce health inequalities. |
| Build Back Better: Our Plan for Health and Social Care (policy paper). | Provides an overview of how this plan will tackle the electives (i.e. non-emergency tests or treatments) backlog in the NHS and put the NHS on a sustainable footing. It sets out details of the plan for adult social care in England including a cap on social care costs and how financial assistance will work for those without substantial assets. It covers wider support |

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| | that the government will provide for the social care system, and how the government will improve the integration of health and social care. It explains the government's plan to introduce a new Health and Social Care Levy. Update March 2022. |
| NHS 2023/24 priorities and operational planning guidance. | Sets out the immediate priority is to recover our core services and productivity within the NHS. |
| DEFRA Sustainable Drainage Systems Non-Statutory Technical Standards for Sustainable Drainage Systems 2015. | This document sets out non-statutory technical standards for sustainable drainage systems. They should be used in conjunction with the National Planning Policy Framework and Planning Practice Guidance. |
| Resources and waste strategy for England (December 2018). | Strategy sets out how we will preserve material resources by minimising waste, promoting resource efficiency and moving towards a circular economy in England |
| Serious and organised crime (2018 review). | A review of serious and organised waste crime and its effects, making recommendations on a strategic approach to waste crime. |
| Decarbonising Transport: A Better, Greener Britain (2021). | <p>Sets out the government's commitments and the actions needed to decarbonise the entire transport system in the UK. The document sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050.</p> <p>This document acknowledges that while there have been recently published strategies to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly.</p> |
| National Guidance and other Reference Documents | |
| Building Research Establishment Environmental Assessment Method (BREEAM). | |
| Noise Policy Statement for England (2010) (NPSE). | |
| National Design Guide (2021) amended in January 2021 to align with the National Model Design Code and Guidance Notes for Design Codes. | |
| National Model Design Code (2021). | |
| Environment Agency: Creating a better place. Our corporate strategy (2010-2015). | |
| Environment Agency: Climate Change, adapting for tomorrow (2009). | |
| Environment Agency: Water for people and the environment. Water resources strategy for England and Wales (2009). | |

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| English Heritage Conservation Principles: for the sustainable management of the historic environment (2008). | |
| English Heritage, Guidance on Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010). | |
| English Indices of Deprivation (2019). | |
| National Heritage Protection Plan (2015-18). | |
| Guidance on Tall Buildings CABE (Commission for Architecture and the Built Environment) and English Heritage (2007). | |
| Model Procedures for the Management of Contaminated Land-Environment Agency. | |
| The Office of National Statistics (ONS) Census 2021. | |
| Regional: Plans/strategies/London Plan Guidance (LPG) and other supporting documents | |
| Clearing London's Air: Air Quality Strategy (2010). | The strategy sets out a framework for improving London's air quality and measures aimed at reducing emissions from transport, homes, offices and new developments, as well as raising awareness of air quality issues. |
| The Control of Dust and emission during construction and demolition (2014) SPG (Supplementary Planning Guidance). | The aim of this supplementary planning guidance (SPG) is to reduce emissions of dust, PM10 and PM2.5 from construction and demolition activities in London. It also aims to control nitrogen oxides (NOx) from these same activities by introducing an Ultra-Low Emissions Zone (ULEZ) for non-road mobile machinery. |
| Air quality positive LPG. | <p>Aims to maximise benefits to local air quality in and around a large-scale development sites and masterplan area while also minimising exposure to existing sources of poor air quality. It requires planners, designers, architects and air quality experts to demonstrate what measures have been taken during the design stages to achieve the best possible outcomes for air quality.</p> <p>Air Quality Positive should be applied at the plan making stage to masterplans (for example Supplementary Planning Documents) and development briefs that include large-scale development sites that are likely to be subject to an Environmental Impact Assessment. An Air Quality Positive (AQP) Statement should be produced as part of the evidence base outlining the Air Quality Positive approach taken.</p> |

| Accessibility and Equity | |
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| Equal Life Chances for All framework (2014). | The Equal Life Chances for All framework 2014 highlights the Mayor's commitment to tackling inequality; improving life chances and removing barriers that prevent people from reaching their full potential. |
| Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2014). | This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people. |
| Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007). | This SPG provides guidance to London boroughs, partners and developers on the implementation of policies in the London Plan, which relate to equalities issues and addressing the needs of London's diverse communities. |
| Climate Change and Energy | |
| Mayor's Energy Assessment Guidance 2022. | Provides information for planning applicants on how to comply with the London Plan climate mitigation policies. The Carbon Emissions Reporting Spreadsheet supports the guidance and applicants are required to submit this along with their energy assessment. |
| Climate Change Mitigation and Energy Strategy (2011). | This strategy focuses on reducing CO2 emissions to mitigate climate change, securing a low carbon energy supply for London, and moving London to a thriving low carbon capital. It forms a central part of the Mayor's goal of retrofitting London. The Mayor's activity to achieve this is well underway. His programmes are already making real cuts in CO2 emissions, improving quality of life for Londoners, and creating economic opportunities for the capital. |
| Managing risks and increasing resilience: Climate Change Adaptation Strategy for London (2010). | <p>The Mayor's Climate Change Adaptation Strategy:</p> <ul style="list-style-type: none"> • Identifies who and what is most at risk today. • Analyses how climate change will change the risk of flood, drought and heatwave through the century. • Describes what action is needed to manage the changes and who is responsible. <p>The key actions proposed in the strategy are:</p> <ul style="list-style-type: none"> • To improve our understanding and management of surface water flood risk. • An urban greening programme to increase the quality and quantity of green space and vegetation in London which will buffer London from floods and hot weather. • To retro fit up to 1.2m homes by 2015 to improve the water and energy efficiency of |

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| | London homes. |
| Be Seen Energy Monitoring Assessments Guidance (draft 2020). | This draft guidance provides further details on the 'be seen' stage of the energy hierarchy set out in the Mayor's emerging London Plan which requires monitoring and reporting of the actual operational energy performance of buildings for at least five years post construction. |
| Culture | |
| Cultural Strategy: Cultural Metropolis (2010). | The Mayor's Cultural Strategy sets out his vision, priorities and recommendations for how to strengthen the cultural life of Londoners across the capital. The strategy recognises the significance of the cultural and creative sectors in making London a successful world city and puts forward a case for its continued support and investment – particularly in the run up to the 2012 Olympics and the opportunity it presents for London to undertake a step change in cultural activity and participation. |
| Design | |
| Optimising Site Capacity: A Design-led Approach LPG 2023. | Sets out how the design led approach, set out in Policy D3 of the London Plan, should be used to determine the most appropriate form of development on a site. The design led approach is the process of setting site specific design parameters and codes for development sites to provide clarity over the future design. The design (or development) parameters, referred to in the document, are a set of high level strategic parameters that address the form, massing and layout of a future development. |
| Small Site Design Codes (LPG) 2023. | Covers area wide design codes for incremental intensification of small sites. Design coding for larger sites, such as site allocations, is detailed in the Optimising Site Capacity: A Design led Approach LPG. |
| Fire Safety (LPG) 2023. | Sets out how applicants should demonstrate compliance with London Plan Policies D12 and D5(B5), where applicable. |
| London View Management Framework 2012. | Provides guidance on London important views from parks and other public spaces that take in important buildings, to urban landscapes that help define London. The London Plan protects these and provides the basis for more detailed guidance on each view. This is called the London View Management Framework (LVMF). |
| Economy and skills | |
| Industry and Logistics LPG. | |

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| <p>Mayors Economic Development Strategy (2010).</p> | <p>The Mayor's vision is for London to be the best big city in the world. The Strategy sets out this vision with respect to the London economy, and how it can be realised. The Mayor's ambitions are for London to be the World Capital of Business, and to have the most competitive business environment in the world; to be one of the world's leading low carbon capitals, for all Londoners to share in London's economic success and for London to maximise the benefits of the 2012 Olympic and Paralympic games.</p> |
| <p>Mayor's Economic Development Strategy for London (2018).</p> | <p>Sets out the Mayor's plans to grow London's economy, support businesses, boost innovation and create a city that works for all.</p> <p>The draft strategy has three main goals:</p> <ul style="list-style-type: none"> • Opening opportunities: everyone should be able to benefit from all our city offers • Growth: ensuring our economy will continue to thrive and is open to business • Innovation: to make London a world leader in technology and a hub of innovative ideas and creativity. |
| <p>Skills Strategy (2018).</p> | <p>The strategy outlines plan to create a post 16 technical and vocational education and skills system that meets the needs of Londoners and businesses. It also calls on London's businesses, of all sizes and sectors, to outline what they need and what they can contribute to build the workforce of the future.</p> |
| <p>A vision for a 24-hour city (2017).</p> | <p>This vision sets out the Mayor's plan to turn London into a leading 24-hour global city, it focuses on building a night-time culture which:</p> <ul style="list-style-type: none"> • Promotes culture and leisure for all ages and interests. • Increases opening hours. • Ensures safety for residents, visitors and night-time workers. • Works closely with boroughs and the police to create a balanced and sustainable night-time offer. <p>These principles have been developed through conversations with businesses, the Night-time Economy Borough Champions, the police and many others.</p> <p>London at night will:</p> <ul style="list-style-type: none"> • Be a global leader. • Provide vibrant opportunities for all Londoners, regardless of age, disability, gender, gender identity, race, religion, sexual orientation or means. |

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| | <ul style="list-style-type: none"> • Promote all forms of cultural, leisure, retail and service activity. • Promote the safety and wellbeing of residents, workers and visitors. • Promote welcoming and accessible nightlife. • Promote and protect investment, activity and entrepreneurship. • Promote domestic and international visits to London. • Be strategically found across London to promote opportunity and minimise impact. • Become a 24-hour city that supports flexible lifestyles. • Take account of future global and domestic trends in leisure, migration, technology, employment and economics. |
| Environment | |
| London Environment Strategy (2018) . | <p>The strategy sets out the Mayor's approach to tackling some of the environmental challenges facing London. Toxic air, noise pollution, the threat to green spaces, adverse effect of climate change which all pose a major risk to health and wellbeing of Londoners.</p> <p>This is the first strategy to bring together approaches to every aspect of London's environment. It is divided into the following areas:</p> <ul style="list-style-type: none"> • Air quality. • Green infrastructure. • Climate change mitigation and energy. • Waste. • Adapting to climate change. • Ambient noise. |
| Flood Risk | |
| Regional Flood Risk Appraisal (2009). | The Mayor published the Regional Flood Risk Appraisal (RFRA) in October 2009. The RFRA examines the nature and implication of flood risk in London and how the risk should be managed. The RFRA has 19 recommendations, involving or lead by a range of organisations. Progress against the recommendations will be monitored annually in the London Plan Annual Monitoring Report. |
| Mayor of London: Regional Flood Risk Appraisal (2014). | The Regional Flood Risk Appraisal (RFRA) provides an overview of all sources of flooding in London and addresses its probability and consequences. |
| The Thames Estuary 2100 Plan (2012). | Recommends how to manage tidal flood risk to the end of the century and beyond. The plan sets out how 1.25 million people and £200 billion worth of property will continue to be protected from tidal flood risk. |

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| <p>Thames River Basin Management Plan (2009).</p> | <p>The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) to promote the concept of sustainable water management. The aims of the plan are:</p> <ul style="list-style-type: none"> • To safeguard the sustainable use of water. • To protect and restore the status of aquatic ecosystems. • To improve aquatic environments by the reduction of hazardous substances. • To reduce groundwater pollution. • To help mitigate the effects of flood and droughts. |
| <p>Growth</p> | |
| <p>Characterisation and Growth Strategy London Plan Guidance (LPG) 2023.</p> | <p>Sets out the first step to a design led approach to planning for development and managing how a place changes over time. This includes identifying the character and capacity for growth in areas within a borough or neighbourhood area.</p> |
| <p>Health</p> | |
| <p>Better Health for All Londoners: London health inequalities strategy (2018).</p> | <p>The strategy sets out the Mayor’s framework to reduce health inequalities in the capital. The strategy has five aims:</p> <ul style="list-style-type: none"> • Healthy children: every child in London child to have a healthy start • Healthy minds: for all Londoners to share in a city with the best mental health in the world. • Healthy places: for all Londoners to benefit from a society, environment and economy that promotes good mental and physical health. • Healthy communities: for London’s diverse communities to be healthy and thriving. Communities that are better connected and engaged are more socially integrated. They are also healthier. • Healthy habits: to ensure that the healthy choice is the easy choice for all Londoners. The combination of smoking, excessive drinking, physical inactivity and an unhealthy diet is too common in some communities, leading to health problems. |
| <p>NHS (National Health Service) London: Strategic Plan (2008-13). NHS: Strategic Plan 2019–2024.</p> | <p>A strategic plan that sets out an ambitious programme of work to deliver high-quality, value for money services.</p> |

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| Heritage | |
| Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment – English Heritage (2010). | The guidance focuses on SEA/SA for development plans, including neighbourhood plans; it is equally applicable to the preparation of SEA/SAs for other types of documents such as Local Transport Plans and Water Resource Management Plans. |
| Historic England’s Heritage at Risk Register London (2011). | Identifies listed buildings at risk from neglect, decay, under use or redundancy in London. |
| Housing | |
| Good Quality Homes for All Londoners Guidance Draft 2020). | The draft Good Quality Homes for All Londoners guidance: a suite of documents that provides guidance on ensuring land is used in the best way to deliver the right quantity of new housing, at the right quality, in the right place, embedding high-quality design at the centre of housing delivery. |
| Housing Design Standards LPG 2023. | Brings together and helps to interpret the housing related design guidance and policies set out in the London Plan 2021. It provides a set of standards that relate to housing design. It does not attempt to reproduce the content of the Plan and compliance with this guidance should not be inferred to mean compliance with the policies. It applies to new housing that falls within Planning Use Class C3. This includes most forms of housing for older people (including extra care), but not shared living which is treated as sui generis. |
| London Housing Strategy (2018). | <p>The aim of the strategy is to address the housing shortage through an intensive use of London’s available land, focusing on more genuinely affordable housing and providing help now for people feeling the effects of the housing crisis - from private renters to rough sleepers. This Strategy has five key areas:</p> <ul style="list-style-type: none"> • Building more homes for Londoners. • Delivering genuinely affordable homes. • High quality homes and inclusive neighbourhoods. • A fairer deal for private renters and leaseholders. |

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| | <ul style="list-style-type: none"> • Tackling homelessness and helping rough sleepers. |
| GLA (Greater London Authority) Housing Design Guide (2010). | The new 'interim edition' of the London Housing Design Guide sets out the Mayor of London's aspirations for the design of new housing in the capital. The Mayor is committed not just to delivering more homes in London, but also to improving the quality of our homes. The London Development Agency has published the new London Housing Design Guide, which sets a new benchmark for housing design in London. All housing built on London Development Agency land is expected to meet these standards. The standards will also start to be applied to housing schemes applying for funding from the London Homes and Communities Agency from April 2011. |
| Housing Mayor's Supplementary Planning Guidance (2012). | This draft document sets out proposed guidance to supplement the housing policies in the 2011 London Plan (LP). The SPG is informed by the Government's draft National Planning Policy Framework and by its new Housing Strategy for England. |
| Affordable Housing and Viability SPG (2017) and Affordable Housing LPG (draft - May 2023). | The draft SPG provides guidance to ensure that policy is as effective as possible. It does not and cannot introduce new policy. The SPG's main aim is to speed up planning decisions and increase the amount of affordable housing delivered through the planning system. Importantly, it will help embed the requirement for affordable housing into land values and make the viability process more consistent and transparent, as well as speeding up the planning process for those schemes which are delivering more affordable homes. The guidance set out the preferred approach for all schemes of ten units or more. |
| Housing Standards (2016). | Minor alterations to the London Plan on Housing Quality and Design, Housing Choice, Sustainable Design and Construction, Water Use and Supplies Policy and Lifetime Neighbourhoods Policy |
| Homes for Londoners: Good Practice Guide to Estate Regeneration (2018). | The guidance is aimed at local authorities and housing associations, covering three key issues: |

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| | <p>Aims and objectives of estate regeneration.</p> <p>Consultation and engagement with residents.</p> <p>A fair deal for tenants and leaseholders.</p> <p>Once adopted, the Guide is intended to reassure Londoners that they will be given real opportunities to shape estate regeneration, that engagement and consultation will be meaningful, and that offers of rehousing and compensation will meet guaranteed standards. The principles set out in this draft of the Guide should be read in conjunction with several other documents that address related issues in estate regeneration projects, covering everything from urban design principles to methods of procurement, as well as with statutory housing and planning policy documents.</p> |
| <p>Development Viability LPG (draft - May 2023).</p> | <p>The draft Development Viability LPG builds upon policy of the London Plan and provides a further step towards ensuring that developments assessed through the planning system maximises affordable housing delivery, setting out how viability assessment should be conducted where a planning application follows the Viability Tested Route. It is relevant to all planning applications where an applicant, a planning authority, or the Mayor needs to rely on viability information and should be taken account of by planning authorities where area wide viability testing is being conducted.</p> |
| <p>Large scale Purpose built Shared Living LPG.</p> | <p>The guidance sets out detailed standards for communal spaces and private rooms to ensure the development provides good quality and sufficient communal facilities for residents and their visitors and functional private rooms. This guidance provides details to ensure well managed, safe, and secure places for a mix of users and sets out a requirement for a proportion of rooms to be accessible. The guidance provides support to boroughs to provide an appropriate range of housing, including affordable housing through their local policies.</p> |
| <p>Infrastructure</p> | |
| <p>Central London Infrastructure Study (2009).</p> | <p>The study aims to provide a strategic understanding of the implications of growth for the whole of Central London, with an indication of how growth, and therefore demand for infrastructure, is distributed across the study area. This analysis allows Central London Forward to build a robust case for additional infrastructure investment for Central London to achieve sustainable growth up to 2026. As well as offering local authority level information and analysis, the report provides evidence of sub-regional issues and opportunities, encouraging joint solutions wherever appropriate. This study also identifies existing gaps and shortfalls in infrastructure provision.</p> |

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| <p>Shaping Neighbourhoods: Play and Informal Recreation SPG (2012).</p> | <p>The guidance supports the implementation of the London Plan Policy 3.6 on ‘Children and Young People’s Play and Informal Recreation Facilities,’ and other policies on shaping neighbourhoods (Chapter 7 of the London Plan), in particular Policy 7.1 on Lifetime Neighbourhoods.</p> <p>Although these policies relate to the London Plan 2011, they are still relevant.</p> |
| <p>London Plan</p> | |
| <p>London Plan 2021.</p> | <p>Strategic planning in London is the shared responsibility of the Mayor of London, 32 London boroughs and the Corporation of the City of London. Under the legislation establishing the Greater London Authority (GLA), the Mayor must produce a spatial development strategy (SDS) – which has become known as ‘the London Plan’ – and to keep it under review.</p> <p>The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The document that brings together the geographic and locational (although not site specific) aspects of the Mayor’s other strategies – including those dealing with:</p> <ul style="list-style-type: none"> • Transport. • Economic Development. • Housing. • Culture. • Children and young people, health inequalities and food. • Environmental issues such as climate change (adaptation and mitigation), air quality, noise, waste and flood risk management. • Framework for the development and use of land in London, linking in improvements to infrastructure (especially transport). • Setting out proposals for implementation, coordination and resourcing. • Strategic, London-wide policy context within which boroughs should set their detailed local planning policies. • Policy framework for the Mayor’s own decisions on the strategic planning applications referred to the Mayor. • Achieving sustainable development, a healthy economy and a more inclusive society in London. |

| Noise | |
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| London Agglomeration Noise Action Plan (2010). | The purpose of the Noise Action Plan is to assist in the management of environmental noise and its effects, including noise reduction, if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008. |
| Souder City: The Mayors Ambient Noise Strategy (2004). | The aim of the Mayor's ambient noise strategy is a practical one – to minimise the adverse impacts of noise on people living and working in and visiting London using the best available practices and technology within a sustainable development framework. Three key issues are: 1. Securing good noise reducing road surfaces 2. Securing a night aircraft ban across London 3. Reducing noise through better planning and design of new housing. |
| Open Space, Biodiversity and environment | |
| Urban Greening Factor (UGF) guidance 2023. | The guidance helps support boroughs and applicants in meeting the requirements of policy G5. It provides guidance to boroughs to inform the local application of the policy and information to help applicants to apply the UGF to proposed developments. |
| London's Natural Signatures: The London Landscape Framework (Natural England 2011). | The London Landscape Framework aims to support but also go beyond existing green space policy. The Natural Signatures are a means of encapsulating and evoking the key natural characteristics of the Natural Landscape Areas. |
| All London Green Grid March (2012). | <p>The All-London Green Grid takes the principles of the East London Green Grid and applies them across London.</p> <p>The concept of a “green grid” – an integrated network of green and open spaces together with the Blue Ribbon Network of rivers and waterways – is at the centre of the London Plan's approach to the provision, enhancement and management of green infrastructure (Policy 2.18). This network of spaces functions best when designed and managed as an interdependent ‘grid.’</p> <p>The ALGG SPG aims to promote the concept of green infrastructure, and increase its delivery by boroughs, developers, and communities, by describing and advocating an approach to the design and management of green and open spaces to deliver hitherto unrealised benefits. These benefits include sustainable travel, flood management, healthy living, and creating distinctive destinations and the economic and social uplift these supports.</p> |

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| <p>Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002).</p> | <p>The document details the Mayor's vision for protecting and conserving London's natural open spaces. It seeks to ensure that there is no overall loss of wildlife habitats in London, and that open spaces are created and made accessible, so that all Londoners are within walking distance of a quality natural space. The strategy is a key step in establishing a London-wide framework for supporting London's diversity of wildlife.</p> |
| <p>Public London Charter (draft 2020).</p> | <p>The Public London Charter sets out principles for the management and maintenance of public space to help ensure new public spaces are inclusive places, offering the highest level of public access and ensuring any rules or restrictions are only those that are essential for the safe management of the space.</p> |
| <p>Transport</p> | |
| <p>Mayors Transport Strategy (2018).</p> | <p>The document sets out the Mayor's policies and proposals to reshape transport in London over the next two decades.</p> <p>Three key themes are at the heart of the strategy.</p> <ul style="list-style-type: none"> • Healthy Streets and healthy people: Creating streets and street networks that encourage walking, cycling and public transport use will reduce car dependency and the health problems it creates. • A good public transport experience: Public transport is the most efficient way for people to travel over distances that are too long to walk or cycle and a shift from private car to public transport could dramatically reduce the number of vehicles on London's streets. • New homes and jobs: Planning the city around walking, cycling and public transport use will unlock growth in new areas and ensure that London grows in a way that benefits everyone. |
| <p>Transport for London: Transport. Assessment Best Practice Guidance (2010)</p> | <p>The purpose of this document is to provide prominent level guidance to improve the process for TfL and its Land Use Planning Team (LUP) and it does not replace borough guidance on transport assessments.</p> <p>The guidance is relevant to developments that are deemed to be strategically important, and which are referred to the Mayor of London under the Town and Country Planning (Mayor of London) Order 2008.</p> |

| Water | |
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| <p>Securing London's Water Future (2011).</p> | <p>This is the first water strategy for London and provides a complete picture of the capital's water needs. The strategy calls for organisations involved in the city's water management to:</p> <ul style="list-style-type: none"> • Invest in a water management and sewerage system to ensure London has the water services fit for a world class city and create jobs. • Support and encourage Londoners to take practical action to save water, save energy and save on their utility bills (a standard package of water saving measures can save a household around 35,000 litres of water per year and £90 off their bills) • Realise the potential of London's sewage as a clean energy resource to help reduce greenhouse gas emissions and improve energy security. • Work in partnership with the Mayor, boroughs and communities to seek and develop opportunities to manage flood risk through enhancing London's green spaces. <p>At the heart of the strategy is a six-point plan to reduce London's water demand. At a time of decreasing supply and increasing demand for water, it makes sense to use the water we have more wisely. The strategy promotes increasing water efficiency and reducing water expenditure to balance supply and demand for water, safeguard the environment and help tackle water affordability problems.</p> |
| <p>Taking Care of Water: Our Plan for the next 25 years (Thames Water Utilities 2007).</p> | <p>Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the impact on bills.</p> |
| <p>Water Resources Management Plan (Thames Water Utilities 2010-2035).</p> | <p>Sets out how demand for water is balanced against the supply over the next 25-year period.</p> |
| <p>Our Plans for Water (Thames Water Utilities 2010-2015).</p> | <p>A five-year Plan, which sets out proposals to maintain and improve services during the period 2010 to 2015.</p> |
| <p>Thames Water Recourse Strategy 2020.</p> | <p>Sets out how Thames Water will manage water resources efficiently alongside developing new supplies of water.</p> |

Merton's Plans and strategies

Community

Merton's Sustainable Community Strategy.

Economy

Employment Land Study 2010.

Merton's Economic Development Strategy 2010 and Refresh 2012.

Merton's Employment and Skills Action Plan 2013-14.

Energy and Climate Change

Climate Change Strategy 2020 and Action Plan (2021).

Carbon Assessment of Domestic Housing in London Borough of Merton 2010.

Merton Climate Change Research: Town Centre Morden: CHP (Combined Heat and Power) Plant Option Appraisal 2010.

Merton Climate Change: Renewable Energy Resources in Merton - A Preliminary Assessment 2009.

Environment

Nature Reserve Management Plans (13 in total) 1997-2007.

Thames Landscape Strategy 2012.

Flood Risk

Strategic Flood Risk Assessment Level 1 (2020) and level 2 joint with London Borough of Wandsworth 2021.

Local Flood Risk Management Strategy 2014.

Preliminary flood Risk Assessment 2011.

Health

Annual Public Health Report 2018.

Joint Strategic Needs Assessment 2015 and the Merton Story (annually update to the JSNA).

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| The Health Needs Assessment: East Merton 2014. |
| Pharmaceutical Needs Assessment 2019. |
| Childhood Obesity Action Plan 2017. |
| Food Poverty Plan 2018. |
| Health in All Policies (HiAP) 2021. |
| Autism Strategy (emerging 2021). |
| Dementia Strategy (2021) |
| Design, Heritage and Archaeology |
| Merton's Conservation Area Character Assessments. |
| Borough Character Study (2021) and Small Sites Toolkit (2021). |
| Basement and subterranean developments SPD (Supplementary Planning Document) (2019). |
| Shopfront design guide SPD (2017). |
| Housing |
| Affordable Housing Viability Study 2020. |
| Housing Strategy 2012 -15. |
| Tenancy Strategy 2013. |
| Merton's Older Person Housing Strategy 2008-12. |
| Merton's Neighbourhood Renewal Strategy 2005-10. |
| Strategic Housing Market Assessment 2019. |
| Housing Market Assessment for the Estate Regeneration Areas, February 2017. |
| Viability for the Estate Regeneration Areas, March 2017. |
| Infrastructure |
| Infrastructure Projects (table 27.2 Core Planning Strategy). |

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| Infrastructure Needs Assessment Study 2008. |
| Infrastructure Delivery Plan (2021). |
| Merton's Indoor Sports Facility Study 2020. |
| Merton's Playing Pitch Strategy 2019. |
| Green Infrastructure, Open Space and Biodiversity |
| Merton's Green Infrastructure, Biodiversity and Open Space Study 2020. |
| Merton's Playing Pitch Strategy 2019. |
| Merton's Public Realm Strategy 2009. |
| Merton's Allotment Strategy 2007-10. |
| Borough's Sport, Open Space and Recreation Needs Assessment. |
| Merton's Free Play Strategy 2007-2012. |
| Wandle Valley Regional Park: A vision for the future update 2009. |
| Planning |
| Core Planning Strategy 2011. |
| Sites and Policies Plan 2014. |
| Policies Map 2014. |
| Estates Local Plan 2018. |
| Local Development Scheme from 2019-2022. |
| Statement of Community Involvement 2020. |
| Revisions to the Statement of Community Involvement during COVID-19 pandemic 2020. |
| Authority Monitoring Reports. |
| Pollution |
| Air Quality Action Plan 2018 -23. |

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| Contaminated Land Strategy 2005. |
| Transport |
| Local Implementation Plan for Transport 2019. |
| COVID-19 Transport Strategy 2021. |
| Waste |
| Draft South London Waste Plan 2021. |
| South London Waste Plan 2012. |

Key findings from the review of plans analysis

- 3.2. All the plans and programmes listed above has influenced the Plan to some degree. As a London borough, a major influence is the London Plan and its supporting documents such as London Plan Guidance and Mayoral Strategies, as the spatial strategy for London. The objectives contained within these documents has provided the direction and vision for the Plan.
- 3.3. There is a clear hierarchy of plans and programmes in certain areas descending from the international/European and/or national level through to the local level. The implications for the Plan generally, tend to become more specific and precise at the local level and regional level. It is important that the Plan reflect this context and incorporate the requirements of other plans and programmes as appropriate and for the SA to consider the sustainability implications. The key findings from reviewing plans are set out below:
- **Air quality:** The need to meet mandatory standards for air quality and cut the annual number of premature deaths from air pollution.
 - **Climate Change:** The need to design buildings and spaces to adapt and mitigate the effects of climate change, including overheating, flooding, droughts, more extreme weather events (hot or cold) and achieving zero net carbon emissions by 2050.
 - **Energy Use and Supply:** Widening supply and demand gap. Greater efficiencies, use of renewable energy sources, and the importance of low carbon economy.
 - **Water resources and quality:** focus on the water protection and quality, improvements and sustainable use of the water environment.
 - **Flood Risk:** A need to ensure that developments are designed in a way that does not increase flood risk, to encourage the use of Sustainable Drainage Systems (SUDS) to mitigate flood risk (from all sources) and bring environmental benefits.
 - **Natural Environment:** Facilitating opportunities to integrate biodiversity and the network of green spaces to provide a range of sustainability benefits, i.e. healthy living, improving air, noise and water quality, cooling the urban environment, enhancing

biodiversity and ecological resilience. Enhancing existing habitats and providing new areas for biodiversity as opportunities arise.

- **Historic Environment:** The importance of the social, cultural and economic benefits of the historic environment. The importance of conserving and enhancing designated and non-designated heritage assets and their settings and recognise the benefit it can bring for mental health.
- **Geology and Soils:** A need to focus on prevention and remediation of environmental damage, including land contamination. The need to increase efforts to reduce soil degradation and remediate contaminated sites.
- **Materials and Waste:** Need to apply principles of circular economy when aiming for waste reduction, reuse, re-manufacturing and recycling in all construction.
- **Noise and Vibration:** A need to minimise noise and vibration levels and the number of people exposed to high levels of noise from development, activities and use.
- **Sustainable Land Use:** The need to ensure the most efficient use of land, which are in keeping with principles of sustainable development.
- **Demography:** Merton has predicted population growth and increasing aging population. The need to plan for infrastructure and essential services.
- **Equality and Social Integration:** Reducing inequalities and the promotion of inclusion and participation opportunities for those groups with protected characteristics to promote social integration and cohesion.
- **Health and Health Inequalities:** A need to improve the overall health and healthy life expectancy of Merton's residents.
- **Housing:** Significantly increase the delivery of housing, including a mix of size, tenures, choice and the delivery genuine affordable housing. In addition, the complexity of issues around barriers to housing delivery.
- **Crime, safety and security:** The design of the built environment and the mix of activities can significantly affect fear and actual crime.
- **Connectivity:** Integration of land use and transport planning to ensure growth is sustainable and optimises connectivity throughout London. The green network also provides connections, which has many health and environmental benefits.
- **Accessibility:** The need for people to be able to access jobs, housing, public spaces, education, public transport, healthcare and amenities and be able to move around the built environment easily and independently.
- **Employment, training and skills:** Employment growth in different sectors ensuring a diverse economy providing opportunities for all.
- **Culture:** Economic and social benefits of culture.
- **Townscape, Landscape and Public Realm:** The importance of creating and maintaining a safe, attractive and well-designed public realm which encourages people to walk and cycle, promoting a sense of place and reducing the need to travel to access services and amenities.

4 Sustainable development

- 4.1. The term '*sustainable development*' has been used in policymaking since 1987 following the publication of the World Commission on Environment and Development Report, 'Our Common Future', commonly referred to as the Brundtland Report. The report developed guiding principles for sustainable development, as it is understood today and contained the following definition: "*development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*"
- 4.2. The UK Sustainable Development Strategy (ODPM5, 2005) defines sustainable development as "enabling all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations". The Strategy is based on the following guiding principles:
- 1) **Living within Environmental Limits** Respecting the limits of the planet's environment, resources and biodiversity, to improve our environment and ensure that natural resources needed for life are unimpaired and remain so for future generations.
 - 2) **Ensuring a Strong, Healthy and Just Society** Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion and creating equal opportunity for all.
 - 3) **Achieving a Sustainable Economy** Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them, and efficient resource use is, incentivised.
 - 4) **Using Sound Science Responsibly** Ensuring policy is developed and implemented based on strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.
 - 5) **Promoting Good Governance** Actively promoting effective, participative systems of governance in all levels of society, engaging people's creativity, energy and diversity.
- 4.3. In looking to regulate the development and use of land in the public interest, planning is key to achieving sustainable development by promoting environmental, economic and social objectives together over time. The NPPF defines the purpose of planning as follows:
- **Economic:** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - **Social:** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
 - **Environmental:** to protect our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 4.4. The London Plan seeks to promote ‘Good Growth’ in London. By building strong inclusive communities, making the best use of land, creating a healthy city, building more homes and affordable housing to address the housing crisis, growing and maintaining a strong economy, increasing efficiency and resilience by moving towards a net-zero carbon city by 2050 and adapting to the impacts of climate change.
- 4.5. It is imperative that future growth in Merton must be **socially** and **economically inclusive** and **environmentally sustainable** and contribute to the London Plan Good Growth Objectives.
- GG1 Building strong and inclusive communities.
 - GG2 Making the best use of land.
 - GG3 Creating a healthy city.
 - GG4 Delivering the homes Londoners need.
 - GG5 Growing a good economy.
 - GG6 Increasing efficiency and resilience.
- 4.6. The council and the Plan expect all growth in Merton to be socially and economically inclusive, and environmentally sustainable, and importantly, contribute to the London Plan Good Growth Objectives.

5 Consideration of alternatives

- 5.1. Reasonable alternatives are the different realistic options considered in developing the policies in the plan. They need to be sufficiently distinct to highlight the different environmental implications of each so that meaningful comparisons can be made.
- 5.2. The proposed MMs as mentioned earlier in this report do not fundamentally, change the direction, the purpose or direction of the plan. This section explains how the Plan and its evidence informed establish ‘*reasonable alternatives*’ for appraisal. The aim of this section is to present ‘*an outline of the reasoning for selecting the alternatives dealt with,*’ in accordance with the SEA Regulations. Chapter 16 of the submission SA/SEA looked closely at the possible alternative for the Plan and the role of evidence played, to develop the Plan.

General Conformity

- 5.3. The Plan must be in ‘general conformity’ with the London Plan. In this context, the current London Plan (2021) is the starting point for the development of potential alternatives for the emerging Plan. The London Plan was drafted alongside Merton’s Plan and was submitted to the Secretary of State for examination in 2019. The examination process took over a year and the Secretary of State issued several Directions in late 2020 and early 2021, just prior to the London Plan’s publication in March 2021. Although, “general conformity” does not mean absolute replication on all matters. Being required to be in “general conformity” restricts the scope of reasonable alternative options our Plan could explore.

- 5.4. The London Plan was subject to an Integrated Impact Assessment¹ (IIA) for the London Plan in 2015 and in 2019 following the update to the London Strategic Housing Market Assessment, in light of the addendum agreed at the Examination in Public for the London Plan. An Integrated Impact Assessment Addendum December 2019 Report and Habitats Regulations Assessment Report December 2019.

Evidence based research and studies

- 5.5. A fundamental aspect of developing local planning policies is having robust local evidence; this includes research and feedback to public consultations. The council produced several evidence based studies either produced by the council or by consultants on behalf of the council. The local evidence has either been in collaboration with other London boroughs or other government bodies or National Governing Bodies for example the Football Association. As part of the various evidence research, alternative options were considered. The findings and consultation feedback has informed the Plan's policy direction, site specific allocations land uses and other land designations.

Growth

- 5.6. Supporting growth and development, particularly of new homes, is a key driver for the current planning system as highlighted in the government's planning reforms. Government policy is clear that local planning authorities must plan for growth. Merton's Plan supports, encourages and creates opportunities for growth in Merton.

Housing delivery

- 5.7. The London Plan sets Merton's contribution to the London wide housing target, set by the Mayor of London. The London Plan sets the policy direction on the proportion of affordable housing each borough is expected to deliver. The methods used to both calculate and deliver this. The GLA undertook to produce the London wide Strategic Housing Land Availability Assessment in collaboration with all boroughs, including Merton. There are no reasonable alternatives to delivering Merton's housing share.
- 5.8. The affordable housing tenure split, the fast track viability approach, the measurement of affordable homes in both units and habitable rooms are all prescribed in the London Plan and Merton's evidence (our Strategic Housing Needs Assessment, Housing Viability Study, Draft Housing Delivery Strategy and Housing Delivery Research) does not justify reasonable alternatives.
- 5.9. However, where the council has exercised reasonable alternatives is in its creation of a policy requiring contributions from small sites towards affordable housing. This policy approach was derived in part from the characteristics of development in Merton as recorded in Merton's Housing Delivery Research and Draft Housing Delivery Strategy: a long history of fragmented land ownership and high land values leading to c90 percentage of planning application each year being for small sites (10 homes or less).

¹ The IIA consists of four component assessments: Equalities Impact Assessment (EqIA), Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA) and Community Safety Impact Assessment (CSIA).

- 5.10. Given London and Merton's housing needs and affordability issues, not delivering affordable homes was not a reasonable alternative.
- 5.11. Merton's Housing Viability Study explored a wide range of alternative viability scenarios and concluded that it is viable to require contributions from smaller sites for the provision of affordable housing. The extensive research into the borough's characteristics and housing viability led the council to conclude that there were no reasonable alternatives to deliver affordable homes in Merton than requiring contributions additionally from smaller sites towards affordable housing provision.

Green and blue infrastructure

- 5.12. National and London Plan policies are clear on many directions for environmental policy: the protection of open space, the delivery of playing pitches and sports facilities to meet the demands of the local population, the management of flood risk. Merton conducted extensive work in these areas (the council produced a Green Infrastructure Study 2020, Playing Pitch Strategy 2019 and Indoor Sports Study 2020 and Strategic Flood Risk Assessment 2020) and reasonable alternatives were considered within the research. For example it is considered that there are limited reasonable alternatives to the green and blue infrastructure policies and the infrastructure policies within the Plan as they are based on robust evidence which itself, assessed alternative scenarios.
- 5.13. Merton's Green Infrastructure Study 2020 evaluated quantitative and qualitative aspects of open spaces and nature conservation areas, including an assessment of specific sites, future forecasting of needs and engagement with users of open spaces. This extensive work considered reasonable alternatives within the study, for example site boundaries and user priorities for different open spaces. The findings of the study have informed the Plan policy direction on green and blue infrastructure and the land designations in the Policies Map.
- 5.14. Merton's Strategic Flood Risk Assessment 2019 (in partnership with Wandsworth Council and the Environment Agency) modelled flood risk throughout the borough from all sources. The flood risk modelling conducted with the Environment Agency's guidance and approval; incorporated alternative scenarios to consider the impacts of a changing climate on increasing flood risk. The final assessment contains detailed maps identifying areas in Merton of flood risk from groundwater, surface water, fluvial flood risk and importantly in-combination risks. The SFRA makes policy recommendations, provides flood risk policies maps and recommendations for the site allocations in Merton and other land designations.
- 5.15. Merton's Playing Pitch Study 2019 and Indoor Sports Assessment 2020 developed using Sport England's methodology and developed in conjunction with Sport England and the National Governing bodies for sports. Like the green infrastructure study, the playing pitch and indoor sports research forecasted need for sports facilities into the future based on demographic trends, different ages and affordability and current provision. Reasonable alternatives arose during the development of the strategy, for example in considering the likely future demand for youth and adult football in comparison to other sports or considering the potential for co-locating different sports facilities

Climate Change and adaption

- 5.16. The climate change policies reviewed a range of reasonable alternatives before determining the policy direction. The core of the climate changes policies is influenced by both Merton and central government commitment to reaching net zero by 2050. This target ambition is to reduce the persistent changing climate (for example extreme weather), the warming of the planet and contributing negative impacts to both human and wildlife, socio economics and environment.
- 5.17. With 86,000 homes in Merton most of which are fuelled by gas, this already requires extensive retrofit. Neither government's building regulations nor the new London Plan policies will result in buildings built today that will enable us to reach net zero in 2050 without further retrofitting of these buildings, at an economic cost to the occupiers, environmental and social cost to the wider population. The Plan's policies, therefore, seek to construct buildings now that will require as little retrofit or modification as possible to reach government's net zero target by 2050.
- 5.18. The requirements of the climate change policies do not specify a particular technology. But instead adopt a flexible approach by letting the developer consider a range of approaches as part of development proposals. However, still requiring meeting the necessary targets. This gives the applicant flexibility to apply the best approach to their site circumstances and scale of development and allow new alternative technologies to be introduced as they arise.

Town centres

- 5.19. The London Plan sets a framework for economic development and town centres, prescribing the status of town centres (Major, District etc). The Plan proposes Colliers Wood as a District Centre for the first time, based on its quantity and quality of its retail and other town centre offer. The council has scope to recommend local town centres and propose South Wimbledon to be designated as a local centre for the first time, based on consultation feedback and an assessment of its neighbourhood. In Merton's Core Planning Strategy 2011 Colliers Wood and South Wimbledon are considered as one neighbourhood.
- 5.20. The uncoupling of Colliers Wood and South Wimbledon is a reasonable alternative, which is taken forward in the Plan and is supported by submission SA/SEA. The London Plan also specifies Merton's Strategic Industrial Locations, although the local planning authority has scope to amend the boundaries in consultation with the GLA.

Site allocations

- 5.21. The option not to allocate a site was considered as a '*reasonable alternative*' to each site as part of this process. Another reasonable alternative was to also remove a site(s) if it was developed and occupied prior during the course of the Plan development towards adoption. The Sustainability Appraisal (Local Plan Reg19 incorporating proposed modifications (updated as Document [0D5i](#)) explored alternatives for each site.

6 Sustainability objectives

- 6.1. In order to assess how the Local Plan contributes to sustainability; a set of sustainability objectives was developed. The objectives are as follows (figure 7). The figure shows which SEA topic requirements are met. The sustainability appraisal framework also comprises a series of indicators, which are designed to enable an indication of the effect of a policy or proposal on sustainability to be identified.

Figure 7:

Sustainability objectives.

SEA Topic requirements

| | | SEA Topic requirements |
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| SO1 | Air quality: To reduce emissions and concentrations of harmful atmospheric pollutants, particularly in areas of poorest air quality and reduce exposure. | Air Human Health Population |
| SO2 | Biodiversity: To protect and conserve Merton's biodiversity from adverse development, avoid damage and irreversible losses to designated sites and protected species, adding to the abundance of non-designated biodiversity features and habitats (such as trees, gardens, green roofs and other features). | Biodiversity Flora Fauna |
| SO3 | Land and soil condition and pollutants: To conserve Merton's geodiversity and protect soils from development and over intensive use. | Soil Landscape Human Health Biodiversity Flora Fauna |
| SO4 | Sustainable land use: To make the best and most efficient use of land to support sustainable patterns and forms of development. | Landscape |
| SO5 | Heritage (including architectural and archaeological heritage): To conserve and enhance the existing historic environment, including sites, features, landscapes and areas of historical, architectural, archaeological and cultural value in relation to their significance and their settings. | Cultural heritage, including architectural and archaeological heritage. |
| SO6 | Flood risk management: To manage the risk of flooding from all sources and improve the resilience of people and property to flooding. | Water Climate Factors Human health |
| SO7 | Climate change: To help tackle climate change through reducing greenhouse gas emissions and moving towards a zero carbon London by 2050. | Climate Factors Material assets |
| SO8 | Noise and vibration: To minimise noise, vibration levels and disruption to people and communities. | Human Health |
| SO9 | Water quality: To protect and enhance Merton's water bodies. | Water Human Health Flora Fauna |
| SO10 | Water consumption: Ensuring that Merton has a sustainable water supply, drainage and sewerage system. | Water Human |
| SO11 | Open space and nature: To protect, connect and enhance Merton natural environment (including important habitats, species and landscapes) and the services and benefits it provides, delivering a net positive outcome for biodiversity. | Biodiversity Flora Fauna Climate Factors Soil Landscape |
| SO12 | Sustainable transport: To enhance and improve connectivity for all and increase the proportion of journeys made by sustainable and active transport modes. | Population |
| SO13 | Energy use: To improve energy efficiency in new developments and increase renewable | Climate Factors |

| | | |
|-------------|---|---|
| | energy supply / provision. | Material Assets |
| SO14 | Health and wellbeing: To facilitate and improve the health and wellbeing of the population, reduce health inequalities and deliver safer and more secure communities. | Human Health Population |
| SO15 | Housing: To provide type, quality and tenure of housing (including specialist and affordable provision) to better meet Merton's demographic change and local housing demand. | Human Health Population Material Assets |
| SO16 | Safe environments: To contribute to safe and secure environments for all people including the 9 Protected Characteristics. | Human Health Population |
| SO17 | Population demand and growth: To ensure that provision of environmental, social and physical infrastructure is managed and delivered to meet population and demographic change in line with sustainable development and to support economic competitiveness. | Human Health Population Material Assets |
| SO18 | Social inclusion and cohesion: To ensure Merton has socially integrated communities which are strong, resilient and inclusive. | Human Health Population |
| SO19 | Design: To create attractive, mixed-use neighbourhoods, ensuring new buildings and spaces are appropriately designed and accessible, which promote and enhance a sense of place and distinctiveness, reducing the need to travel by motorised transport. | Human Health Population Air Climate Factors Landscape |
| SO20 | Local employment: To develop and maintain a healthy labour market. | Human Health Population Material assets |
| SO21 | Education and skills: To ensure the education and skills provision meets the needs of Merton residents existing and future labour market and improves life chances for all, including people with disabilities and Black Asian and Minority Ethnic groups. | Population Human Health Material assets |
| SO22 | Economic growth: To increase the vitality and viability of existing town centres, local centres and parades To ensure that there is a mixed of business spaces including, affordable spaces in Merton. | Population Human Health Material assets |

7 Screening of Proposed Modifications

Method

- 7.1. All the proposed MMs were screened to determine if further SA work was required or if they could be screened out from this appraisal. The findings of the screening including the rationale for why a MM was screened 'in' or 'out' are provided in Appendix A.

7.2. The MMs at this stage are mainly proposed for purpose of ‘soundness,’ some minor edits to the Plan text for clarification, factual correction and/or update, to enhance readability and therefore been screened ‘out’ as not being significant in terms of the SA. For the reason they are inherently unlikely to give rise to any significant effects. The MMs that are screened ‘in’ have been appraised in further detail against the full SA Framework as in previous SAs. Each of these MMs have been considered in further detail, covering the following elements:

- Consideration of reasonable alternative approaches
- Appraisal against the SA framework
- Potential for mitigation / enhancement
- Monitoring

7.3. In addition, where a MM has been ‘screened in’ the council has considered reasonable alternatives and potential for mitigation enhancement. The MMs ‘screened in’ are as follows:

- Site Wi3 new boundary
- Policy N8.1 Wimbledon Park (new policy).
- Plan period and housing delivery stepped approach

Figure 8: SA scoring matrix.

| Symbol | Meaning |
|--------|---|
| ++ | Significant Positive Effect on Sustainability Objective (normally direct) |
| + | Minor Positive Effect on Sustainability Objective (normally indirect) |
| 0 | No Significant Effect on Sustainability Objective |
| - | Minor Negative Effect on Sustainability Objective (normally indirect) |
| -- | Significant Negative Effect on Sustainability Objective (normally direct) |
| ? | Uncertain Effect on Sustainability Objective |

Figure 9: The effect of the policy (time span).

| The effect | Time span |
|-------------|------------|
| Short term | 1-5 years |
| Medium term | 5-10 years |
| Long term | 10+ years |

Figure 10: Policy N8.1 Wimbledon Park assessed against the SA objectives.

| Main Modification | Sustainability Objectives | | | | | | | | | | | | | | | | | | | | The effect of the policy | | | |
|--|---|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|------|--------------------------|------|----------------------|-------------------------|
| | SO1 | SO2 | SO3 | SO4 | SO5 | SO6 | SO7 | SO8 | SO9 | SO10 | SO11 | SO12 | SO13 | SO14 | SO15 | SO16 | SO17 | SO18 | SO19 | SO20 | SO21 | SO22 | Temporary /Permanent | Short/medium /Long term |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| MM112: Policy N8.1 Wimbledon Park | | | | | | | | | | | | | | | | | | | | | | | Permanent | Long term |
| | <p>This is a new policy as such the effect of the policy is considered also. The policy performs well against the SA objectives across the board (environment, social and economic). The policy seeks to for example:</p> <ul style="list-style-type: none"> • Address the reasons why the park is on the Heritage at Risk Register. • Protect and enhance the nature conservation and improve access to the many features of the park such as the lake. • Address the poor condition of the lake • Landscape management and maintenance. • Protecting and enhancing biodiversity, increasing the ecological interest of the park and its waterbodies. | | | | | | | | | | | | | | | | | | | | | | | |
| Consideration of reasonable alternative approaches | <p>This new policy is considered to be a reasonable alternative. Before the examination the council's approach was to achieve the environmental improvements – by way of the Wi3 site allocation. At the time it included the development site adjacent/neighbouring Wimbledon Park (portion within Merton geographic boundary). However following comments from the Planning Inspectors; the council has reviewed the approach in light of the NPPF para 35 and are now proposing a stand-alone policy for Wimbledon Park.</p> | | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative impact | <p>This policy complements the Plan's green and blue infrastructure policies for example strategic policy O15.1: Open Space, Green Infrastructure and Nature Conservation policy O15.3, Biodiversity and Access to Nature, policy O15.4 Protection of Trees, policy and policy F15.8 Managing Local Flooding. Additionally, the combination of policies promotes the provision of open space and green networks which can promote active healthy lifestyles.</p> <p>Potential cumulative effects of implementing the policy: None identified.</p> | | | | | | | | | | | | | | | | | | | | | | | |

Figure 11: Policy N8.1 Wimbledon Park boundary change assessed against the SA objectives.


| Main Modification | Sustainability Objectives | | | | | | | | | | | | | | | | | | | | | | The effect of the policy | |
|---|--|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|------|------|------|--------------------------|-------------------------|
| | SO1 | SO2 | SO3 | SO4 | SO5 | SO6 | SO7 | SO8 | SO9 | SO10 | SO11 | SO12 | SO13 | SO14 | SO15 | SO16 | SO17 | SO18 | SO19 | SO20 | SO21 | SO22 | Temporary /Permanent | Short/medium /Long term |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>MM114: site allocation wi3:</p> <p>Proposed change the site boundary (excluding Wimbledon Park)</p> | <p>Site Wi3: All England Lawn Tennis Club - Church Road, Wimbledon, SW19 5AE</p>  <p>Wimbledon Park is in the ownerships of Merton Council, the All England Lawn Tennis Club and the Wimbledon Club. About a third of Wimbledon Park, is own by Merton Council which is currently publicly accessible. The All England Lawn Tennis Club's main grounds lies to the west of Wimbledon Park across Church Road and the whole park has been used for many years to support the successful functioning of the Wimbledon Tennis Championships each summer.</p> <p>Wimbledon Park is designated as Metropolitan Open Land (MOL), designated Open Space, Green Corridor and lies within Wimbledon North Conservation Area and a Tier 2 Archaeological Priority Area. Except for the public park, the site lies within a Site of Importance for Nature Conservation (SINC) Borough Grade 1. These designations are addressed by other policies in the Plan.</p> <p><i>(map shows new proposed site allocation)</i></p> | | | | | | | | | | | | | | | | | | | | | | Permanent | Long term |
| <p>Consideration of reasonable alternative approaches</p> | <p>The alternative approach of having a site allocation boundary for the All England Lawn Tennis Club landholdings on either side of Church Road was consulted on during the Local Plan process and explored at the examination in public. The Planning Inspectors wrote to the council that they consider the alternative approach as unsound and that the approach of creating a policy for Wimbledon Park (Merton Council as Local Planning Authority) should be considered. Another alternative approach of having a policy that covers the whole Grade II* Registered Park and Garden has not been taken forward as a part of the site lies within the London Borough of Wandsworth's planning authority so cannot be included in Merton's local plan.</p> | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Cumulative impact</p> | <p>This policy complements the Plan's historic environment policies and green and blue infrastructure policies for example strategic policy O15.1: Open Space, Green Infrastructure and Nature Conservation policy O15.3, Biodiversity and Access to Nature, policy O15.4 Protection of Trees and policy F15.8 Managing Local Flooding. Additionally, the combination of policies promotes the provision of open space and green networks which can promote active healthy lifestyles.</p> <p>Potential cumulative effects of implementing the policy: None identified.</p> | | | | | | | | | | | | | | | | | | | | | | | |

Figure 12: Appraisal of the Plan period and housing stepped approach (MM1)..

| Main Modification | Sustainability Objectives | | | | | | | | | | | | | | | | | | | | | | The effect of the policy | |
|---|---|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|------|------|------|--------------------------|-------------------------|
| | SO1 | SO2 | SO3 | SO4 | SO5 | SO6 | SO7 | SO8 | SO9 | SO10 | SO11 | SO12 | SO13 | SO14 | SO15 | SO16 | SO17 | SO18 | SO19 | SO20 | SO21 | SO22 | Temporary /Permanent | Short/medium /Long term |
| | | | | | | | | | | | | | | | | | | | | | | | | Permanent |
| Plan period and housing stepped approach (MM1). | <p>Plan period: The council is proposing a change to the Plan period to improve accuracy, ensure ‘Soundness’ and complying with the NPPF (para 22) requirements, to produce a 15 year Plan. The proposed change to the plan’s development period is due to changes to the plan’s timetable and time between its stages towards its adoption. At submission stage the plan’s period was 2021/22-2035/36. It will now cover 2021/22 - 202036/38. This is in keeping with the requirement of the NPPF para 22 states: <i>Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.</i></p> <p>Furthermore paragraph 61 (NPPF) states: <i>To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.</i></p> <p>The proposed MM throughout the Plan will improve accuracy, ensure ‘Soundness’ and complying with the NPPF (para 22) requirements, to produce a 15 year Plan. The proposed changes to the Housing Trajectory reflects this change and adds an additional 2 years for housing delivery.</p> <p>Stepped approach: The council is proposing taking a stepped approach to deliver housing covering 2021/22 – 2037/38 in line with London Plan requirements. This approach should deliver a minimum of 12,084 additional homes as set out below. Therefore, from 2029/30 to 2032/33 Merton is proposing a total housing target of 3,400 new homes, which is higher than the London Plan SHLAA requirement for 1,896 new homes.</p> | | | | | | | | | | | | | | | | | | | | | | Permanent | Long term |
| Consideration of reasonable alternative approaches. | Both are considered reasonable alternative in providing the much needed housing and meeting statutory requirement to produce a Local Plan. | | | | | | | | | | | | | | | | | | | | | | | |

Cumulative
impact

Plan period: The change to the plan period has been explained in non-technical summary and is in keeping with NPPF and London Plan policies to delivery housing and contribute to housing growth in the London and England. No cumulative impact have been identified.

Housing delivery stepped approach: The stepped approach complement a number of policies and the strategic objective of the draft Plan. The approach is in keeping with the London Plan Good Growth policies for example:

- GG1 Building strong and inclusive communities.
- GG2 Making the best use of land.
- GG3 Creating a healthy city.
- GG4 Delivering the homes Londoners need.
- GG5 Growing a good economy.

The approach supports housing growth in Merton. Significantly, assisting in reducing housing need in a managed, realistic sustainable way allowing the council to not only meet its housing targets but also providing a greater number of new homes. In addition, it is guided by the efficient use of land and development while also looking to improve the quality of our environment, protect the amenity of occupiers, neighbours and meet planning aims.

While supporting the draft Plan spatial vision of creating new and improved existing neighbourhoods with a range of mix tenure homes and strategic objectives namely:

- Strategic objective 2: supporting resilience.
- Strategic Objective 3: places for people.
- Strategic objective 4: good growth.

Both the change in the Plan period and the housing delivery approach complements a number of the Plan's policies – Health and wellbeing, housing, growth strategy, neighbourhood policies and supports the predicted population growth. As well as assisting in reducing inequalities and overcrowding in Merton, especially in deprived areas.

Potential cumulative effects of implementing the policy: None identified.

8 Cumulative and synergistic effects of the Modifications

- 8.1. An assessment of the cumulative and synergistic effects is required to ensure the Main Modifications are examined in, the wider context of their 'in- combination' effect on the sustainability objectives. It is also important to consider the additional modifications in light of existing planning strategies, plan and policies that remain unchanged.
- 8.2. The above MMs give rise to minor positive effects on specific SA Objectives. The effects are either local in nature relating to a particular site or specific to a particular topic area with a narrow focus. There are no significant cumulative or synergistic effects and importantly. Importantly, the proposed main modifications do not
 - a. Require further action or
 - b. Identification of additional mitigation measures.

9 Mitigation and enhancement

- 9.1. No further mitigation or enhancement measures were identified at this stage. The policies of the London Plan, the NPPF and their supporting documents will need to be taken into consideration when development proposals come forward for development; as well as the Plan's policies once adopted.
- 9.2. In combination all the planning polices whether national, regional or local all aim to mitigate against any adverse impacts to the environment, social and economic objectives, which contribute to sustainable development. They set out what mitigation measures are required and if any assessment(s) are needed to assess the potential impact such as environmental of a proposed development. Thought out the Plan it requires various assessments to be submitted with a planning application (depending on the type of development) such as environmental, climate change and transport impact assessments.

10 Monitoring

- 10.1. Monitoring measures set out in the SA Report remain appropriate. No significant effects have been identified as a result of the Modifications. A final list of monitoring measures will be presented within the SA Statement produced once the Local Plan is adopted.

11 Appendix A – Schedule of Main Modifications

- 11.1. The page and paragraph numbers are those in the [Stage 3 pre-submission draft Local Plan consulted on 22 July to 6 September \(Ref. 0D1\)](#) An absent Mod Ref. number in a sequence of numbers represents a former modification that is no longer proposed. **Bold text** indicates the proposed MM. ~~Strikeout~~ indicates proposed text to be removed.
- 11.2. The table below assess whether a MM requires further SA work. If a MM is screened out of assessment, it is considered to not have any sustainability implications and no likely effects to the policy or Plan due to the nature of the proposed MMs.

Figure 13: SA screening ('in' or 'out') and reasoning for modification (Modification schedule LBM29).

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|---|---|---|---|--|
| MM1 | 2, 327, 311, 341, 344, 374, 378, 380, 530, 541, 544, 547, 548, 550, 551 | 1.1.5 -1.1.6 | <p>The Local Plan sets out the council’s statutory planning policy framework for the borough. This plan sets out the level of growth, which needs to be planned for in Merton and identifies where that growth should will be located and how it should will be delivered. The policies set out in the plan will be used to determine planning applications in the borough. The Local Plan must be read as a whole document. The placement of the topic chapters and the policy within the chapters is no reflection on their importance or weight – it does not stand for a hierarchy.</p> <p>The Local Plan covers a range of matters including the number of the homes (including affordable) and employment provision needed and where they should will be located. It also sets out policies for the protection and enhancement of the natural and historic environment, the provision of supporting infrastructure for growth and other policies to manage change in local areas including town centres, industrial areas neighbourhoods and the borough generally.</p> | In the interests of clarity and to ensure that the plan is sound. The change ensures that consistent terminology is used throughout the Plan. | Screened in |
| MM2 | 7 | Under ‘Good Growth’, 2 nd , 3 rd and 4 th paragraphs | Dealing with such a level of growth is undoubtedly a huge challenge, putting pressure on land, housing, infrastructure and the environment. It also comes as we are facing other unprecedented challenges: Brexit, Coronavirus (COVID-19), its impact and the following recovery, air pollution, climate change and entrenched inequality. | In the interests of clarity and to ensure consistent use of terminology. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|------------------|---|--|--|---|
| | | | <p>The local plan seeks to ensure that Merton's future growth must be is planned in a sustainable way in accordance with the London Plan Good Growth principles. This includes maintaining a good balance between economic, social and environmental objectives, e- Creating liveable attractive and safe places for people to live, study, work and visit, as well as e- Delivering our ambition of becoming a net-zero carbon borough by 2050, and creating resilient and adaptive environments, in response to the Climate Emergency for the benefit of all in Merton.</p> <p>Future growth also means planning for Ensuring we plan and supporting predicted population growth, increase demands for affordable homes, the impacts of the Covid-19 pandemic – its impact on people especially in deprived areas and the COVID pandemic recovery and the need to enable job creation. Delivering development, which meets the current needs of the present without compromising the ability of future generations to meet their own needs.</p> | | implication for the SA findings |
| MM3 | 11 | 1.2.26 | Design must consider safety and security, layout and orientation, public realm, social inclusion and environmental health impacts such as noise and air quality to ensure we are creating healthy neighbourhoods, which are accessible for all. The potential harmful effects to human health such as loss of daylight and sunlight, loss of privacy, loss of outlook, overcrowding, isolation, exposure to odours, noise and vibration and appropriate ventilation must be considered in design. | In the interests of clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings |
| MM4 | 13 | 1.2.35 | Ensuring we have the infrastructure and services to meet the needs of our growing and aging population is important such as transport, utilities, broadband, education and health. Delivering growth means ensuring we have the right infrastructure to meet our needs for now and in the future. Careful planning together with our partners and stakeholders will make is key to ensuring Merton is more efficient and more resilient and preparing prepared it for the future needs and demands. | In the interests of clarity. | Changes are for consistency and soundness. Therefore, no implication for the SA findings |
| MM5 | 14, 32, 37, 333, | 1 st sentence below sub heading: | A considerable proportion of Merton's growth up to 2037/38 and beyond is expected to be delivered in the Opportunity Area (OA). The OA is designated in the London Plan (Table 2.1 - Opportunity | To ensure consistency with the National Planning | Screened out. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|---|--|---|--|---|
| | 346, 347, 348, 349, 373 | Identifying Merton's Growth areas. | Area Indicative capacity for new homes and jobs). The GLA has agreed that Morden can be included in Merton's OA. | Policy Framework (NPPF) in terms of the coverage of strategic policies. | Changes are for accuracy and soundness. Therefore, no implication for the SA findings |
| MM6 | 14,121, 202, 383 | 3 rd para under 'Density and mixed uses' | <u>In accordance with the London Plan 2021, tall</u> Faller buildings are one form of high-density development that can be <u>appropriate</u> right in some <u>the</u> locations <u>identified in this plan</u> , subject to <u>exemplary</u> excellent design, good public transport accessibility <u>and</u> impact on existing character, heritage and townscape. ... | To ensure that the plan is clear and effective. | Screened out. Changes are for clarity, effectiveness, consistency and soundness. Therefore, no implication for the SA findings |
| MM7 | 17-18 | 2 nd and 3 rd paragraphs under Opportunity Area (OA) | To ensure that the OA fully realise its growth and regeneration potential the council will work with the GLA to produce an Opportunity Area Planning Frameworks (OAPFs) in accordance with London Plan policy SD1 Opportunity Areas, <u>subject to GLA priorities and resources.</u> This plan-led approach, outlining delivery of affordable housing, create mixed and inclusive communities and ensure the OA will contribute to regeneration objectives to tackle spatial inequalities and environmental, economic and social barriers that affect the lives of all. The OAPF will <u>would</u> be prepared in a collaborative way with Merton's diverse communities (including children and young people, Black, Asian and other ethnic minority groups, businesses and stakeholders). The key priorities for an OA, as outlined in the London Plan, are to: | To secure general conformity with the London Plan and in the interests of effectiveness. | Screened out. Changes are for clarity, consistency and soundness. Therefore, no implication for the SA findings |
| MM8 | 18, 21, 22, 23, 24, 96, 120, 129, | 2 nd bullet point under Wimbledon | Support the highest quality development that preserves local amenity, enhances and conserves Wimbledon's rich heritage assets, character and appearance of place (AM14). | To ensure that the Plan is clear and effective. | Screened out. Changes are for clarity and soundness. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|---|-----------|------------------|-------------------|---|
| | 141, 143, 149, 154, 157, 193, 195, 199, 207, 208, 212, 226, 290, 293, 314, D12.7b. v, 12.7.3, 422, 430, 13.1.8, 13.1.11 , 13.1.19 , 438, 469a, 469c, 14.2.9, 14.2.10 , 532, 15.8.16 , 546m, 546 qii, 548, 15.10.2 4, 649, 655 | | | | Therefore, no implication for the SA findings |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|---------------------------------------|-----------------------------------|---|---|---|
| MM9 | 32 | Spatial vision | <p>By 20376-/38 Merton will <u>have</u>:</p> <ul style="list-style-type: none"> Be on our way Made progress towards becoming net-zero carbon by 2050 in partnership with other organisations and importantly with our residents. Continued to grow the borough's low carbon and circular economy. Have minimised greenhouse gas emissions and ensured resilience overheating, flooding and other the impacts of climate change. <u>Improved community health and wellbeing and</u> reduced health and income inequality within the borough and the disparities between the east and west of the borough | In the interests of clarity | <p>Screened out.</p> <p>Changes are for clarity and soundness. Therefore, no implication for the SA findings</p> |
| MM10 | 32 | Spatial vision, new bullet point. | <ul style="list-style-type: none"> <u>Have protected and improved access to the borough's Metropolitan Open Land (MOL), parks and open spaces, and have protected and enhanced biodiversity and areas of nature conservation.</u> | For compliance with national policy and to reflect the environmental Strategic Objectives set out on page 29, in the interests of the Plan's effectiveness. | <p>Screened out.</p> <p>Changes are for clarity and soundness. Therefore, no implication for the SA findings</p> |
| MM11 | 35, 84, 431, 443, 456, 465, 471, 490, | 2.1.1 | In accordance with Paragraph 149 of the NPPF 2019 and Paragraph 1523 of the Draft NPPF 2021 , 'Plans should take a proactive approach to ... | To ensure consistency with national policy. | <p>Screened out.</p> <p>Changes are for clarity, consistency and soundness. Therefore, no implication for the SA findings</p> |
| MM12 | 37 | 2.1.11 | Current housing projections for Merton indicate that <u>a minimum of 12,084 additional homes will be built during the plan period</u> around 29,0002 new dwellings could be built in Merton between 2021 and 2050 . Policy must therefore ensure that new development in Merton does not create a legacy of poor performance that will require remedial action in the future and add to Merton's retrofit burden. In their Climate Emergency Design | To ensure that the Plan is positively prepared and effective, and to secure consistency with national policy insofar as the | <p>Screened out.</p> <p>Changes are for accuracy, clarity and soundness. Therefore, no</p> |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|------|-----------|---|--|---|
| | | | <p>Guide (2020), the London Energy Transformation Initiative (LETI) concluded that all new buildings will need to operate at net-zero carbon by 2030 in order to achieve a zero carbon built environment in the UK by 2050. This means that all new buildings must be designed to operate at net-zero carbon by 2025.</p> <p>Footnote 2 - Refer to Policy H11.2. Based on sites identified to be delivered during the 15 year plan period and an assumed delivery of the Intend to Publish London Plan 2021 target for Merton of 918 new dwellings per year for the remaining 15 years to 2050. See Housing policies for further details.</p> | coverage of strategic policies is concerned. | implication for the SA findings |
| MM13 | 37 | 2.1.14 | <p>There is a significant gap between current building standards (Part L 2012²⁰¹³) and the standards required to become net-zero carbon by 2050 [42][51]. In order to achieve a net-zero carbon balance across the UK housing stock, LETI found that all new development will need to be designed to achieve an Energy Use Intensity (EUI), i.e. energy use measured at the meter, of 35kWh/m2/yr [9]. However, the current Part L average EUI in <u>2020</u> was <u>is</u> 140 kWh/m2/yr.</p> <p>...</p> | To ensure that the Plan sets out effective targets in the context of updated Building Regulations. | Screened out. Changes are for consistency and soundness. Therefore, no implication for the SA findings |
| | 38 | 2.1.15 | <p>Delays in incorporating up to date carbon factors in Part L can lead to perverse modelling outcomes by overestimating the carbon savings from gas given that the carbon factors currently used in Building Regulations do not take into account the decarbonisation of the electricity grid achieved since 2012 [10]. Part L also overestimates the emissions associated with electricity use over a building's lifetime as it does not consider impacts of further projected reductions in carbon intensity of electricity in coming decades.</p> <p>...</p> | | |
| | 38 | 2.1.17 | <p>Building Regulations are expected to be updated in 2022 and 2025 but current proposals for the Future Homes Standard 2025 do not address the shortcomings set out above and are not ambitious</p> | | |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|------|---|---|--|---|
| | 40 | 2.1.19 | <p>enough to deliver the savings required to achieve our carbon reduction targets [15] [16] [17] [18].</p> <p>...</p> <p>We are committed to driving sustainable design and minimising greenhouse gas emissions through local policies in Merton. Policies CC2.2 minimising greenhouse gas emissions; CC2.3 minimising energy use and CC2.4 low carbon energy are intended to go beyond the London Plan requirements to drive building energy performance which is compatible with our 2050 net-zero carbon target, by maximising on-site savings through energy efficiency and low carbon and renewable energy generation. These policies set out Merton's requirements based on the current Building Regulations (20212013) Part L methodology, but also embed recommendations from the Zero Carbon Hub, the CCC 's report on making UK housing fit for the future and LETI's Climate Emergency Design Guide and the Delivering Net Zero study where possible.</p> <p>...</p> <p>In addition, current Building Regulations (201321) do not address unregulated emissions associated with cooking, white goods and other equipment which can represent up to 50% of a building's operational emissions [9]. Operational performance of buildings therefore cannot be verified using the Part L methodology. The CCC has highlighted the importance of improving building performance monitoring and focussing on 'as built' performance in order to close this performance gap which could deliver £70-260 in annual bill savings per household [11].</p> | | |
| MM14 | 42 | Policy CC2.2 Minimising Greenhouse Gas Emissions | <p>Minimising Greenhouse Gas Emissions</p> <p>We will require all proposed All development within the borough should seek to demonstrate that the fullest contribution to <u>minimising</u> greenhouse gas emissions has been made on site.</p> | To ensure that the policy is effective | Screened out. Changes are for clarity, effectiveness, consistency and soundness. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|--|--|---|---|---|
| | | | <p>This will be achieved by requiring:</p> <p>All development:</p> <p><u>We will require:</u></p> <p><u>All development resulting in the creation of 1 or more dwellings or 500sqm or more non-residential GIA:</u></p> <p>a. To reduce greenhouse gas emissions on-site and minimise both annual and peak energy demand in accordance with the Mayor of London’s Energy Hierarchy below, or in line with any future locally derived methodology:</p> <ul style="list-style-type: none"> i. Be lean: use less energy and manage demand during operation ii. Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly iii. Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site iv. Be seen: monitor, verify and report on energy performance <p>All development resulting in the creation of 1 or more dwellings or 500sqm or more non-residential GIA:</p> | | Therefore, no implication for the SA findings |
| MM15 | 42, 51, 56, 255, 268, 334, 346, 374, 375, 378, 380, 383, 388, 391, | Policy CC2.2 Minimising Greenhouse Gas Emissions, part b | To provide an energy statement demonstrating how emissions savings have been maximised at each stage of the energy hierarchy towards achieving net-zero carbon emissions on site in accordance with the relevant guidance. | To ensure that the policy is justified. | Screened out. Changes are for effectiveness and soundness. Therefore, no implication for the SA findings |

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|--|---|---|---|---|---|---|--|-------------------|------|---|-------------------|------|--|-----|--|---|-----|--|---|-----|--|---|-----|--|--|-----|--|--|-------------------|--|--|--|
| | 393, 402, 404, 408, 417, 418, 544, 546, 548, 567 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM16 | 43 | Policy CC2.2 Minimising Greenhouse Gas Emissions, part c | <p>To achieve the relevant minimum carbon reduction targets as set out in the table below:</p> <table border="1"> <thead> <tr> <th>Development Type</th> <th>Minimum on-site total reduction in CO₂³</th> <th>Benchmark total reduction in CO₂³</th> </tr> </thead> <tbody> <tr> <td>Major residential development of 10 or more dwellings (including new build, change of use, conversions and major refurbishments)</td> <td>35%⁶⁰</td> <td>50%+</td> </tr> <tr> <td>Minor new build residential development of 1 or more dwellings⁴</td> <td>35%⁶⁰</td> <td>50%+</td> </tr> <tr> <td>Minor residential change of use and conversions resulting in the creation of 1 or more dwellings</td> <td>35%</td> <td></td> </tr> <tr> <td><u>Office buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u></td> <td>25%</td> <td></td> </tr> <tr> <td><u>School buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u></td> <td>35%</td> <td></td> </tr> <tr> <td><u>Industrial buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u></td> <td>35%</td> <td></td> </tr> <tr> <td><u>Hotel of 500sqm GIA or more (including new build, change of use and major refurbishments)</u></td> <td>10%</td> <td></td> </tr> <tr> <td><u>All other non-residential development of 500sqm GIA or more (including new build, change of use and major refurbishments)</u></td> <td>35%⁵⁰</td> <td></td> </tr> </tbody> </table> | Development Type | Minimum on-site total reduction in CO ₂ ³ | Benchmark total reduction in CO ₂ ³ | Major residential development of 10 or more dwellings (including new build, change of use, conversions and major refurbishments) | 35% ⁶⁰ | 50%+ | Minor new build residential development of 1 or more dwellings ⁴ | 35% ⁶⁰ | 50%+ | Minor residential change of use and conversions resulting in the creation of 1 or more dwellings | 35% | | <u>Office buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u> | 25% | | <u>School buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u> | 35% | | <u>Industrial buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u> | 35% | | <u>Hotel of 500sqm GIA or more (including new build, change of use and major refurbishments)</u> | 10% | | <u>All other non-residential development of 500sqm GIA or more (including new build, change of use and major refurbishments)</u> | 35% ⁵⁰ | | To ensure justified targets in the context of updated Building Regulations in a manner that is in general conformity with the London Plan. | Screened out. Changes are for accuracy and soundness. Therefore, no implication for the SA findings |
| Development Type | Minimum on-site total reduction in CO ₂ ³ | Benchmark total reduction in CO ₂ ³ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Major residential development of 10 or more dwellings (including new build, change of use, conversions and major refurbishments) | 35% ⁶⁰ | 50%+ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Minor new build residential development of 1 or more dwellings ⁴ | 35% ⁶⁰ | 50%+ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Minor residential change of use and conversions resulting in the creation of 1 or more dwellings | 35% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Office buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u> | 25% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>School buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u> | 35% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Industrial buildings of 500sqm GIA or more (including new build, change of use and major refurbishments)</u> | 35% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Hotel of 500sqm GIA or more (including new build, change of use and major refurbishments)</u> | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>All other non-residential development of 500sqm GIA or more (including new build, change of use and major refurbishments)</u> | 35% ⁵⁰ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM17 | 43, 46 | Footnote 3 | <p>This represents a minimum improvement beyond Part L of Building Regulations 20212013. When Building Regulations are updated <u>(e.g. The Future Homes Standard expected in 2025)</u> we will seek to apply an equivalent standard against <u>clarify how the policy's requirements relate to the new Building Regulations in an Explanatory Note on Approaches to Sustainable Design & Construction.</u></p> | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness, consistency and soundness. Therefore, no implication for the SA findings | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| MM18 | 43, 44, 47, 636 | Policy CC2.2 Minimising Greenhouse Gas Emissions, part e(ii) | <p>off-site provided that an alternative proposal <u>which offers <u>Additionality</u></u>⁵ is identified, delivery is certain and subject to agreement with the council.</p> <p><i>New footnote: ⁵ <u>See Glossary for definition of Additionality</u></i></p> | In the interests of effectiveness, to ensure clarity, and to ensure general conformity with the London Plan. | <p>Screened out.</p> <p>Changes are for clarity, consistency and soundness. Therefore, no implication for the SA findings</p> |
| MM19 | 44 | 2.2.1 | In line with the London Plan, all developments in Merton <u>should</u> are required to maximise on-site carbon savings in accordance with the Mayor of London's energy hierarchy through energy efficiency, the use of clean energy, and on-site renewable energy generation. | To ensure that the Plan is clear and unambiguous and to secure effectiveness. | <p>Screened out.</p> <p>Changes are for clarity and soundness. Therefore, no implication for the SA findings</p> |
| MM20 | 47 | 2.2.10 – 2.2.11 | <p>In 2019/2020, a study commissioned by several London boroughs <u>(Towards Net Zero Carbon)</u>, to investigate the cost of carbon and its role in achieving greater carbon reductions on site, found that the London Plan on-site carbon reduction targets and cost of carbon <u>were</u> are inadequate for delivering the savings required to achieve net-zero carbon [12]. <u>The Towards Net Zero Carbon study demonstrated that due to the decarbonisation of the electricity grid, for the same specifications, a greater improvement over Part L was achieved with no extra effort/cost. The study also concluded that a carbon offset price of £60-£95/tCO2 was not sufficient for local authorities to deliver the required carbon savings off site.</u> The study demonstrated that, using more up to date carbon emissions factors than those used in Building Regulations 2013 (SAP 10 and SAP 10.1)⁹, with an efficient low carbon heating system (e.g. a heat pump) and reasonable levels of fabric and ventilation performance, new build residential and non-residential developments can and should achieve at least a 60% and 50% improvement against Building Regulations 2013 respectively. The decarbonisation of the electricity grid means that, for the same specifications, a greater improvement over Part L is achieved with no extra effort/ cost.</p> | To ensure that the Plan includes effective targets in relation to updates to the Building Regulations. | <p>Screened out.</p> <p>Changes are for accuracy and soundness.</p> <p>Therefore, no implication for the SA findings</p> |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <p><u>In 2022, following the adoption of Part L 2021 of Building Regulations, Merton and 17 other London boroughs commissioned a review of the <i>Towards Net Zero Carbon</i> study against Part L 2021. This review (<i>Delivering Net Zero</i>, May 2023) tested several building typologies against Part L 2021 and recommended the following percentage improvement targets [51]:</u></p> <ul style="list-style-type: none"> <u>• Domestic buildings: 65% better than Part L 2021</u> <u>• Office buildings: 25% better than Part L 2021</u> <u>• School buildings: 35% better than Part L 2021</u> <u>• Industrial buildings: 45% better than Part L 2021</u> <u>• Hotel: 10% better than Part L 2021</u> <u>• Other non-domestic buildings: 35% better than Part L 2021</u> <p><u>The <i>Delivering Net Zero</i> study was developed in response to changes to Part L of Building Regulations which came into effect in 2022. As such, this local evidence was completed and published at a late stage of the Examination process of this Local Plan. As a result of this, Policy CC2.2(c) contains the minimum targets and benchmarks set out in the Mayor’s Energy Assessment Guidance 2022 apart from where the <i>Delivering Net Zero</i> study identified targets which are lower than the minimum target set out in the Mayor’s Energy Assessment Guidance (i.e. 35% improvement against Part L 2021). Nonetheless, as set out in Policy CC2.2(b), all development resulting in the creation of one or more dwellings or 500sqm or more non-residential GIA will be required to demonstrate how emissions savings have been</u></p> | | |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <p><u>maximised at each stage of the energy hierarchy towards achieving net zero carbon emissions on site.</u></p> <p>In order to drive on-site carbon reduction, we therefore require all major residential development of 10 or more units (including new builds, change of use, conversions and major refurbishments) and all minor new build residential development of 1 or more units to achieve at least a 60% improvement against Building Regulations 2013 on site. All non-residential development of 500sqm or more GIA (including new builds, change of use and major refurbishments) will need to achieve at least a 50% improvement against Building Regulations 2013 on site. All minor change of use and conversions resulting in the creation of 1 or more dwellings will need to achieve at least a 35% improvement against Building Regulations 2013 on site to account for the limitations associated with existing buildings and small-scale development.</p> | | |
| MM21 | 48 | 2.2.15-2.2.16 | <p>Etude et al. [12] found that the The London Plan 2021 carbon offset price (£95/tCO₂ in the London Plan 2021) is too low to actually deliver equivalent carbon savings and therefore does not incentivise sufficient on-site savings [12][51]. Indeed, the cost of installing additional PV to achieve further improvement on site is currently at around £190/t and this cost is expected to increase to £325/t using the SAP 10.1 carbon factors as a result of the further decarbonisation of grid electricity. This means that, uUsing the cost of carbon recommended in the London Plan 2021, it is cheaper and easier for developers to offset carbon emissions via cash-in-lieu contributions than it is to achieve the actual savings on site, resulting in developments with higher operational emissions <u>and local authorities with insufficient funds to deliver equivalent carbon savings off site.</u></p> <p><u>In 2019</u>, Etude et al. also found that it would cost a local authority at least £300/t to save carbon in a sustainable way, taking into account administration and management costs [12]. Local authorities therefore have insufficient funds to deliver equivalent</p> | To ensure that the Plan is justified. | Screened out. Changes are for accuracy and soundness. Therefore, no implication for the SA findings |

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| | | | carbon savings off site through cash-in-lieu contributions using a cost of carbon of £95/t. | | |
| MM22 | 48 | 2.2.17 | In order to incentivise developers to implement lower carbon strategies on site where possible, and to ensure that any remaining carbon shortfall can adequately be addressed off site, the carbon shortfall for the assumed life of a development (e.g. 30 years) will therefore be offset at a rate of £300/t CO2 as of 2021. The price for offsetting carbon is regularly reviewed; <u>if prices were to change significantly this may trigger review of the Policy to determine whether updates would be needed.</u> Any changes to Merton's suggested carbon offset price will be updated in future guidance. | In the interests of the Plan's effectiveness. | Screened out. Changes are for accuracy and soundness. Therefore, no implication for the SA findings |
| MM23 | 49 | 2.2.21 | Developers will be expected to adopt the highest possible standards of fabric and ventilation and heating plant to maximise carbon savings on site. Any development that fails to achieve the necessary on-site performance targets or to demonstrate that carbon savings have been maximised, must provide full evidence and justification as to why the scheme is unable to comply. Where the developer contends the policy requirements in relation to viability of a particular proposal, the onus would lie with the developer to demonstrate what can viably be achieved through the submission of a viability assessment. We may seek payments from applications for the cost of independent viability assessment(s). <u>Where it has been demonstrated that planning considerations cannot viably be supported, Policy IN14.1 sets out the infrastructure prioritisation that applicants and decision-makers should apply in accordance with Policy DF1 of the London Plan.</u> | To ensure that the Plan is justified and in general conformity with the London Plan. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings |
| MM24 | 50 and 52 | Climate Change CC2.3 Minimising Energy Use, part c and 2.3.5 | To achieve the following minimum on-site carbon savings through energy efficiency alone, as part of achieving the overall savings set out in Policy CC2.2 (c) Minimising Greenhouse Gas Emissions, in order to reduce energy demand: i.—All development resulting in the creation of 1 or more residential units (including new builds, change of use, | To secure the effectiveness of the Plan following updates to Building Regulations. | Screened out. Changes are for accuracy and soundness. Therefore, no implication for the SA findings |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening | | | | | | | | | | | | | | | | |
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| | | | <p>conversions and major refurbishments) must achieve at least a 10 per cent improvement against Building Regulations 2013* through energy efficiency measures.</p> <p>ii.—All non-residential development of 500sqm GIA or more (including new builds, change of use and major refurbishments) must achieve at least a 15 per cent improvement against Building Regulations 2013 through energy efficiency measures.</p> <p>*NEW FOOTNOTE: Once the GLA have adopted their updated Energy Assessment Guidance 2022, an updated target will be published in Merton’s Explanatory Note on Approaches to Sustainable Design and Construction in line with the GLA’s latest guidance.</p> <p>....</p> <p>2.3.5.—Merton Council therefore requires compliance with minimum on-site carbon reduction targets through energy efficiency alone in line with the London Plan. Developers will need to demonstrate a 10% and 15% improvement for all residential development resulting in the creation of 1 or more units and non-residential development of 500sqm GIA respectively (including new builds, change of use, conversions and major refurbishments).</p> | | | | | | | | | | | | | | | | | | |
| MM25 | 51 | Climate Change CC2.3 Minimising Energy Use, part d | <p>To demonstrate compliance with the following relevant fabric efficiency targets*:</p> <table border="1" data-bbox="656 1187 1420 1442"> <thead> <tr> <th>Type of Development</th> <th>Zero Carbon Hub Interim FEES until 31 December 2022¹²</th> <th>Zero Carbon Hub Full FEES from 01 January 2023 to 31 December 2024</th> <th>Space Heating Demand Target from 01 January 2025¹³</th> </tr> </thead> <tbody> <tr> <td>Blocks of flats and mid-terrace houses</td> <td><43 kWh/m²/yr</td> <td><39 kWh/m²/yr</td> <td><15 kWh/m²/yr</td> </tr> <tr> <td>Semi-detached, end of terrace and detached houses</td> <td><52 kWh/m²/yr</td> <td><46 kWh/m²/yr</td> <td><20 kWh/m²/yr</td> </tr> <tr> <td>Non-residential development</td> <td>-</td> <td>-</td> <td><15 kWh/m²/yr</td> </tr> </tbody> </table> | Type of Development | Zero Carbon Hub Interim FEES until 31 December 2022 ¹² | Zero Carbon Hub Full FEES from 01 January 2023 to 31 December 2024 | Space Heating Demand Target from 01 January 2025 ¹³ | Blocks of flats and mid-terrace houses | <43 kWh/m ² /yr | <39 kWh/m ² /yr | <15 kWh/m ² /yr | Semi-detached, end of terrace and detached houses | <52 kWh/m ² /yr | <46 kWh/m ² /yr | <20 kWh/m ² /yr | Non-residential development | - | - | <15 kWh/m ² /yr | To ensure that the Plan is effective following updates to the Building Regulations. In the interests of clarity. | Screened out. Changes are for accuracy and soundness. Therefore, no implication for the SA findings |
| Type of Development | Zero Carbon Hub Interim FEES until 31 December 2022 ¹² | Zero Carbon Hub Full FEES from 01 January 2023 to 31 December 2024 | Space Heating Demand Target from 01 January 2025 ¹³ | | | | | | | | | | | | | | | | | | |
| Blocks of flats and mid-terrace houses | <43 kWh/m ² /yr | <39 kWh/m ² /yr | <15 kWh/m ² /yr | | | | | | | | | | | | | | | | | | |
| Semi-detached, end of terrace and detached houses | <52 kWh/m ² /yr | <46 kWh/m ² /yr | <20 kWh/m ² /yr | | | | | | | | | | | | | | | | | | |
| Non-residential development | - | - | <15 kWh/m ² /yr | | | | | | | | | | | | | | | | | | |

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| | | | <u>*NEW FOOTNOTE – Both the Fabric Energy Efficiency Standard and Space Heating Demand Target are based on regulated energy use.</u> | | |
| MM26 | 51 | Climate Change CC2.3 Minimising Energy Use, part e | From 2025, to meet the maximum Energy Use Intensity targets as set out in the relevant guidance. | To ensure that the Plan is justified. | Screened out. Changes are for accuracy and soundness. Therefore, no implication for the SA findings |
| MM27 | 56 | 2.3.22 and new paragraph | <p>Merton Council expects all new development to make reasonable endeavours to achieve these EUI and space heating demand targets to future-proof their development and lead the way in decarbonising Merton until EUI targets are required through national regulations or a locally derived methodology. Merton Council will enforce EUI targets from 2025; these targets will be confirmed in relevant guidance closer to the time in order to consider the latest evidence and technologies. <u>In 2022/2023 Etude et al. modelled several building typologies to identify the following Energy Use Intensity benchmarks for a range of development types for a consortium of 18 London boroughs including Merton [51]:</u></p> <ul style="list-style-type: none"> • <u>Residential – 35 kWh/m2/yr</u> • <u>Student or key worker accommodation, care homes, extra care homes - 35 kWh/m2/yr</u> • <u>Warehouses and light industrial units – 35 kWh/m2/yr</u> • <u>Schools - 65 kWh/m2/yr</u> • <u>Offices, Retail, HE teaching facilities, GP surgeries – 70 kWh/m2/yr</u> • <u>Hotels - 160 kWh/m2/yr</u> | To ensure that the Plan is effective and justified. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings |

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| | | | <p><u>New Paragraph - Merton Council expects all new development to make all reasonable but commercially prudent endeavours to achieve these EUI and space heating demand benchmarks in demonstrating that it has made the fullest contribution to minimising energy use in accordance with Policy CC2.3. In doing so, developments would help to tackle fuel poverty and lead the way in decarbonising Merton in a manner that ‘future-proofs’ its new building stock.</u></p> <p><u>[25] — Bioregional, Etude, Currie & Brown, “Greater Cambridge Local Plan: Net Zero Carbon Evidence Base. Task D – Technical Feasibility,” May 2021. [Online]. Available: Feasibility study https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-08/NetZeroTechnicalFeasibility_GCLP_210831.pdf.</u></p> <p><u>[26] — Bioregional, Etude, Currie & Brown, Mode, “Greater Cambridge Net Zero Carbon Evidence Base Non-technical summary,” August 2021. [Online]. Available: https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-09/Greater%20Cambridge%20Local%20Plan%20Net%20Zero%20Carbon%20Evidence%20Base%20-%20Non%20Technical%20Summary%20FINAL.pdf.</u></p> <p><u>[51] Etude, Levitt Bernstein, Introba, Inking, Currie & Brown, “Delivering Net Zero – An evidence study to support planning policies which deliver Net Zero Carbon developments”, May 2023. [Online] Available: https://www.merton.gov.uk/planning-and-buildings/sustainability-and-climate-change/buildings-and-energy</u></p> | | |
| MM28 | 57, 59 | Policy CC2.4 Low Carbon Energy, part a | All new development to use low carbon heat. There can be no gas boilers in new dwellings or new non-domestic residential development in Merton from January 2023. | To ensure that the Plan is effective and justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no |

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| | | | | | implication for the SA findings. |
| MM29 | 61 | New paragraph below 2.4.14 | <u>Where heat pumps are proposed developers will also need to ensure that living conditions of existing and future occupiers of the proposed development and neighbouring properties are not materially harmed in terms of outlook, noise or vibrations in line with Design Policies D12.3 (g) and D12.4 (g), and Pollution Policy P15.10.</u> | To ensure that the Plan is effective and consistent with national policy. | Screened out. Changes are for effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM30 | 64 | Policy CC2.5 (a-d) | <p>Minimising Waste and Promoting a Circular Economy</p> <p>Merton Council will require all All development proposals to should adopt a circular economy approach to building design and construction, and be designed for durability, flexibility and easy disassembly, to reduce waste, to keep materials and products in use for as long as possible, and to minimise embodied carbon. This will be achieved by requiring:</p> <p>development:</p> <p>a. <u>Where existing buildings are on site, to</u> To prioritise their reuse and retrofit of existing buildings wherever possible before considering the design of new buildings.</p> <p>b. To be designed for durability and flexibility as well as easy disassembly and reuse to minimise waste during the ‘in-use’ and ‘end of life’ phases of the development. Building shape and form should be designed to minimise embodied carbon and limit the need for repair and replacement.</p> <p>c. To ensure resource efficiency and reduce embodied carbon emissions by sourcing and prioritising materials, <u>and designing building shapes and forms</u>, that can easily be maintained, repaired and renewed across the development lifetime.</p> <p>d. To minimise the environmental impact of materials by specifying sustainably sourced, low impact and re-used or recycled</p> | To ensure that the policy is clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | materials; this should include identifying opportunities for the retention and reuse of existing materials on site (e.g. re-using demolition material on site). Materials should be locally sourced wherever possible to minimise transport emissions. | | |
| MM31 | 64 | Policy CC2.5 (e) | To undertake a Whole Life-Cycle Carbon assessment proportionate to the scale of development and demonstrate that whole life-cycle carbon savings have been maximised <u>actions taken to reduce life-cycle carbon emissions.</u> | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM32 | 82 and 85 | 3.1.9. and 3.1.14 | 3.1.9. Merton supports the Mayor of London's proposal that Colliers Wood is part of the new London Plan's proposed Opportunity Area at " <i>Wimbledon / South Wimbledon / Colliers Wood</i> ". with a target of 5,000 homes and 6,000 jobs. 3.1.14. However, there are opportunities outside the immediate Wimbledon area in Colliers Wood, South Wimbledon and Morden to work towards delivering the London Plan's proposed Opportunity Area indicative targets figures for homes and jobs, even if the Crossrail2 sites will not be realised within this Plan period. | To secure general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM33 | 85 | 3.1.18 | Colliers Wood town centre <u>Site allocation CW2</u> may be an appropriate location to accommodate higher density development including tall buildings. <u>A local Design Guide or Design Code, that provides a design-led approach to help optimise the capacity of the site while ensuring that the final design reflects local character and design preferences, should be prepared, either by applicants or the council</u> Britannia Point should remain the pinnacle building in the town centre in terms of height. This can then form the basis for a coherent group of buildings that relate well to each other in terms of scale, massing, form and architecture. New buildings must be designed, orientated and laid out within the site and within the context of nearby buildings and structures to mitigate the potential for uncomfortable | To secure general conformity with the London Plan and to ensure that the Plan is positively prepared, justified, effective, and consistent with national policy relating to making effective use of land and achieving well-designed places | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |


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| | | | wind conditions at ground level, which would particularly affect pedestrians and cyclists. <u>The National Design Guide and National Model Design Code will be used to guide decisions on any applications that may come forward in advance of the production of locally produced design guides or codes.</u> | (sections 11 and 12 NPPF). | |
| MM34 | 86 | Paragraphs: 3.1.22; 5.1.4; 5.1.5; 10.2.5; 11.3.10; 13.3.6; 13.4.5; 14.2.31; 15.2.1; 15.6.23; 16.5.4. | Environmental factors, particularly the risk of flooding, as identified in the Sustainability Appraisal and the Strategic Flood Risk Assessment 2018 , will need to be mitigated against before Colliers Wood can deliver to its full potential. Flood mitigation measures and any other environmental considerations will have to be economically viable and in line with the overall aim of creating a thriving and attractive town centre if they are to benefit the area. <u>Please also refer to Policy IN 14.1 (Infrastructure).</u> | To ensure that the Plan is justified, effective and in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM35 | 89 | Site Allocation CW1, Design and accessibility guidance: | Development should protect and enhance the existing cycle and pedestrian route. The site may be required to make provision for docking areas for cycle/ scooter hire schemes. <u>TfL's strategic cycling analysis has identified a need for significant additional secured cycle parking provision for commuters in Colliers Wood which should include the provision of a cycle hub facility to enable the long stay secure cycle storage required for commuter trips. There is also an anticipated requirement for space to accommodate docking areas for cycle / scooter hire schemes considering the high expected demand in this location. However, there is a lack of space on the public highway to facilitate additional cycle parking. Consideration should be given to the feasibility of providing publicly accessible secure cycle parking and / or docking areas for cycle or scooter hire schemes on this site at ground level, either as part of any development or if development does not take place.</u> | In the interests of clarity and to secure the effectiveness of the Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM36 | 89, 92, 96, 99, 102, 229, | Site Allocation CW1, Design and accessibility guidance | Development proposals must incorporate the recommendations of Merton's Strategic Flood Risk Assessment (SFRA). | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | 232, 235, 238, 241, 247, 293, 296, 307 | | <u>Development proposals must have regard to both level 1 and level 2 of Merton's Strategic Flood Risk Assessment (SFRA). For this site allocation, development proposals must incorporate the site-specific recommendations on managing and mitigating flood risk from all sources, including the suitability of sustainable drainage systems (SuDS). These can be found in the SFRA level 2 in Appendix A.</u> | | and soundness. Therefore, no implication for the SA findings. |
| MM37 | 89 | Site Allocation CW1, Infrastructure Requirements: | There is a need for secured cycle parking provision for commuters in Colliers Wood and there is a lack of space on the public highway to facilitate this. Should residential development not take place on Site CW1, then we would welcome a secure cycle hub on this site as it is opposite the underground station and accessible to both the Wandle Trail and the Cycle Superhighway. | To ensure clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM38 | 89 | All Site Allocations, Infrastructure Requirements: | Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal. have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020. | To secure the Plan's effectiveness. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM39 | 92 | Site Allocation CW2, Design and accessibility guidance, point 3 | Development will need to be of a scale, layout and design to minimise harm to the residential amenity of the existing residents in Britannia Point and on Christchurch Road. Development must be based on the principle of the existing Britannia Point building remaining the pinnacle in terms of height, with other buildings forming a coherent cluster that enhances the wider Colliers Wood area. | To ensure the Plan is positively prepared, effective, justified and consistent with national policy and the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no |

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| | | | | | implication for the SA findings. |
| MM40 | 92 | Site Allocation CW2, Design and accessibility guidance: | <u>TfL’s strategic cycling analysis has identified a need for significant additional secured cycle parking provision for commuters in Colliers Wood which should include the provision of a cycle hub facility to enable the long stay secure cycle storage required for commuter trips. However, there is a lack of space on the public highway to facilitate this, so this</u> The site may be required to make provision for <u>an appropriate amount and type of</u> publicly accessible cycle storage (hub) <u>for commuters. There is also an anticipated requirement for space to accommodate docking areas to facilitate future cycle or scooter hire schemes considering the high expected demand in this location so, where appropriate, development may be required to make some provision for</u> and docking stations for cycle/scooter hire schemes <u>in proximity to the public highway.</u> | Amended wording in In the interests of clarity and to secure the effectiveness of the Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM41 | 93 | Site Allocation CW2 Infrastructure Requirements: | <u>This site is in close proximity to National Grid infrastructure YYU route 275Kv two circuit route from Beddington substation in Sutton to Wimbledon substation in Merton. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances, the live electricity conductors of National Grid’s overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. It is recommended that the developer liaise with National Grid at the earliest opportunity to discuss the infrastructure on site. The council will require evidence of liaising with National Grid with any submitted planning application.</u> | To ensure that the Plan is clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM42 | 93 | Site Allocation CW2 | Thames Water have indicated that the scale of development for this site that, upgrades of the water supply network infrastructure | To ensure clarity. | Screened out. |

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| | | Infrastructure Requirements: | and wastewater network and sewage treatment infrastructure are likely. | | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM43 | 93 | Site Allocation CW2 Infrastructure Requirements (also CW5, Mi1, Mi8, Mi16, Mo1, Mo2, Mo3, Mo4, RP3, RP4, RP6, RP7, RP8, Wi5, Wi11, Wi12, Wi13, Wi16) | The developer can request information on network infrastructure by visiting the Thames Water Developer Services website (https://www.thameswater.co.uk/developers) https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development . | To ensure clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM44 | 93 | Site Allocation CW2, Approach to tall buildings | A mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape and based on the principle of the existing Britannia Point being the pinnacle height of a family of buildings of varying height, forming a coherent cluster of buildings that enhances the wider Colliers Wood area. <u>The Merton Character Study 2021 indicates that buildings of around 52m (approximately 15 storeys) may be appropriate on this site. However, appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement, reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u> | To secure general conformity with the London Plan and to ensure that the Plan is positively prepared, justified, effective, and consistent with national policy relating to making effective use of land and achieving well-designed places (sections 11 and 12 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM45 | 93 | Site Allocation CW2, Impacts on Archaeological Priority Area | Yes, Wandle Valley/Colliers Wood Archaeological Priority Zone <u>Area</u> Tier 2 <i>(Change all references to 'Archaeological Priority Zone', to 'Archaeological Priority Area', including the related acronyms, APZ to APA, throughout the Local Plan)</i> | To secure general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM46 | 93, 104, 134, 136, 139 | Site Allocation CW2, Impacts on Archaeological Priority Area | Yes, Wandle Valley/Colliers Wood Archaeological Priority Zone <u>Area</u> Tier 2 <i>(Change all references to 'Archaeological Priority Zone', to 'Archaeological Priority Area', including the related acronyms, APZ to APA, throughout the Local Plan)</i> | To secure general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM47 | 96, 152, 157, 227, 281, 290, 302, 305, 311, 317 | Site Allocation CW3, Infrastructure Requirements | This site is located in an area identified as being deficient in access to children's play space for ages 0-4 years. The Council will require on-site provision in accordance with the infrastructure policies and London Plan. | To ensure the plan is justified and that the infrastructure requirements set out in the Site Allocation are clear. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM48 | 96, 121, 130, 160, 281, 485 | Site Allocation CW3, Infrastructure Requirements | The developer should contact SGN (Southern Gas Networks) to discuss requirements for any improvements to the gas infrastructure network. | To ensure clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM49 | 99 | Site Allocation CW4 Design and | <u>TfL's strategic cycling analysis has identified a need for significant additional secured cycle parking provision for commuters in Colliers Wood which should include the</u> | In the interests of clarity and to secure | Screened out. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | accessibility guidance: | <u>provision of a cycle hub facility to enable the long stay secure cycle storage required for commuter trips. There is also an anticipated requirement for space to accommodate docking areas for cycle/ scooter hire schemes considering the high expected demand in this location. However, there is a lack of space on the public highway to facilitate additional cycle parking. Redevelopment of the station should make provision for an appropriate amount and type of cycle storage for commuters and/ or provision of docking stations for cycle/scooter hire schemes in proximity to the public highway.</u> | the effectiveness of the Plan. | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM50 | 101 | Site Allocation CW5, site map | <p>(Map replaced with the following:)</p>  <p>Contains OS data © Crown copyright [and database rights](2021)OS(100019259)</p> | In the interests of clarity and effectiveness. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM51 | 102 | Site Allocation CW5, Design and accessibility guidance | Opportunity to improve connectivity across Colliers Wood and improve the condition of the Pickle Ditch. <u>Development proposals must protect and enhance the Wandle Valley Metropolitan Open Land (MOL) along the western boundary of the site, in accordance with the Green Infrastructure policies set out in Chapter 15.</u> | For clarity and to ensure consistency with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no |

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| | | | | | implication for the SA findings. |
| MM52 | 102 | Site Allocation CW5, Design and accessibility guidance: | <u>In line with the Environment Agency requirements, development proposals must enhance the Pickle Stream corridor, including the removal of concrete banks, restoration of ecology to the watercourse and inclusion of a 10m wide riverside buffer strip.</u> | In the interests of clarity, and to ensure consistency with national policy insofar as it requires planning policies to contribute to and enhance the natural and local environment. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM53 | 104 | Site Allocation CW5, Impacts a designated open space | <u>Yes, the western edge</u> Parts of the site to the south are <u>is</u> Metropolitan Open Land (<u>MOL</u>) and Priory Wall Open Space Walk. The site sits within the Wandle Valley Regional Park 400m buffer. <u>Refer to Appendices for further information on MOL.</u> | To ensure clarity and effectiveness. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM54 | 111, 112 | Policy N4.1, various | Mitcham Town Town <u>District</u> Centre | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM55 | 119 | Site Allocation Mi1 Benedicts Wharf, Site deliverability | 5-10 <u>15</u> years. | To ensure that the Policy is justified and effective. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |

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| MM56 | 121 | Site Allocation Mi1 Benedicts Wharf, Approach to tall buildings | The size of the site allows for a masterplanned approach which could contain taller (MM6) buildings. <u>Evidence supporting the planning permission relating to the site indicates that buildings of around 33m (approximately 10 storeys) may be appropriate. However, appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code, which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement, reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code, the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u> | To ensure general conformity with the London Plan and to ensure that the Plan is positively prepared, justified, effective, and consistent with national policy relating to making effective use of land and achieving well-designed places (sections 11 and 12 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM57 | 128 | Site Allocation Mi3, under Infrastructure Requirements, new paragraph at the end of the part | <u>The developer must consult and engage with the Metropolitan Police Service (MPS) on any development proposals to prevent future development from adversely affecting the MPS's operational facilities. The Council will also engage with MPS to seek advice during any pre or planning application processes.</u> | To ensure that the policy is clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM58 | 130, 154, 196, 229, 232, 235, 244, 299 | Site Allocation Mi4, under Infrastructure Requirements | This site is located in an area identified as being deficient of <u>deficiency</u> in access to nature. The council will require <u>expect</u> proposals to alleviate <u>address</u> this deficiency in accordance with the Green Infrastructure policies. | In the interests of clarity and to ensure that the policy is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM59 | 132 | Site allocation Mi5, Design and accessibility guidance: | Development proposals need to be sympathetic to the historic setting, particularly of Canons House and the views from the nearby Metropolitan Open Land <u>and have regard to The Canons Conservation Area Management Plan.</u> | To ensure that the policy is effective. | Screened out. Changes are for clarity, effectiveness and soundness. |

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| | | | | | Therefore, no implication for the SA findings. |
| MM60 | 139 | Site Allocation Mi8, Infrastructure Requirements | <p><u>Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the developer liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development The Council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also liaise with and seek advice from Thames Water about the development of this site.</u></p> <p>Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site.</p> | To ensure that the policy is effective. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM61 | 146 | Site Allocation Mi11 Raleigh Gardens car park, Approach to tall buildings | <p>Approach to tall buildings: Development of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.</p> | To ensure that the Plan is justified. | <p>Screened out.</p> <p>Changes are for effectiveness and soundness. Therefore, no implication for the SA findings.</p> |

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| MM62 | 159, 161 | Site Allocation Mi16 Mitcham Gasworks Western Road, Indicative site capacity (p 159), Approach to tall buildings (p161) | <p>Indicative site capacity: 200-400 <u>500- 650</u> new homes</p> <p>Design and accessibility guidance: The site had outline planning permission for a major residential and employment scheme. The residential element has been delivered over 5 years ago (Hay Drive etc). However, the employment part of the permission (which extended onto the site surrounded by the red line, reaching Western Road) lapsed in July 2012. The site's potential uses, and layout is currently constrained by the c33metre high gasholder that stood on the corner of Western Road and Portland Road was demolished in early 2022. Although the gasholder is no longer used, it has not been officially decommissioned. The landowners are proposing it decommission but until that time development within the vicinity of the gasholder is currently subject to restrictions set out in the Health and Safety Executive's land use planning method (PADHI) which limits the potential for residential-led mixed use development until the gasholder is decommissioned.</p> <p>The site is subject to a Hazardous Substance Consent (HSC). An application for the continuation of this HSC was granted in 2002 (Ref: 02/P1493). The decommissioning the site and the cancellation of the HSC requirements to enable the redevelopment of the site. The site accommodates two electricity sub stations, an operational gas Pressure Reduction Station (PRS) and above ground gas mains stemming from the historic installation use. A 65metre large redundant gasholder and telecoms mast are is found to the north of the site on the SGN (Southern Gas Networks) owned land. The site would require decontamination due to its earlier use.</p> <p>Approach to tall buildings A mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.</p> | To ensure that the Plan is in general conformity with the London Plan, is positively prepared, justified and consistent with national policy relating to making effective use of land and achieving well-designed places (sections 11 and 12 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. Please see section |

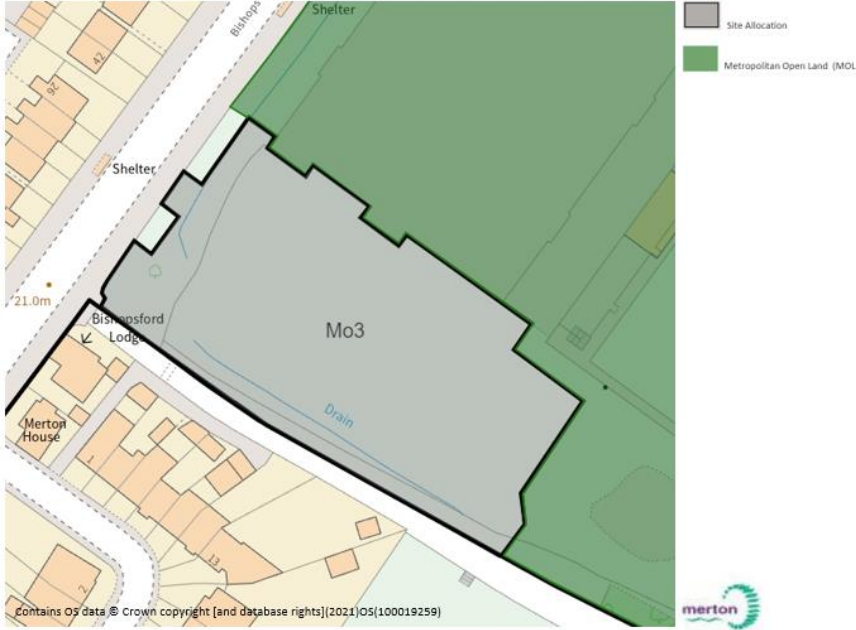
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| | | | <p><u>Initial analysis of the site indicates that its character, appearance and size could provide opportunities for buildings of a range of heights that would allow for a greater variety in building types and forms, which could enhance visual interest whilst ensuring that optimal use would be made of this previously developed land. The analysis indicates that an upper limit of around 33m (10 storeys) may be appropriate on this site, alongside the provision of a replacement telecoms mast.</u></p> <p><u>Appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement and reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u></p> | | |
| MM63 | 160 | Site Allocation Mi16, under Design and accessibility guidance | A large redundant gasholder and telecoms mast is are found to the north of the site on the SGN (Southern Gas Networks)-owned land. The site would require decontamination due to its earlier use. | In the interests of clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM64 | 173, 176, 177, 178, 181, 183, 184, 185, | Morden: Policy N5.1, KEY OBJECTIVES: MORDEN | Providing more high quality homes Incorporate Provide new homes in the Morden and in particular, within the Morden Regeneration Zone, Wider Morden Town Centre Area creating a diverse mix of housing sizes and tenures. | In the interests of clarity and effectiveness. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | 187, 188, 202 | | | | |
| MM65 | 176 | Morden: Policy N5.1 map | <i>Delete map</i> | In the interests of clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM66 | 176, 5.1.18, 5.1.23, 5.1.60, Site Allocation Mo3 (moved), under 'Impacts a designated open space', new paragraph below text | Morden Policy N5.1 text | ...intensification and comprehensive development development regeneration within Morden Regeneration Zone... | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM67 | 177, 180, 182, 190, 202 | Morden: Policy N5.1 part a | Development p Proposals for large sites (0.25 hectares and above) that assist contribute to the delivery of comprehensive regeneration as described in this policy and Site Allocation Mo41 (AM87), will be supported. | To ensure that the Plan is positively prepared and justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no |

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| | | | | | implication for the SA findings. |
| MM68 | 178 | Morden: Policy N5.1 part e | Supporting tall buildings within the Morden Regeneration Zone <u>in accordance with the details in the Strategic Heights Diagram for the Morden Regeneration Zone and in Policy D12.6 Tall Buildings</u> and in limited locations within the Wider Morden Town Centre Area, where they are considered appropriate in order to facilitate intensified development. Tall buildings should be located appropriately and relate well to the surrounding context and public realm, particularly at street level. Tall buildings must be informed by comprehensive townscape appraisal and visual assessment | To secure general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM69 | 178 | Morden: Policy N5.1 part h and 5.1.20 | Supporting incremental site-by-site development outside the Morden Regeneration Zone but within the Wider Morden Town Centre Area, where it: <ul style="list-style-type: none"> • is of a high-quality design, • complements and co-ordinates with the surrounding built form and public realm, • supports the delivery of new homes and complementary town centre uses, and • makes it easier for all to get around and in particular, encourages walking and cycling <p>...</p> <p>5.1.20 The part of the Wider Morden Town Centre Area that is outside the Morden Regeneration Zone, is the area for incremental change, where the design and layout of public realm and streetscape is to be actively co-ordinated by the council, so that the Morden Regeneration Zone sits well within the local context.</p> | To ensure that the Plan is clear. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM70 | 180 | New paragraph below 5.1.11 | <u>Development proposals for large sites (0.25 hectares and above) that come forward to contribute to the delivery of comprehensive regeneration, as stated in Policy N5.1 part a, should have regard to the vision, objectives and principles set out in the SDF.</u> | To ensure the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM71 | 181 | 5.1.12 | The Wider Morden Town Centre Area <u>Morden town centre</u> is within an Opportunity Area as designated in the London Plan 2021 <u>and identified in Figure 2: Opportunity Area, in Chapter 1B 'Good Growth'</u> . We will <u>work with the GLA to</u> (AM96) produce an Opportunity Area Planning Framework, <u>subject to GLA priorities and resources</u> , which will include the significant contribution that the Wider Morden Town Centre Area <u>Morden Regeneration Zone</u> will make towards the Opportunity Area's target to accommodate 5000 new homes and 6000 new jobs. | To ensure general conformity with the London Plan and in the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM72 | 182 | 5.1.18 | ... There are also multiple other land ownership interests within the Morden Regeneration Zone <u>and landowners are strongly encouraged to work together.</u> and a Land assembly strategy will be required to ensure that the <u>comprehensive regeneration of Site allocation Mo1 can be achieved by the end of this local plan period and</u> site can be developed in a comprehensive manner, to avoid fragmented development and suboptimal densities in this highly accessible location... | To ensure that the Plan is effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM73 | 182 | 5.1.18 | ... <u>References to comprehensive regeneration in this policy refer to the nature and scale of the regeneration and not a delivery method (MM66) and, in accordance with London Plan policies H1 and H2, references to large sites in this policy refer to sites of 0.25 hectares and above.</u> | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM74 | 183 | 5.1.23 | <i>Add the sentence at the end of the paragraph.</i> <u>The new bus standing facilities are identified as a medium to long term requirement in the Infrastructure Delivery Plan 2021 and in accordance with policy IN 14.1 Infrastructure, developments may be required to make planning contributions towards the provision of these facilities.</u> | To achieve consistency with national policy, which requires plans to set out the contributions expected from development (per paragraph 34 of NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM75 | 185 | 5.1.34 | <u>The Strategic Heights Diagram for the Morden Regeneration Zone indicatively illustrates a composition of appropriate</u> | To ensure the Plan is positively | Screened out. |

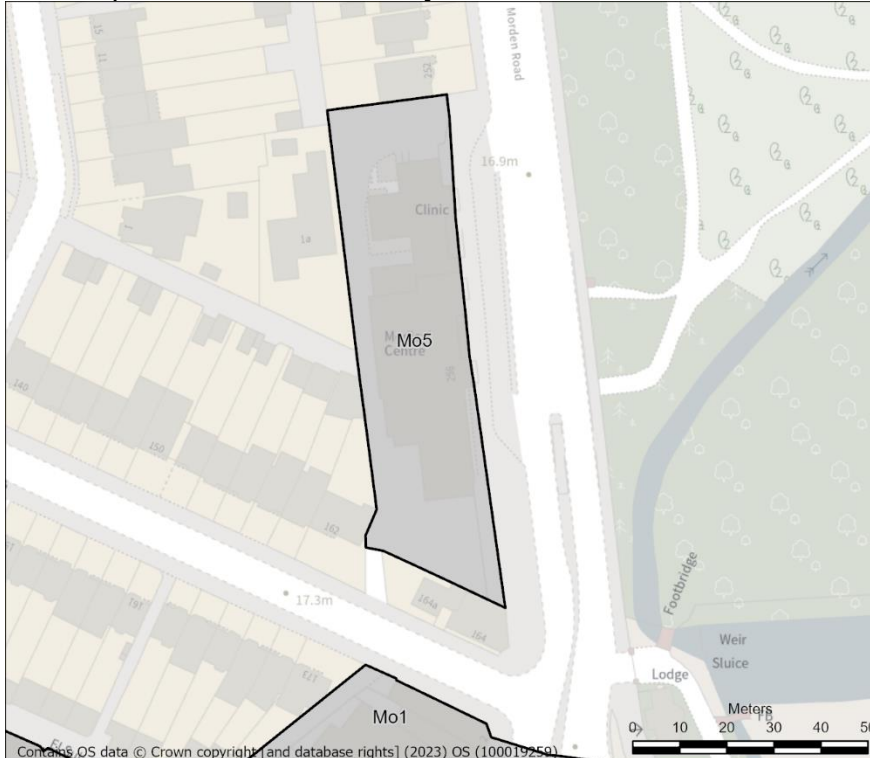
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| | | | <u>building heights that locate the tallest buildings on and around Morden underground station. To avoid inappropriate abrupt transitions of building heights, the redevelopment of sites immediately adjacent to the tall building boundary and indicative clusters identified in the Strategic Height Diagrams, should be supported by a local Design Guide or Design Code, as set out in Policy D12.6 ‘Tall buildings’. The proposed height for each building within the Morden Regeneration Zone will need to be justified in accordance with the criteria in policies D12.3 ‘Ensuring high quality design for all developments’, D12.5 ‘Managing heritage assets’ and D12.6 ‘Tall buildings’.</u> The scale of existing buildings... | prepared, effective, justified and consistent with national policy and in general conformity with the London Plan. | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM76 | 187 | 5.1.46 | <u>As identified in the Infrastructure Delivery Plan 2021, the comprehensive regeneration of the Morden Regeneration Zone is likely to trigger the need for additional health infrastructure to meet local needs.</u> Morden Road Clinic has also been identified by the NHS (National Health Service) as a site allocation (Mo5)... | To achieve consistency with national policy, which requires plans to set out the contributions expected from development (per paragraph 34 of NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM77 | 193-212 | All Site Allocations | Development proposals for this site must <u>refer to the Merton Infrastructure Delivery Plan 2021 and ensure infrastructure requirements have been addressed by the proposal.</u> have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020. | To achieve consistency with national policy, which requires plans to set out the contributions expected from development (per paragraph 34 of NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM78 | 198 | Site Allocation Mo3, (moved) site map | <i>(Map replaced with the following:)</i> | To ensure that the plan is effective and in the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. |

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| | | |  | | Therefore, no implication for the SA findings. |
| MM79 | 199 | Site allocation Mo3 (moved), Infrastructure Requirements | <p>Any development proposals for this site, is expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links, ensuring that the development positively enhances accessibility to the park. We will require these details to be shown in a Design and Access Statement and accompanying plans or Landscaping Plan submitted with any planning application.</p> <p><u>In accordance with NPPF 142, proposals for this site must also include compensatory improvements to the environmental quality and accessibility of the Wandle Valley MOL, to mitigate against the loss of the MOL on site. The Merton Green Infrastructure Study can be used to identify appropriate landscape, visual and biodiversity enhancements, new green infrastructure and improvements to access to existing recreational and sporting facilities for this site.</u></p> | To ensure that the Plan is effective, consistent with national policy and in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM80 | 202 | Site Allocation Mo4, Site deliverability | Commencement within 5 years and delivery in phases within 10-15 years. | To ensure that the Plan is effective and justified in these terms. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM81 | 202 | Site Allocation Mo4, Morden Regeneration Zone site vision: 5 | Incorporating green infrastructure and where appropriate, contributing to that contributes to improved drainage, air quality and the creation of green links through the Wider Morden Town Centre Area Morden Regeneration Zone... | In the interests of clarity, effectiveness, and to secure consistency with national policy insofar as it expects planning policies to aim to achieve healthy places (NPPF paragraph 92), that major developments should incorporate sustainable drainage systems (NPPF paragraph 169); and that opportunities to improve air quality or mitigate impacts should be identified, such as through green infrastructure enhancement (NPPF paragraph 186). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM82 | 202 | Site Allocation Mo4, Morden Regeneration | The use of tall buildings where appropriate and in accordance with the Strategic Heights Diagram for the Morden Regeneration Zone and Policy D12.6 'Tall Buildings' , in order to | To ensure general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness |

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| | | Zone site vision: 6 | optimise development that relates well to the surrounding context and public realm, particularly at street level. | | and soundness. Therefore, no implication for the SA findings. |
| MM83 | 202 | Site Allocation Mo4, Morden Regeneration Zone site vision: 7 | The provision of an appropriate mix of retail, office, community and leisure uses, including night time uses, which provide an appropriate level of active frontage <u>and do not have an unacceptable impact on the living conditions of neighbouring occupier</u> | To make sure that the policy is justified and consistent with national policy insofar as it expects planning policies to ensure that developments ensure that developments create places with a high standard of amenity (NPPF paragraph 130(f)). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM84 | 202 | Site Allocation Mo4, Design and accessibility guidance: new paragraph below the first paragraph | <u>Development proposals for large sites (0.25 hectares and above) such as 34-44 London Road, that contribute to the delivery of comprehensive regeneration, could be brought forward at any time in the plan period.</u> | To ensure that the Plan is justified and effective in these terms. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM85 | 202 | Site Allocation Mo4, Design and accessibility guidance: text | In accordance with <u>the Strategic Heights Diagram for the Morden Regeneration Zone</u> a plan-led approach, taller(MM6) buildings would be acceptable in this town centre site, to... In accordance with <u>the Strategic Heights Diagram for the Morden Regeneration Zone and Policy D12.6 'Tall Buildings'</u> a plan-led approach, taller(MM6) buildings would be acceptable in this town centre site, to ensuring the best use of this land that benefits from excellent public transport accessibility. Tall buildings must however relate well to the surrounding context and public realm, particularly at street level and must be informed by a | To ensure that the Plan is in general conformity with the London Plan and consistent with national policy in terms of making effective use of land (NPPF section 11),and in respect of the use of design | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | comprehensive townscape appraisal and visual assessment <u>Design Guide or Design Code to demonstrate the appropriate stepping up of heights above or below those stated and avoid abrupt transitions in building heights.</u> | guides and codes (NPPF paragraphs 128 to 129) | |
| MM86 | 204 | Site Allocation Mo4, Approach to tall buildings | This site will include tall buildings in appropriate locations subject to consideration of impacts on existing character, heritage and townscape as part of a plan-led approach, which could take the form of a masterplan, supplementary planning document or an outline planning application. <u>The Merton Character Study 2021 and other supporting design evidence has informed the range of appropriate heights set out in Policy D12.6 'Tall Buildings' and the Strategic Heights Diagram for the Morden Regeneration Zone. However, appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code, which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement, reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u> | To ensure that the Plan is in general conformity with the London Plan and consistent with national policy in terms of making effective use of land (NPPF section 11), and in respect of the use of design guides and codes (NPPF paragraphs 128 to 129). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM87 | 204 | Site Allocation Mo4, Infrastructure Requirements | The developer will need to engage with TfL to provide suitable alternative bus stand and bus stop facilities. <u>Where appropriate, development proposals may be required to make financial contributions towards the delivery of these facilities, in the form of planning obligations.</u> | To achieve consistency with national policy insofar as it requires plans to set out the contributions expected from development (paragraph 34 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM88 | 206 | Site Allocation Mo5, site map | <p><i>New map with modified boundary</i></p>  | To ensure that the Plan is effective. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM89 | 207 | Site Allocation Mo5, Infrastructure Requirements | <p><u>Development proposals will need to demonstrate that clinical capacity will be maintained for residents during the redevelopment of this site.</u></p> | To ensure that the Policy is justified and effective. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM90 | 209 | Site Allocation Mo6, move wording from Design and accessibility guidance to | <p><u>We will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in accordance with the Green Infrastructure policies. This site is an area identified as being deficient in access to public open space.</u></p> | To achieve consistency with national policy in terms of ensuring clarity (per paragraph 16 | <p>Screened out.</p> <p>Changes are for clarity and soundness. Therefore, no</p> |

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| | | Infrastructure Requirements | <u>We will require on site provision in accordance with the infrastructure policies and London Plan. The site is in an area identified as being deficient in access to children’s play space for ages 5-11 years and 0-4 years.</u> | NPPF), in regard to the provision of safe and accessible green infrastructure (per paragraph 92 NPPF). | implication for the SA findings. |
| MM91 | 212 | Site Allocation Mo7, move wording from Design and accessibility guidance to Infrastructure Requirements | <u>The site is in an area identified as being deficient in access to children’s play space for ages 0-4 years. We will require on site playspace provision in accordance with the infrastructure policies and London Plan.</u> | To ensure that the Policy is clear and effective. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM92 | 227-247 | All Site Allocations: Infrastructure Requirements: | <i>Insert this sentence at the start of the ‘Infrastructure Requirements’ part of all Raynes Park Neighbourhood site allocations:</i> <u>Development proposals for this site must refer to the Merton Infrastructure Delivery Plan 2021 and ensure infrastructure requirements have been addressed by the proposal.</u> | To achieve consistency with national policy insofar as it requires plans to set out the contributions expected from development (paragraph 34 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM93 | 229 | Site Allocation RP3, Infrastructure Requirements | ...proposals to alleviate this deficiency in accordance with the Green Infrastructure policies. <u>Development proposal should aim to restore the Pyl Brook, with natural banks and buffer habitat to create a wide corridor, facilitating biodiversity net gain and providing a significant improvement to the green corridor.</u> This site is in an area identified as being deficient in access to public open space. The Council will... | To ensure consistency with national policy insofar as it expects planning policies to contribute to and enhance the natural and local environment, by, amongst other things minimising impacts on and | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | | providing net gains for biodiversity (paragraph 174 NPPF). | |
| MM94 | 230 | Site Allocation RP2, Impacts on an ecology designation | Southern end of the site is near green corridors No | To ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM95 | 233 | Site allocation RP3 Burlington Road, Approach to tall buildings | The size of the whole site RP.3 allows for a master planned approach which could contain taller buildings. <u>The site could include a range of tall buildings up to an appropriate upper limit of circa 52m (approx. 15 storeys). However, appropriate design-led height parameters for this site should be informed by a Design Guide or Design Code, which could be prepared either by applicants or the council. The Design Guide or Design Code should be based on effective community engagement, reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code. In the absence of a Design Guide or Design Code the National Design Guide and the National Model Design Code will be used to guide decisions on future applications.</u> | To ensure that the Plan is in general conformity with the London Plan and consistent with national policy in terms of making effective use of land (NPPF section 11), and in respect of the use of design guides and codes (NPPF paragraphs 128 to 129). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM96 | 233 | Site Allocation RP3, Infrastructure Requirements | Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply <u>network infrastructure, but do not have concerns relating to the</u> and wastewater network infrastructure. | To ensure that the Plan is effective and justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM97 | 234 | Site Allocation RP4 Bushey Road site | <u>Site allocation: Commercial (including retail subject to the relevant tests being met), business and industrial uses where such uses are appropriate to a residential area. Long term</u> | To ensure the plan is effective. | Screened out. |

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| | | allocation and deliverability | <u>this site has potential for</u> residential-led mixed use development <u>which could include</u> with potential for ground and lower floors commercial, business, services and local community uses appropriate to a residential area. <u>Site deliverability: 0-5 for commercial, business and industrial uses;-10-15 years for mixed use residential.</u> | | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM98 | 235 | Site Allocation RP4, Design and accessibility guidance | Development proposals will need to incorporate suitable mitigation measures <u>to address the issues associated with the critical drainage area.</u> | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM99 | 236 | Site Allocation RP4, Infrastructure Requirements | <u>Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the developer liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development The Council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also liaise with and seek advice from Thames Water about the development of this site.</u> | To ensure that the Plan is effective, and in the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |


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| MM100 | 238 | Site Allocation RP5, Infrastructure Requirements | This site is in an area identified as being deficient in access to public open space. The council will require major development proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site where this is suitable and viable , in accordance with the Green Infrastructure policies. | To ensure that the allocation is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM101 | 255 | South Wimbledon Policy N7.1, part c | Supporting developments and occupiers that help improve or strengthen local character, reflecting the area's rich architectural history or providing a modern interpretation which respects heritage assets ; | To achieve consistency with national policy in terms of setting out a positive strategy for the conservation and enjoyment of the historic environment (paragraph 190 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM102 | 255 | South Wimbledon Policy N7.1, part d | Support developments in the Local Centre that create a well-designed shopfront in accordance with Merton's shopfront guidance and encouraging landowners and businesses fronting Merton High Street, Kingston Road, Morden Road and Merton Road to improve their shopfronts and building facades; | To ensure that the Policy is clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM103 | 255 | South Wimbledon Policy N7.1, part g | Protecting and enhancing the public open space at Nelson Gardens and Haydons Road Recreation Ground and improving links to Abbey Rec, Wandle Park and other nearby open spaces; | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM104 | 255 | South Wimbledon Policy N7.1, part h | Support well designed development commensurate with the excellent public transport access of the area; | To ensure that the Plan is effective and consistent with national policy insofar as the achievement of well-designed places is concerned (per section 12 NPPF) | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM105 | 255 | South Wimbledon Policy N7.1, part j | Integrate Work with the regeneration phases being delivered on the High Path estate over the next 10-15 years, guided by the Estates Local Plan to ensure the development enhances the local environment ; this includes the proposed public park at High Path; | To ensure that the Plan is effective and consistent with national planning policy insofar as it requires planning policies to consider the social, economic and environmental benefits of estate regeneration (paragraph 94 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM106 | 255 | South Wimbledon Policy N7.1, part k | Supporting the redevelopment at South Wimbledon station (Site Allocation Wi8) which respects and enhances the Grade II listed building and other heritage assets within the area, delivers a range of benefits including encouraging a public space, cycle parking, improved station facilities and secondary pedestrian entrance to the underground station off the busy main roads. | In the interests of clarity and to ensure that the Plan is consistent with national policy relating to the conservation of heritage assets (section 16 NPPF) and that opportunities to promote walking, cycling and public transport are identified and | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | | pursued (paragraph 104(c) NPPF). | |
| MM107 | 267 | Wimbledon: Policy N9.1, new part between (d) and (e.) | <u>Supporting tall buildings within Wimbledon Town Centre in accordance with the details in the Strategic Heights Diagram for Wimbledon Town Centre, and the requirements in Policy D12.6 Tall Buildings</u> | To ensure that the Plan is in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM108 | 268, 317 | Wimbledon: Policy N9.1, part j. | Securing <u>improvements to public transport and</u> (AM159) investment in Wimbledon station to improve the passenger experience and reduce severance with new bridges over the railway. Any proposals for Wimbledon Station should provide links to neighbouring sites and enable the creation of new public realm, including an enhanced station forecourt/town square. | To ensure that the Plan is effective and justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM109 | 268 | Wimbledon Policy N9.1, new part after j | <u>Creating a more pleasant environment for shopping and leisure activities by reducing traffic dominance and managing delivery and servicing needs in a safe, efficient and sustainable way, including through exploring the use of freight consolidation and last mile delivery solutions.</u> | To achieve consistency with national policy insofar as it expects planning policies: (i) to support the role that town centres play at the heart of local communities (paragraph 86 NPPF); and (ii) to aim to achieve healthy, inclusive and safe places (paragraph 92 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM110 | 269 | Wimbledon Policy N9.1, q | Recognising the importance of Wimbledon Tennis Championships, support the continued upgrade and improvement of the AELTC's facilities either side of Church Road in Wimbledon and at Raynes | To ensure that the Plan is justified, effective and to | Screened out. |

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| | | | <p>Park to maintain its global position as <u>a world class sporting venue of national and international significance</u> the best grass Grand Slam tennis competition and to provide economic, community and sporting benefits locally</p> | <p>ensure consistency with national policy insofar as it expects planning policies to help create the conditions in which businesses can invest, expand and adapt, with significant weight being placed on the need to support economic growth (paragraph 81 NPPF).</p> | <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM111 | 275 | 9.1.35 | <p>We will support the continued upgrade and improvement of all AELTC's facilities to maintain its global position as <u>a world class sporting venue of national and international significance</u>. the premier Grand Slam as set out in more detail in site allocation Wi3.</p> | <p>To ensure that the Plan is justified, effective and to ensure consistency with national policy insofar as it expects planning policies to help create the conditions in which businesses can invest, expand and adapt, with significant weight being placed on the need to support economic growth (paragraph 81 NPPF).</p> | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM112 | After page 275 | New policy N8.1 Wimbledon Park (new chapter 8) | <p><i>Refer to Appendix 6 for new policy wording</i></p> | <p>To achieve an effective and justified policy, which is consistent</p> | <p>Screened in.</p> <p>Changes are for clarity, effectiveness</p> |

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| | | | | with national policy relating to the conservation of heritage assets (section 16 of NPPF) and the natural environment (section 15 NPPF), and to secure general conformity with the London Plan in respect of provisions relating to Metropolitan Open Land. | and soundness. Therefore, no implication for the SA findings. |
| MM113 | 281, 288, 290, 299, 302, 305, 311, 314, 318 | Site Allocation Wi2 (and Wi5, Wi6, Wi9, Wi10, Wi11, Wi13, Wi15, Wi16) | <p>Approach to taller buildings. Development of the site could include taller buildings subject to consideration of impacts on the setting of the adjacent listed building, existing character and townscape and in line with the height parameters set out in <u>having regard to the Future Wimbledon SPD.</u> <u>The Strategic Heights Diagram for Wimbledon Town Centre, in D12.6 'Tall buildings', sets out the appropriate height for this site.</u></p> <p><u>All building heights will be subject to their impact on existing character, townscape and heritage in accordance with the chapter on Places and Spaces in a Growing Borough, and have regard to the Future Wimbledon SPD.</u></p> | To ensure the Plan is positively prepared, effective, justified and consistent with national policy and in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM114 | 282 | Site Allocation Wi3 | <p><i>(Replace site allocation map with the following:)</i></p>  <p>The map shows a green area labeled 'Metropolitan Open Land' with three red-outlined areas labeled 'Wi3'. A black line indicates the 'Borough boundary'. The map includes labels for 'Wimbledon Park Watersports Centre', 'Aurang Park', and 'Other Sports Facility'. A legend in the top right corner identifies the symbols. The Merton Council logo is in the bottom right corner.</p> | To ensure that the policy is justified and effective. | <p>Screened in</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM115 | 283 | Site allocation Wi3 | Amended as shown in Appendix 7 - now only including the existing AELTC site. | To ensure that the policy is justified and effective. | <p>Screened in.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM116 | 293 | Site Allocation Wi7, Infrastructure requirements | <p>This site is in an area identified as being deficient in access to public open space. The Council will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in accordance with the Green Infrastructure policies. <u>Proposals will be required to explore the opportunity to improve pedestrian and cycle access between the Wandle Trail and Durnsford Recreation Ground, in</u></p> | To ensure that opportunities to promote walking and cycling | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |

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| | | | accordance with the active travel policies. | | |
| MM117 | 293 | Site Allocation Wi7, Infrastructure Requirements bullet point 4 | The site is adjacent to rail tracks used by the District South West Main line and land safeguarded for Crossrail2. Transport for London requires that London Underground Infrastructure Protection, Network Rail and the Crossrail2 team should must be fully consulted about any works or development proposals that may impact on rail infrastructure. The Council will need evidence that the developer has engaged with London Underground and Network Rail as part of a planning application. | To ensure clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM118 | 293 | Site Allocation Wi7, Infrastructure Requirements | <u>Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from Thames Water about the development of this site.</u> Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply and wastewater network infrastructure. It is recommended that the developer engage with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to engage with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be needed to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development | To ensure effectiveness. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM119 | 307 | Site Allocation Wi12, Design and | Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the functional | In the interests of clarity. | Screened out. |

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| | | accessibility guidance | floodplain and with the critical drainage area to minimise flood risk for future occupiers and the potential for water pollution from the site. A flood risk assessment will be required as set out in the NPPF and should also have considered the treatment of the non-main rivers that pass through the site and incorporate sustainable drainage systems into development proposals. | | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM120 | 308 | Site Allocation Wi12, Approach to tall buildings | Development of the site could include taller buildings (<u>circa 36m, approx.10 storeys, could be appropriate</u>), <u>subject to their impact on existing character, townscape and heritage in accordance with the chapter on Places and Spaces in a Growing Borough, and taking into account the Council's Future Wimbledon SPD.</u> | To ensure general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM121 | 308 | Site Allocation Wi12, Infrastructure requirements | The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network. <u>This site is in close proximity to National Grid infrastructure 33Kv Underground Cable route Earlsfield Rail Feeders 427, 440 & 443 Section 3 and 33Kv Underground Cable route Wimbledon 33Kv D S/S Electrical Substation Wimbledon 132KV. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances, the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. It is recommended that the developer liaise with National Grid at the earliest opportunity to discuss the infrastructure on site. The council will require evidence of liaising with National Grid with any submitted planning application.</u> | To ensure that the Plan is effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM122 | 317 | Site Allocation Wi16, Existing uses | a mixture of town centre uses – retail, restaurants, financial and professional services and ancillary offices | To ensure clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM123 | 317 | Site Allocation Wi16, Site allocation | A mixture of T own C entre T ypes U ses such as community (including health and wellbeing /day centre), retail, restaurants and cafes take-away, financial and professional services, leisure , offices, hotel, residential and last mile distribution . | To ensure clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM124 | 317 | Site Allocation Wi16, Site deliverability | 0-5 years (phase 1) 5-10 years (phase 2) | To ensure that the allocation is effective and justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM125 | 317 | Site Allocation Wi16, Design and accessibility guidance: | The site provides an excellent opportunity for the repurposing and redevelopment of a substantial brownfield site within the heart of the town centre. | To ensure clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM126 | 317 | Site Allocation Wi16, Design and accessibility guidance | Development proposals must have regard to the design-led Future Wimbledon SPD (Supplementary Planning Document), the Broadway Conservation Area design guide and design considerations relating to the two Grade II listed buildings on site. | In the interests of effectiveness and to ensure that the Plan is consistent with national policy | Screened out. Changes are for clarity, effectiveness and soundness. |

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| | | | | relating to the conservation of heritage assets (section 16 NPPF). | Therefore, no implication for the SA findings. |
| MM127 | 320 | Policy HW10.1, part a | Working with strategic partners such as NHS (National Health Service) England, <u>as part of the Integrated</u> Care System and Merton's Health and Wellbeing Boards in <u>improving health and wellbeing</u> tackling health inequalities, public health safety (for example during pandemics and other health emergencies), promoting and encouraging healthy lifestyles and creating healthy environments in Merton for all. | To ensure clarity. . | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM128 | 321 | New paragraphs after paragraph 10.1.5 (new paragraphs and heading) | <u>Health (including mental health) and wellbeing integrated approach</u> <u>The environment in which we live is a major determinant of human health and wellbeing. Town planning in Britain originated in a series of public health and housing reforms in the late 19th and early 20th century, focusing upon basic human living conditions. Today, the health and wellbeing agenda is much broader, with determinants considered to influence health and wellbeing encompassing the physical, social and economic environments.</u> <u>Merton Council has taken an integrated approach to health and wellbeing in the Local Plan and the expectation is for development to respond positively. Many measures set out in other parts of this local plan play a part in promoting health and wellbeing, seeking to address health inequalities; and must be addressed where appropriate.</u> | In the interests of clarity, to ensure that the Plan is effective, and to achieve consistency with national policy insofar as it expects planning policies to aim to achieve healthy places, and to take into account and support the delivery of local strategies to improve health for all sections of the community (paragraphs 92 to 93 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | <table border="1"> <tr> <td data-bbox="656 185 1003 284"><u>Access to work and training</u></td> <td data-bbox="1003 185 1339 284"> Strategic policy EC13.1 Promoting economic growth and successful high streets Policy EC.13.4 Local Employment Opportunities </td> </tr> <tr> <td data-bbox="656 284 1003 715"><u>Social cohesion and healthy neighbourhoods</u></td> <td data-bbox="1003 284 1339 715"> Colliers Wood: Policy N3.1 Mitcham: Policy N4.1 Morden: Policy N5.1 Raynes Park: Policy N6.1 Wimbledon: Policy N9.1 Policy HW10.2: Delivering healthy places Policy No. H11.4 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system. Policy No. H11.5 Student Housing, other housing with shared facilities and bedsits Policy No. H11.6 Accommodation for Gypsies and Travellers Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods. </td> </tr> <tr> <td data-bbox="656 715 1003 847"><u>Climate change</u></td> <td data-bbox="1003 715 1339 847"> Strategic Policy CC2.1 Promoting Sustainable Design to Mitigate and Adapt to Climate Change Policy CC2.3 Minimising Energy Use Policy O15.5 Urban Greening </td> </tr> </table> <p data-bbox="656 847 1525 1086"><u>Health and wellbeing should not be seen as an isolated topic when assessing planning applications, rather it should be integrated as per the areas noted above. This approach has been adopted in this Plan where we have considered the impact of our policies upon the physical and mental health and wellbeing of those living, working and visiting the borough.</u></p> <p data-bbox="656 1134 1525 1182"><u>Wider determination determinants of health</u></p> <p data-bbox="656 1214 1525 1457"><u>Planning for health involves thinking about the interrelated factors that affect health, including social and psychological elements, such as wellbeing. The wider determinants of health are the conditions in which people are born, grow, work, live and age, and the wider set of forces and systems shaping the conditions of daily life. A healthy place is one that can contribute to the prevention of ill health and provide the</u></p> | <u>Access to work and training</u> | Strategic policy EC13.1 Promoting economic growth and successful high streets Policy EC.13.4 Local Employment Opportunities | <u>Social cohesion and healthy neighbourhoods</u> | Colliers Wood: Policy N3.1 Mitcham: Policy N4.1 Morden: Policy N5.1 Raynes Park: Policy N6.1 Wimbledon: Policy N9.1 Policy HW10.2: Delivering healthy places Policy No. H11.4 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system. Policy No. H11.5 Student Housing, other housing with shared facilities and bedsits Policy No. H11.6 Accommodation for Gypsies and Travellers Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods. | <u>Climate change</u> | Strategic Policy CC2.1 Promoting Sustainable Design to Mitigate and Adapt to Climate Change Policy CC2.3 Minimising Energy Use Policy O15.5 Urban Greening | | |
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| | | | <u>environmental conditions to support positive health and wellbeing.</u> | | |
| MM129 | 321, 509, 517, after 583 and after 665 | Policy O15.4 name | <i>Change all references to the policy name throughout the document to:</i> <u>Protection of Trees, Hedges and Other Landscape Features</u> | To secure the effectiveness and clarity of the Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM130 | 326 | 10.1.24 | <u>According to Merton's Strategic Housing Needs Assessment 2019 and based on population projections</u> the GLA (Greater London Authority) Population and Household Projections (2016), by 2030 <u>2035</u> the number of people aged over 75 <u>85</u> is predicted to increase by 44% <u>52%</u> in Merton. | To ensure that the Plan is justified. | Screened out. Changes are for accuracy, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM131 | 328 | New paragraph after 10.1.31 | <u>Developers will be expected to demonstrate how they have incorporated dementia-friendly approaches in submitted planning applications and, where relevant, at Design Review Panel.</u> | To ensure that the Plan is justified, effective, and that its policies are clear and unambiguous (per NPPF paragraph 16). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM132 | 329 | Policy HW10.2 | a. We will require development proposals to: i Contribute towards the health priorities of Merton Health and Wellbeing <u>Strategy</u> Board and partners to help reduce inequalities, including health, across Merton. ii Incorporate the Transport for London (TfL) Healthy Streets Approach as part of development proposals in accordance with the design, housing, environment, economy and other policies in this plan that address the wider determinants of health and improve quality of life. | To ensure that the Policy is justified, effective and consistent with national policy through inclusion of policies that are unambiguous (paragraph 16 NPPF), and that | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | <ul style="list-style-type: none"> iii Encourage opportunities for food growing such as allotments, community gardens and orchards and other innovative food growing spaces as part of development proposals. iv Incorporate Sport England and Public Health Active Design principles as part of development proposals. <p>b. We <u>The council will:</u> Use the Healthy Streets Approach to prioritise health and wellbeing in planning decisions.</p> <p>c. <u>Require a HIA for the following:</u></p> <ul style="list-style-type: none"> i Require all All developments in Merton of 100+ residential units or over 10,000m2 non-residential development to carry out a Health Impact Assessment (HIA). ii Require a HIA for developments Developments of over 50 homes or more in areas identified by the government's Ministry of Housing, Communities and Local Government (MHCLG) Indices of Deprivation located in an Index Multiple Deprivation decile 5 or less or identified in Merton's Joint Strategic Needs Assessment (JSNA) as an area of health priorities. iii Where deemed necessary the cumulative impact of proposed major development is in an area with two or more other major developments planned or started. iv Significant developments in areas of poor air quality, for example Air Quality Focus Areas v If 1 or more hot food takeaways are proposed as part of a development proposal. New educational, health facilities or publicly accessible open space are proposed. | <p>local strategies to improve health are taken into account and supported (paragraph 93 NPPF).</p> | |
| MM133 | 329 | Policy HW10.2 part b, v. and 10.2.3 | <p>v. c. In line with the London Plan and policy TC13.8 in this plan, not permit to manage and monitor proposals for new hot food takeaways found within 400 metres of the boundaries of a primary or secondary school to promote the availability of</p> | <p>To ensure that the Policy is justified and in general conformity</p> | <p>Screened out. Changes are for clarity, effectiveness</p> |

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| | | | <p>healthy food; where any development proposals involving hot food takeaways are permitted, the Council will require encourage the operator to achieve and operate in compliance with the Healthier Catering Commitment standard.</p> <p>10.2.3. We will look to create and promote healthy food environment in Merton by increasing the availability of healthy food and limiting unhealthy options. As such, and in line with Policy DM TC 13.8 7.14 when considering we will not permit new development proposals for fast food takeaways located 400 metres from the exit and entrance of an existing or proposed school. The council will have regard to the nature of the proposal, its contribution to healthy food availability and its relationship to the existing provision of hot food takeaway outlets and healthy eating initiatives taking place at the school.</p> | with the London Plan. | and soundness. Therefore, no implication for the SA findings. |
| MM134 | 330 | New paragraph after para 10.2.1 | <p><u>Merton's Health and Wellbeing Strategy</u> <u>Merton's Health and Wellbeing Strategy (2019-2024) has four main themes for Merton residents to <i>Start Well, Live Well and Age Well in a Healthy Place</i>. The strategy has a number of priorities for example:</u></p> <ul style="list-style-type: none"> • <u>Tackling health inequalities: especially the east/west health divide in the borough</u> • <u>Health in All Policies approach: maximising the positive health impacts across all policies and challenging negative impacts.</u> <p><u>All development proposals are encouraged to positively contribute to, and are not to detract from, the council's health priorities as set out in the Health and Wellbeing Strategy.</u></p> | To provide clarity and achieve consistency with national policy in this way (per paragraph 16 NPPF) and in respect of local strategies to improve health (paragraph 93 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM135 | 331 | New paragraphs after 10.2.7 | <p><u>Indices of Multiple Deprivation</u></p> <p><u>The Indices of Deprivation provide a set of relative measures of deprivation at a small local area level (Lower-layer Super Output Areas) across England, based on seven different</u></p> | To ensure that the policy is effective and justified. | Screened out. Changes are for clarity, effectiveness and soundness. |

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| | | | <p><u>domains, or facets, of deprivation:</u></p> <ul style="list-style-type: none"> • <u>Income</u> • <u>Employment</u> • <u>Education, Skills and Training</u> • <u>Health and Disability</u> • <u>Crime</u> • <u>Barriers to Housing and Services</u> • <u>Living Environment</u> <p><u>Combining information from the seven domains produces an overall relative measure of deprivation, the Index of Multiple Deprivation (IMD). The Index of Multiple Deprivation (IMD) ranks every small area in England from 1 (most deprived area) to 32,844 (least deprived area).</u></p> <p><u>Merton ranks as the 214th least deprived local authority district in terms of average IMD (2019) (out of a total of 317), and the 5th least deprived borough in London (out of a total of 32 boroughs). However, there are pocket of deprivation across Merton with more in the east of the borough. Developers are expected to refer to the government’s IMD reports mapping sources and demonstrate how the information has informed proposals by way of the HIA. To comply with policy HW10.2 (b)(iii) above, developments of 50 homes or more located in a IMD decile that is 5 or less must submit a Health Impact Assessment.</u></p> <p><u>Cumulative impact</u> <u>Proposed development within 800 metres of two or more other major developments planned or started may be required to carry out a HIA. This will depend on location, health and wellbeing needs and the wider determinates of health. HIAs must have regard to other development proposals planned or started and demonstrate that the cumulative impact is positive and will contribute to a healthy neighbourhood.</u></p> | | Therefore, no implication for the SA findings. |
| MM136 | 333, 346 | H11.1 | <u>Strategic</u> policy H11.1 Housing Choice | To comply with national policy (NPPF paragraphs | Screened out. |

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| | | | | 20 and 21) relating to the identification of strategic policies. | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM137 | 333 | Policy H11.1 Housing choice, part d. | <u>Provide step-free access and adapted housing</u> in accordance with London Plan Policy D7 (Accessible housing) and Building Regulation Requirement M4(2) <u>and M(4.3) and this Local Plan's policy D12.3 'Ensuring high quality designs in all developments'</u> , 90% of all new build housing is required to be 'accessible and adaptable dwellings' and 10% to meet Building Regulation Requirement M4(3) for 'wheelchair user dwellings. | To ensure that the Plan is justified and effective and in the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| | 333 | Policy H11.1 Housing choice part f | We will e Expect the following level of affordable housing (gross) to be provided on individual sites as follows: | | |
| | 334 | Policy H11.1 Housing choice part g | <u>Require applicants to D</u> demonstrate that they have taken account of the strategic 50% target and have sought grant where required to increase the level of affordable housing beyond 35%. | | |
| | 334 | Policy H11.1 Housing choice part h | <u>Require A</u> pplicants to should present data for all housing tenures proposed in their scheme as a percentage of total residential provision in three ways: as the number of homes (units), habitable rooms, and floorspace. | | |
| | 334 | Policy H11.1 Housing choice part i | For schemes of 10 homes and above, <u>require</u> affordable housing is required to be provided on-site. | | |
| | 335 | Policy H11.1 Housing choice part j | <u>Require A</u> ll affordable housing provided by the scheme must to be affordable in perpetuity and secured via planning obligation (Section 106 agreement or appropriate legal deed). | | |
| MM138 | 334 | Policy H11.1 Housing choice, part f. Table | <u>Affordable housing level</u> Threshold level to be eligible for the Fast-Track Route as set out in the London Plan provided all provision <u>accords with the tenure</u> | To secure general conformity with the London Plan and in | Screened out. |

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| | | | <u>mix requirements of Strategic Policy H11.1 and</u> is on-site without public subsidy: | the interests of clarity. | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM139 | 334 | Policy H11.1 Housing choice, part f. Table | <p>Affordable housing tenure split</p> <p>10 or more homes 70% Low-cost rent</p> <p>30% Intermediate <u>(Including a minimum of 25% First Homes)</u></p> <p>2-9 homes 70% Low-cost rent</p> <p>30% Intermediate <u>(Including a minimum 25% First Homes)</u></p> | To comply with national policy on First Homes as expressed in the 'Affordable Homes Update' Written Ministerial Statement (WMS) of 24 May 2021) | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM140 | 334 | Policy H11.1 Housing choice, part f. Table | Only in exceptional circumstances will the provision of affordable housing off-site or financial contribution in lieu of provision on-site be considered by the council, and this must be justified, and such schemes will be required to provide a detailed viability assessment <u>and contribute to the objective of creating mixed and balanced communities.</u> | To be consistent with national policy (paragraph 63 of the NPPF) and to secure general conformity with the London Plan | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM141 | 334 | Policy H11.1, part i | For schemes of 10 homes and above, <u>require</u> affordable housing is required to be provided on-site. In exceptional circumstances, where the applicant has robustly demonstrated to the council that on-site provision is not feasible, we may consider a financial contribution equivalent. This justification must include the provision of a detailed financial appraisal. For these schemes, off-site and cash in lieu schemes must accord with the requirements set out in The London Plan and <u>have regard to</u> the Mayor's Affordable Housing and Viability SPG (Supplementary Planning Guidance) (2017) or subsequent updates to these | To ensure that the Plan is justified. | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM142 | 339 | Figure 11.1.3 | Figure 4– 11.1.3 Affordable housing home ownership prices (aligned with the cost of accessing private rented sector) – data for the year to March 2018) | To ensure clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM143 | 339 | New paragraph following Figure 4.1.3 and before paragraph 11.1.12 | <u>For First Homes the affordable home ownership prices will differ from those set out in supporting paragraph 11.1.11 and Figure 11.1.3 as in accordance with government requirements First Homes must be discounted by a minimum of 30% against the market value and after the discount is applied the first sale must be at a price no higher than £420,000 in Greater London.</u> | To secure consistency with national policy expressed in the 'Affordable Homes Update' WMS. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM144 | 339 | Paragraph 11.1.14 | First Homes are a form of discounted market sales housing and to be considered as such must meet the requirements set out in the MHCLG Ministerial Statement published on 24th May 2021 Written statements - Written questions, answers and statements - UK Parliament and the definition and eligibility requirements set out in NPPG Guidance https://www.gov.uk/guidance/first-homes . <u>These national policies and guidance, in addition to paragraph 64 of the National Planning Policy Framework also set out specific exceptions to the general requirements for First Homes and low-cost home ownership dwellings which we will have regard to as appropriate in the determination of submitted planning applications.</u> | To secure consistency with national policy in terms of affordable housing provision and clarity (paragraph 16 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM145 | 339 | Paragraph 11.1.14 | First Homes are an intermediate tenure therefore in accordance with government requirements, proposals for new homes will be considered against the intermediate tenure split element of Policy H11.1(Housing Choice). <u>On schemes where policy-compliant provision of First Homes does not result in 10% of the overall housing yield of the site being available for affordable home ownership, any shortfall in this respect would need to be made up from the rest of the intermediate contribution before</u> | To secure compliance with national policy on First Homes as expressed in the 'Affordable Homes Update' WMS. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | <u>other types of intermediate affordable housing would be considered.</u> | | |
| MM146 | 341 | New Paragraph after 11.1.18 | <p><u>Merton's SHNA identifies a notable and pressing need for affordable housing in all parts of Merton for between 878 to 1,084 affordable homes per year and that the demand for affordable housing significantly outstrips supply. Merton's Local Plan Viability Study (2020) notes that where viability is already on the margins, other policy requirements may need to be reduced to compensate for these costs. In such instances Policy IN14.1 (Infrastructure) would apply, which in accordance with London Plan Policy DF1 requires that where it has been demonstrated that planning obligations cannot viably be supported, priority should be given to affordable housing and necessary public transport improvements.</u></p> <p><u>Where the developer contends the policy requirements in relation to viability of a particular proposal, the onus would lie with the developer to demonstrate what can viably be achieved through the submission of a viability assessment. We may seek payments from applicants for the cost of independent viability assessment(s).</u></p> | To ensure the Plan is justified, in general conformity with the London Plan and clear. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM147 | 341 | Paragraph 11.1.19 | <p>Only in exceptional circumstances for schemes proposing 10 or more homes (gross) will the provision of affordable housing off-site or as a financial contribution in lieu of provision on site be considered subject to demonstrating to our satisfaction that this exception is justified, <u>and such schemes should contribute to the objective of creating mixed and balanced communities and accord with the London Plan supporting paragraphs 4.4.9 to 4.4.13 (inclusive).</u></p> | <p>To ensure consistency with national policy (paragraph 63 NPPF) and general conformity with the London Plan</p> <p>November 2022: See above MM1 on page 2</p> | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM148 | 341 | Paragraph 11.1.20 | <p>All s<u>S</u>chemes which propose off-site affordable housing or cash in lieu payments are required to provide a detailed viability assessment as part of the justification that these proposals are acceptable, in accordance with London Plan and Merton's Local Plan policies. <u>Following adoption of this Plan, we will publish</u></p> | In the interests of clarity and to secure effectiveness. | Changes are for clarity, effectiveness and soundness. Therefore, no |

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| | | | <p><u>guidance to assist in the delivery of affordable housing requirements set out in Strategic Policy H11.1 for schemes of 2 to 9 units, including how development appraisals or other methods agreed in writing with the Council will be used in calculating financial contributions for these schemes.</u></p> | | implication for the SA findings. |
| MM149 | 341 | Paragraph 11.1.22 | <p>Affordable housing monetary contributions in lieu of on-site provision will be calculated on a case-by-case basis according to the following formula:</p> <p>A-B=C</p> <p>Where:</p> <p>A= <u>residual</u> value of the proposed development assuming 100% of the residential homes are provided as private housing <u>established through a development appraisal or other method agreed in writing with the Council.</u></p> <p>B= the <u>residual</u> value that would otherwise have been achieved by the proposed development incorporating affordable housing in accordance with the affordable housing policy requirement <u>established through a development appraisal or other method agreed in writing with the Council.</u></p> <p>C= payment in lieu</p> | To ensure that the Plan is clear, effective and justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM150 | 345 | New paragraph below 11.1.38 | <p><u>Estate regeneration that involves the loss and replacement of affordable housing should deliver an uplift in the quantity and quality of affordable housing wherever possible. Therefore, all such estate regeneration schemes must go through the Viability Tested Route to demonstrate they have maximised the delivery of any additional affordable housing.</u></p> | To ensure that the Plan is effective and to achieve consistency with national policy insofar as it requires the type and tenure of housing needed for different groups in society to be | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

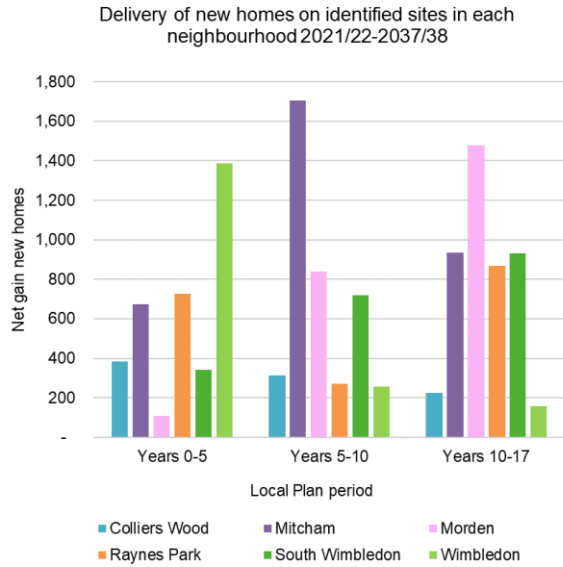
| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | | reflected in planning policies (paragraph 62 of the Framework), and that estate regeneration should be delivered to a high standard, with its social benefits considered in planning policies (paragraph 94 NPPF). | |
| MM151 | 345 | New paragraph below 11.1.38 | <p><u>Securing M4(2) and M4(3) dwellings</u></p> <p><u>There may be site specific factors and viability issues which may warrant flexibility in the application of the accessible housing standards M4(2) and M4(3) requirements set out in Policy 11.1(d) for specific developments. The council will have regard to the exceptional circumstances detailed in PPG (Housing for Older and Disabled People); Government Housing: optional technical standards and paragraph 3.7.6 of the London Plan or subsequent updates to these in determining where the application of flexibility is warranted.</u></p> | To ensure that the Plan is consistent with national policy relating to optional technical standards (paragraph 130(f) fn49 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM152 | 345 | New paragraph below 11.1.38 | <p><u>M4(2) and M4(3) dwellings should be secured via planning conditions to allow the Building Control body to check compliance of a development against the optional Building Regulations standards.</u></p> | To comply with PPG (Housing for Older and Disabled People) and Housing Optional Technical Standards | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM153 | 346 | Policy H11.2 | We will aim to deliver a minimum of 11,732 <u>12,084</u> additional homes for the period 2021/22 - 2035/36 <u>2037/38</u> via a <u>stepped target, set out as follows:</u> | To ensure that the Plan is justified, effective and positively prepared in terms of seeking | Screened out. Changes are for clarity, effectiveness and |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------|---------------|-----------------|---|--|---|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|------|---------|------|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|--------------|---------------|--|---|
| | | | <table border="1"> <thead> <tr> <th>Year</th> <th>Target</th> </tr> </thead> <tbody> <tr><td>2021/22</td><td>918</td></tr> <tr><td>2022/23</td><td>500</td></tr> <tr><td>2023/24</td><td>450</td></tr> <tr><td>2024/25</td><td>750</td></tr> <tr><td>2025/26</td><td>750</td></tr> <tr><td>2026/27</td><td>775</td></tr> <tr><td>2027/28</td><td>775</td></tr> <tr><td>2028/29</td><td>820</td></tr> <tr><td>2029/30</td><td>1100</td></tr> <tr><td>2030/31</td><td>1100</td></tr> <tr><td>2031/32</td><td>780</td></tr> <tr><td>2032/33</td><td>700</td></tr> <tr><td>2033/34</td><td>474</td></tr> <tr><td>2034/35</td><td>548</td></tr> <tr><td>2035/36</td><td>548</td></tr> <tr><td>2036/37</td><td>548</td></tr> <tr><td>2037/38</td><td>548</td></tr> <tr><td>Total</td><td>12,084</td></tr> </tbody> </table> | Year | Target | 2021/22 | 918 | 2022/23 | 500 | 2023/24 | 450 | 2024/25 | 750 | 2025/26 | 750 | 2026/27 | 775 | 2027/28 | 775 | 2028/29 | 820 | 2029/30 | 1100 | 2030/31 | 1100 | 2031/32 | 780 | 2032/33 | 700 | 2033/34 | 474 | 2034/35 | 548 | 2035/36 | 548 | 2036/37 | 548 | 2037/38 | 548 | Total | 12,084 | to meet housing requirements over the plan period, with appropriate buffers to achieve consistency with national policy (paragraph 74 NPPF). | soundness. Therefore, no implication for the SA findings. |
| Year | Target | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021/22 | 918 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022/23 | 500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023/24 | 450 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024/25 | 750 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025/26 | 750 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2026/27 | 775 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2027/28 | 775 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2028/29 | 820 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2029/30 | 1100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2030/31 | 1100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2031/32 | 780 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2032/33 | 700 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2033/34 | 474 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2034/35 | 548 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2035/36 | 548 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2036/37 | 548 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2037/38 | 548 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 12,084 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM154 | 346 | Policy H11.2(e) | Supporting the redevelopment of poor quality existing housing and proposals to improve the quality of existing homes (MM15) that does not result in a net loss of residential homes, or net loss of affordable housing homes or residential land or net loss resulting from the change of use of any type of permanent housing to non-permanent accommodation, such as temporary sleeping accommodation, on a permanent basis for a cumulative period of more than 90 days a year. | To ensure clarity and effectiveness. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM155 | 347 | 11.2.1 | We will encourage housing in sustainable brownfield locations. The 11,732 12,084 additional homes for the period 2021/22 – 2035/36 - 2037/38 will come forward in Merton by: <ul style="list-style-type: none"> Bringing forward housing capacity through regeneration, including Morden town centre and the Merton Opportunity Area. | To ensure the Plan is justified, positively prepared, consistent with national policy in terms of making effective use of land (section 11 NPPF) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <ul style="list-style-type: none"> • Prioritising the development of previously developed land and ensuring it is used efficiently. • Development of sites identified in Merton's Housing Trajectory. • Development of windfall sites. • <u>Intensification of housing as part of estate regeneration proposals.</u> | and insofar as the consideration of the benefits estate regeneration are concerned (paragraph 94 NPPF), and in general conformity with the London Plan. | |
| MM156 | 347 | new paragraph below 11.2.4 | <u>The SHLAA 2017 findings indicates that for Merton the target for the period 2029/30 to 2033/34 is 474 homes per annum then for the remaining period 2034/35 to 2037/38 increases to 548 homes per annum.</u> | To ensure that the Plan is positively prepared, consistent with national policy relating to the coverage of strategic policies (section 3 NPPF), and is in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM157 | 348 | 11.2.4 | <p>London Plan paragraph 4.1.11 states that if a target is needed beyond the 10-year period (2019/20 to 2028/29), boroughs should draw on the 2017 SHLAA findings which cover the period to 2041 and any local evidence of identified capacity, <u>in consultation with the GLA, and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements,</u> and roll forward the housing capacity assumptions applied in the London Plan for small sites. Figure 11.2.1 sets out Merton's Housing Trajectory.</p> <p><u>Merton supports high quality development, which meets identified needs. Merton faces constrained supply as it is characterised by a very large number of small sites and green spaces. These characteristics are replicated in several of the surrounding and adjacent boroughs.</u></p> | To ensure that the Plan is justified and in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|--|--|---------------------------------------|--|---------|---------|---------|---------|---------|---------|---------|-------|--------------------------|-----|-----|-----|-------|-------|-------|-------|-------|------|--|-------|-------|-------|-------|-------|-------|-------|-------|------|--|--|
| | | | <p><u>The SHLAA 2017 findings indicates that for Merton the target for the period 2029/30 to 2033/34 is 474 homes per annum then for the remaining period 2034/35 to 2037/38 increases to 548 homes per annum.</u></p> <p><u>Merton can confirm that there are no committed transport infrastructure improvements which can be considered to provide additional capacity for new homes beyond 2028/2029 as per Merton’s Infrastructure Needs Assessment 2021 and Transport for London’s representations on Merton’s Local Plan. Merton will continue to work proactively and collaboratively with the Mayor in contributing to addressing much needed additional homes for London.</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM158 | 349 | 11.2.6 | <p>.....stepped housing delivery target is appropriate in Merton as there is a significant uplift in the level of housing target between emerging and previous policies, and several large sites will be delivered in phases. <u>The estate regeneration programme of Eastfields, High Path and Ravensbury estates proposes the building of over 3,200 new homes, providing more than 2,000 additional homes from 2020-2037. Approximately 1,180 homes will be demolished as part of the estates regeneration programme, of which 748 demolitions will occur between 2019/20 and 2028/29.</u></p> | To ensure that the Plan is justified. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM159 | 348 | 11.2.7 and Figure 11.2.2 (was fig 4.2.2) | <p>As Figure 4.2.2 below indicates Merton’s annual housing target will be set at 775 homes per annum for the period 2021/22 – 2023/24, and then increase to 1,080 for the period 2024/25 – 2026/27, then further increase to 1,350 for the period 2027/28 – 2028/29.</p> <table border="1"> <thead> <tr> <th></th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Merton-Local-Plan-target</td> <td>775</td> <td>775</td> <td>775</td> <td>1,080</td> <td>1,080</td> <td>1,080</td> <td>1,350</td> <td>1,350</td> <td>8265</td> </tr> <tr> <td>London-Plan-target-(including-backlog)</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>1,033</td> <td>8265</td> </tr> </tbody> </table> | | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Merton-Local-Plan-target | 775 | 775 | 775 | 1,080 | 1,080 | 1,080 | 1,350 | 1,350 | 8265 | London-Plan-target-(including-backlog) | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 8265 | To ensure that the Plan is consistent with national policy relating to housing requirements (paragraph 66 NPPF), in line with the relevant advice given in Planning Practice Guidance ‘Housing Supply and Delivery’. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Merton-Local-Plan-target | 775 | 775 | 775 | 1,080 | 1,080 | 1,080 | 1,350 | 1,350 | 8265 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| London-Plan-target-(including-backlog) | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 8265 | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening | | | | | | | | |
|------------------------------|------------------|-------------------------------|--|---|---|-------------------|-------|-------------------|-------|------------------------------|------------------|--|---|
| MM160 | 348 | 11.2.8 | <p>In accordance with London Plan paragraph 4.1.11, Merton's target for the period 2029/30 to 2035/36 (3,466 total) is drawn from the 2017 SHLAA findings. This sets a target for the period 2029/30 to 2033/34 of 2,370 and for 2034/35 to 2035/36 of 1,096 as indicated in the following table:</p> <table border="1"> <thead> <tr> <th>Plan period</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>2029/30 - 2033/34</td> <td>2,370</td> </tr> <tr> <td>2034/35 - 2035/36</td> <td>1,096</td> </tr> <tr> <td>2029/30 - 2035/36</td> <td>3,466</td> </tr> </tbody> </table> | Plan period | Target | 2029/30 - 2033/34 | 2,370 | 2034/35 - 2035/36 | 1,096 | 2029/30 - 2035/36 | 3,466 | To ensure that the Plan is consistent with national policy relating to housing requirements (paragraph 66 NPPF), in line with the relevant advice given in Planning Practice Guidance 'Housing Supply and Delivery'. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| Plan period | Target | | | | | | | | | | | | |
| 2029/30 - 2033/34 | 2,370 | | | | | | | | | | | | |
| 2034/35 - 2035/36 | 1,096 | | | | | | | | | | | | |
| 2029/30 - 2035/36 | 3,466 | | | | | | | | | | | | |
| MM161 | 349 | Figure 11.2.1 (was Fig 4.2.1) | Figure 11.2.1 'Merton Housing Trajectory 2021/22 – 2037/38' updated – refer to Appendix 1 | To ensure the Plan is positively prepared and consistent with national policy in terms of the coverage of strategic policies (Section 3 NPPF), and that a trajectory illustrating the expected rate of housing delivery should be included in plans (paragraph 74 NPPF) | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. | | | | | | | | |
| MM162 | 350 | 11.2.9 | Merton's housing trajectory is supported by Merton's Housing Delivery Test Action Plan which includes details on the actions we can take <u>in the event of under delivery</u> to increase the rate and number of homes built in Merton. <u>These actions include proactive engagement with developers, registered providers and delivery partners to investigate housing delivery constraints and investigation on whether the use of our Compulsory Purchase Orders should be considered as a measure to unlock stalled housing sites.</u> The delivery of sites will be monitored in Merton's Authority Monitoring Report (AMR) | To ensure that the Plan is positively prepared and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. | | | | | | | | |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|---------------|---|---|---|---|-----------|--------|-------------|-----------------|-----------|-----------|-----|-----|-----|-----|-----|------|------------|-----|------|-----|-----|-----|-----|-------------|-----|-----|------|-----|-----|-----|---|---|
| MM163 | 351 | Figure 11.2.2 <i>(formerly titled Figure 11.2.3)</i> | <p>and Merton's Housing Delivery Test Action Plan.</p>  <table border="1"> <caption>Delivery of new homes on identified sites in each neighbourhood 2021/22-2037/38</caption> <thead> <tr> <th>Local Plan period</th> <th>Colliers Wood</th> <th>Mitcham</th> <th>Morden</th> <th>Raynes Park</th> <th>South Wimbledon</th> <th>Wimbledon</th> </tr> </thead> <tbody> <tr> <td>Years 0-5</td> <td>380</td> <td>680</td> <td>100</td> <td>720</td> <td>350</td> <td>1380</td> </tr> <tr> <td>Years 5-10</td> <td>320</td> <td>1700</td> <td>850</td> <td>280</td> <td>720</td> <td>250</td> </tr> <tr> <td>Years 10-17</td> <td>220</td> <td>950</td> <td>1480</td> <td>880</td> <td>950</td> <td>180</td> </tr> </tbody> </table> | Local Plan period | Colliers Wood | Mitcham | Morden | Raynes Park | South Wimbledon | Wimbledon | Years 0-5 | 380 | 680 | 100 | 720 | 350 | 1380 | Years 5-10 | 320 | 1700 | 850 | 280 | 720 | 250 | Years 10-17 | 220 | 950 | 1480 | 880 | 950 | 180 | To ensure the Plan is consistent with national policy in terms of the coverage of strategic policies (section 3 NPPF) | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| Local Plan period | Colliers Wood | Mitcham | Morden | Raynes Park | South Wimbledon | Wimbledon | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Years 0-5 | 380 | 680 | 100 | 720 | 350 | 1380 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Years 5-10 | 320 | 1700 | 850 | 280 | 720 | 250 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Years 10-17 | 220 | 950 | 1480 | 880 | 950 | 180 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM164 | 352 | 11.2.19 | <p><u>In accordance with London Plan Policy H9 (ensuring the best use of stock), boroughs are required to take account of the impact on housing stock and local housing need in considering applications for changes of use from permanent homes to non-permanent homes. Paragraph 4.9.3 of the London Plan states that it is unlawful for homes in greater London to be used as short-term holiday rented accommodation for a cumulative period of more than 90 days a year without seeking planning permission.</u> Due to the overwhelming need for permanent homes <u>and the limited availability of suitable sites to address this need</u> compared to temporary accommodation, we do not support <u>the change of use of permanent homes to non-permanent accommodation (such as temporary sleeping accommodation and short term rental residential accommodation)</u> (either purpose built or converted) such as apart-hotels on sites that are suitable for permanent housing <u>for a cumulative period of more than 90 days a year without seeking planning permission. In accordance with the</u></p> | To ensure that the Plan is justified, effective and in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <u>Greater London (General Powers) Act 1973 (as amended), the use of residential premises in London as temporary sleeping accommodation involves a material change of use requiring planning permission, unless it benefits from the exceptions introduced by the Deregulation Act 2015 which sets out the conditions which need to be met including that the sum of (a) the number of nights of use and (b) the number of nights of any previous use of the same premises as temporary sleeping accommodation in the same calendar year, does not exceed 90 nights. Strategic Policy H11.2 protects existing permanent homes from change of use to non-permanent accommodation (including timeshare, short-term lets, and temporary sleeping accommodation, as well as C1 uses which include hotels, guest houses and boarding houses, and hostels and bed and breakfast premises). Demand for non-permanent accommodation in the borough should be met from appropriate sites in non-residential use, rather than sites used for permanent housing.</u> | | |
| MM165 | 353 | 11.2.22 | As supported by the London Plan, Houses in Multiple Occupation (HMOs) contribute towards addressing needs. As with all homes, HMOs will be expected to meet good high standards of amenity both for the occupiers and neighbours and we will have regard to relevant guidance in the assessment of HMOs including national guidance, the London Housing Design Standards, the GLA Housing Supplementary Planning Guidance. | To ensure that the Plan complies with national policy (paragraph 130 (f) NPPF) | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM166 | 355 | 11.3.1 | <u>Policy H11.3 applies to all residential development proposals, irrespective of tenure type, for self-contained purpose-built flats, maisonettes, and houses.</u> Research in London and in Merton shows that there is an overwhelming need in London and in Merton for all types and sizes of new homes. Like much of London overcrowding exist in Merton which need to be eliminated. | To ensure clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM167 | 355 | 11.3.3 | Merton's SHNA sets out the size of housing required by tenure. | To ensure clarity. | Screened out. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|------|--------------|---|---|--|
| | | | | | Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM168 | 355 | Figure 4.3.1 | Size of housing required 2017 - 2035 <u>by tenure.</u> | To ensure clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM169 | 355 | 11.3.5 | In the affordable sector it is recognised the role which delivery of family <u>sized</u> homes can play in releasing supply of smaller properties for other households; together with the limited flexibility which one-bed properties offer to changing household circumstances which feed through into higher turnover and management issues. | To ensure clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM170 | 355 | 11.3.9 | This mix is informed by a number of factors, including, local housing needs research deliverability, viability, affordability, land availability and data concerning waiting lists. | To ensure clarity and that the Plan is justified. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM171 | 356 | 11.3.11 | Gated development may address security concerns; however, they restrict public access and therefore, choice. This is considered divisive as it reduces social, visual and physical permeability and actively works against engendering community and social cohesion. | To ensure that the Plan is effective and justified. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM172 | 356 | 11.5.3 | Continued demand for family <u>sized</u> housing can be expected from newly forming households. | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | | | and soundness. Therefore, no implication for the SA findings. |
| MM173 | 357, 359, 360 | Policy 11.4 (a) (i) and (vii) | <p>a. The suitability of proposals for supported care housing will be assessed having regard to the following criteria:</p> <ul style="list-style-type: none"> i. Demonstrable need Meeting an identified local need. ... vii. The quality of accommodation complies with all relevant standards for that use. | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM174 | 361, 363, 364, 365 | Policy H11.5 title and part-a, i.-xi. | <p><u>Student Housing, other housing with shared facilities such as HMOs and bedsits</u></p> <p>a. The development of student housing, other housing with shared facilities <u>such as HMOs</u> and bedsits is supported provided that the development:</p> <ul style="list-style-type: none"> i. will not involve the loss of permanent housing-; ii. will not compromise capacity to meet the supply of land for additional self-contained homes-; iii. meets an identified local need-; iv. is well designed and positively contributes to residential character and amenity, <u>with a high standard of amenity for existing and future users in accordance with NPPF paragraph 130(f)-;</u> v. complies with all relevant standards for that use; and, vi. <u>and</u> is fully integrated into the residential surroundings. <p>Additionally, with regards to student housing-;</p> | To ensure that the Plan is justified, effective, clear and consistent with national policy. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <p>vii. caters for recognised educational establishments <u>is supported by evidence of a linkage with one or more higher education providers (HEP) in Merton or</u> within a reasonable travelling distance <u>of Merton. This evidence must include confirmation that the proposed rental levels for the student accommodation are supported by the linked HEP(s) and that the majority of the bedrooms in the development including all of the affordable student accommodation will be secured through a nominations agreement for occupation by students of one or more HEP, for the lifetime of the scheme, as required by London Plan policy H15;</u></p> <p>viii. provides purpose built dedicated floorspace that is managed for cultural or arts studios or activities.</p> <p>ix. during term-time, it is available exclusively to students-;</p> <p>x. includes a range of layouts including those with shared facilities- ;</p> <p>xi. is located in an area well served by public transport <u>links with the</u> concerning <u>higher education providers (HEP)</u> recognised higher educational establishment it <u>that the student housing</u> serves-;</p> | | |
| MM175 | 362 | H11.5(a) (xiii) | <p>has an ownership <u>operated directly by a higher education provider or has a</u> management arrangement <u>in place from its initial occupation</u> secured <u>in accordance with London Plan Policy H15</u> by legal <u>nomination</u> agreement in place with the recognised higher educational establishment <u>one or more higher education providers (HEP)</u> it <u>, which the student housing</u> serves; and,</p> | To secure general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM176 | 362 | Policy H11.5 part b and c | <p>b. We will resist development which results in the net loss of student housing and other housing with shared facilities <u>such as HMOs</u> and bedsits unless either it can be demonstrated that:</p> | To ensure that the Policy is clear and justified. | Screened out. Changes are for clarity, effectiveness |

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| | | | <p>i. there is a surplus of the existing accommodation in the area; or,</p> <p>ii. the existing accommodation is incapable of meeting relevant standards for accommodation of this type- <u>or,</u></p> <p><u>the proposed development would provide permanent residential accommodation.</u></p> <p>c. Where we are satisfied that the development result<u>ings</u> in the net loss of student housing, other housing with shared facilities <u>such as HMOs</u> or bedsits, is justified, we will require that an equivalent amount of residential floorspace or permanent self-contained housing in Use Class C3 to be provided and these proposals will be considered in respect to Strategic Policy H11.1 Housing Choice.</p> | | and soundness. Therefore, no implication for the SA findings. |
| MM177 | 363 | 11.5.2 | <p>A recognised higher educational establishment generally refers to those funded by the Higher Education Funding Council for England (HEFC). <u>Students’ place of study linked with one or more higher education providers (HEP) include</u> Wimbledon College of Art, Wimbledon <u>which</u> is found <u>located</u> within Merton. Additionally, there are several higher education establishments <u>others</u> found wholly or partly within neighbouring south London boroughs which are Kingston University, Roehampton University, St George’s Medical School and St Mary’s University College Twickenham. <u>Requiring proposals for student accommodation to have ownership or management agreements in place with students’ place of study linked with one or more higher education providers (HEP) helps demonstrate there is a need for the proposal and ensure that it supports London Higher Education Providers (HEPs) as defined in London Plan footnote 77.</u></p> | To ensure general conformity with the London Plan and that the Plan is clear. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM178 | 363 | 11.5.6 | There is an overwhelming need to provide additional conventional housing in Merton. It is considered that set within this challenging context, the requirement for student accommodation to caters for <u>students’ place of study linked with one or more higher</u> | To ensure clarity. | Screened out. Changes are for clarity and |

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| | | | recognised educational establishments within Merton or neighbouring south London boroughs of Croydon, Lambeth, Kingston-upon-Thames, Richmond, Sutton and Wandsworth strikes a suitable balance towards meeting the Mayor's strategic and local requirements for student housing, whilst minimising the compromise on Merton's capacity for conventional homes. | | soundness. Therefore, no implication for the SA findings. |
| MM179 | 363 | New paragraph below para 11.5.6 | <p><u>When considering whether a proposal for student accommodation would compromise capacity to meet the need for conventional dwellings in the borough the council will have regard to the following factors:</u></p> <ul style="list-style-type: none"> - <u>whether the proposal would displace C3 residential accommodation;</u> - <u>whether the proposal site has been allocated for housing;</u> - <u>whether a site has been identified in the London SHLAA and/or Local Plan housing trajectory as having capacity for conventional housing or</u> - <u>has an extant or historic planning permission for C3 housing.</u> | To ensure that the Plan is effective and clear. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM180 | 363 | New paragraph below para 11.5.6 | <u>We consider the most appropriate sites for student accommodation proposals to be well connected locations with good levels of access to public transport (PTAL 4 or higher) including those supported by good walking and cycling infrastructure and where student residents have access to a wide range of services and facilities within a 15-minute walking distance. Such proposals are also supported where the development is capable of having good access to public transport and facilities as a result of proposed transport improvements. It is considered that applicants should give</u> | To ensure clarity and effectiveness. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |

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| | | | <u>priority during the site selection process to locations in proximity to the institutions that the development will serve.</u> | | |
| MM181 | 364 | 11.5.8 | In line with the London Plan, we will resist the loss of permanent self-contained homes including its loss from conversion to short-stay accommodation intended for occupation for periods of less than 90 days. | To avoid unnecessary duplication and thus achieve consistency with national policy (paragraph 16 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM182 | 365 | 11.5.12 | Student housing developments will also be expected to provide adequate floorspace, usually on the ground floor of the development, which has favourable management terms for cultural or arts studios or other activities. Wimbledon School of Art is Merton's only third-level education provider, affiliated to the University of the Arts, London. We will encourage developer to work with specialist organisations that rent and manage floorspace dedicated arts and cultural activities. | To ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM183 | 366 | Policy H11.6 e | <p>Policy No. H11.6 Accommodation for Gypsies and Travellers</p> <p><u>Assessment of Need:</u></p> <p><u>Following adoption of this Local Plan, the council will, as a priority, produce an updated assessment of the need for traveller accommodation using the up-to-date definitions for planning purposes included in the National Planning Policy for Traveller Sites. This assessment may be produced with other local planning authorities and/or the Mayor of London.</u></p> <p><u>The assessment is to be completed before or during 2025. Should any accommodation needs be identified, this may trigger the need to review this aspect of the Local Plan to inform whether any updates to it would be necessary.</u></p> <p><u>Assessment of Proposals:</u></p> | To ensure that the Plan is effective. | Screened out. To secure consistency with national policy set out in the Planning Policy for Traveller sites and to ensure that the Plan is positively prepared. The modification will also ensure that the Plan achieves consistency with national policy insofar as it requires changing circumstances affecting an area to |

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| | | | <p>Existing legally established Gypsy and Traveller accommodation sites will be retained and protected from redevelopment except where the same number of pitches is provided on an alternative site in the borough.</p> <p>Proposals for additional, alternative or new traveller sites will be assessed having regard to the following criteria:</p> <ul style="list-style-type: none"> a) The provision of on-site landscaping, which seeks to enhance the amenity of the site and which facilitates the integration of the site with the surrounding environment and amenity of occupiers of adjoining land. b) Access, proximity to a main road, parking and area to allow turning and manoeuvring. c) Proximity to shops, schools, health services and other community facilities. d) Provision of appropriate on-site facilities such as children’s play facilities. e) The suitability of ground conditions, particularly in respect to the potential to flooding. <u>Please also refer to policies contained in Chapter 15 (Green and Blue Infrastructure) including policies F15.7; F15.8 and F15.9.</u> | | <p>be taken into account in plan reviews (per paragraph 34 NPPF). The modification ensures that the policy is effective in terms of the approach to flood risk.</p> |
| MM184 | 366 | Policy H11.6 f | <p>The need or demand for accommodation provision and the available capacity on existing sites in the borough.</p> | <p>To ensure that the Plan is justified.</p> | <p>Screened out.</p> <p>Changes are for clarity and soundness. Therefore, no implication for the SA findings.</p> |

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| MM185 | 366 | Policy H11.6, new criterion | <u>The provision of a high standard of amenity for future occupants of traveller sites particularly in terms of residential amenity, noise and air quality. Please also refer to policies contained in Chapter 12 (Places and Spaces in a Growing Borough) and Chapter 15 (Green and Blue Infrastructure) including policies F15.7 to F15.10.</u> | To secure effectiveness and consistency with national policy (Planning Policy for Traveller Sites and paragraph 130 NPPF). | Screened out. To secure effectiveness and consistency with national policy (Planning Policy for Traveller Sites and paragraph 130 NPPF). Therefore, no implication for the SA findings. |
| MM186 | 368 | 11.6.6 | <u>Whilst</u> As a result, the implications for the 2019 Study findings <u>identified</u> regarding the need for 6 additional pitches in Merton <u>neither the 2021 London Plan or PPTS requires specific allocations to be made to meet this need.</u> are no longer valid. <u>Policy H11.6 applies to all Gypsies and Travellers regardless of whether they meet the PPTS definition.</u> | In the interests of clarity and to ensure that the Plan accords with the national policy (in particular paragraph 62 NPPF) insofar as it requires the type of housing needed for different groups in the community to be assessed and reflected in planning policies | Screened out. In the interests of clarity and to ensure that the Plan accords with the national policy (in particular paragraph 62 NPPF) insofar as it requires the type of housing needed for different groups in the community to be assessed and reflected in planning policies. Therefore, no implication for the SA findings. |

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| | | | <p>As a result, the implications for The 2019 Study findings <u>identified</u> regarding the need for 6 additional pitches in Merton, <u>which were assessed to fall outside of the planning definition of travellers included in the version of PPTS in place at the time of its publication. However, the government made changes to the planning definition of these terms in December 2023, and as a result, the needs assessment will now need to be updated to take this into account. In line with Policy H11.6, the production of an up-to-date assessment will be a priority action for the Council and will inform monitoring and review activity of the Plan in line Policy M17.1 and the NPPF (paragraph 33). are no longer valid. In advance of the production of a refreshed needs assessment, and in the context of the needs identified in the 2019 GTAA, Policy H11.6 provides a positively prepared basis for the assessment of proposals,</u> and applies to all travellers regardless of whether they meet the PPTS definition or not.</p> | | |
| MM187 | 368 | New supporting para following existing para 11.6.6 | <p><u>The extent of provision of appropriate on-site facilities will be determined on a site-by-site basis proportionate to the size of the proposed site to ensure that any extra provision meets their needs and takes account of the size of the site and the needs and demographics of the families resident on them.</u></p> | To ensure that the Plan is clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM188 | 369 | Policy 11.7 part g | <p>The council's nomination rights to secure nomination of tenants to specified affordable homes and the management and monitoring arrangements will be secured via planning obligation (s106 legal agreements) or other appropriate legal deed.</p> <p>All affordable housing elements of the scheme must be affordable in perpetuity <u>and secured via planning obligation or any other appropriate mechanism.</u></p> <p><u>Those proposing build to rent schemes are encouraged to work with the Council in order to make proposed affordable</u></p> | To ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | <u>housing available for households on the Council's housing list.</u> | | |
| MM189 | 369 | Policy 11.7 part h | A clawback mechanism must be in place that ensures that where any of the Built to Rent homes are sold within the 15 years this will trigger a penalty charge towards affordable housing provision in accordance with Policy <u>H11.7(f)</u> H4.7(f). | To ensure that the Plan is clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM190 | 371 | 11.7.4 | By having nomination rights, we will help to ensure that prospective tenants have been appropriately vetted as in genuine need in terms of the inability to access rented accommodation on the open market locally. | To ensure that the Plan is justified. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM191 | 371 | New paragraph below 11.7.4 | <u>A clawback mechanism will be applied in accordance with London Plan policy and national Planning Practice Guidance (PPG) on Build to Rent to protect the value of affordable housing provision that is withdrawn if housing units in Build to Rent blocks are converted to another tenure after the expiry of the covenant period.</u> | To ensure that the Plan is effective and in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM192 | 374, 376, 378 | Policy D12.1 Delivering well designed and resilient neighbourhoods, part a | Be designed according to well established principles of good urban design as referred to in the National Planning Policy Framework (NPPF) and practice guidance, development plan policies and <u>have regard to (MM15) existing and emerging policy guidance.</u> and good practice guidance. | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM193 | 374 | Strategic Policy D12.1 Delivering well designed and resilient | Encourage and enable sustainable and healthy lifestyle choices through effective public realm that facilitates active modes of transport as set out in the chapters in this Local Plan on Health and Wellbeing and Transport. | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness |

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| | | neighbourhoods, part c | | | and soundness. Therefore, no implication for the SA findings. |
| MM194 | 375 | Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods, part f | Enhance social cohesion and mental and physical wellbeing and support the needs of all of Merton's communities through creating sustainable buildings, spaces and environments that are well-managed, accessible, inclusive, child friendly and intergenerational <u>in line with the chapter on Health and Wellbeing.</u> | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM195 | 376 | 12.1.1 | ... To help deliver the principles of good design throughout the borough, Merton Council has produced a variety of Supplementary Planning Documents that provide good practice approaches to design, such as Merton's Borough Character Study, and Conservation Area character appraisals <u>and Small Sites Toolkit.</u> | In the interests of effectiveness. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM196 | 376 | 12.1.2 and new paragraph above | <u>Similar to Merton's Supplementary Planning Documents, many statutory bodies, such as the Greater London Authority, Historic England and Sport England produce policy guidance, such as London Plan guidance and Good Practice Advice notes. These provide detailed guidance and advice on a wide range of issues that support the implementation of relevant legislation and national and regional planning policy. These guidance documents can help inform the design of development proposals.</u> 12.1.2. Designing with sustainable and construction principles from the start can help minimise costly changes later on in the process. | To ensure that the Plan would be effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM197 | 376 | New paragraph below 12.1.3 | <u>Development in the borough must consider all sections of the community, in particular disabled people. An inclusive environment is one, which can be used safely, easily and with dignity by all. It is convenient and welcoming with no disabling barriers, and provides independent access without added undue effort, separation or special treatment for any group of people as set out in the chapter Health and Wellbeing.</u> | In the interests of clarity and to ensure consistency with national policy insofar as it requires policies to ensure that developments create places that are safe, inclusive and accessible (paragraph 130 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM198 | 376 | New paragraph below 12.1.3 | <u>Development should pro-actively plan for health and wellbeing through sport and activity. Developers should consider following Sport England and Public Health England's Active Design 10 principles, guides and checklist to help ensure their development's layout and design helps to promote active lifestyles.</u> | In the interests of clarity, and to ensure that the Plan is effective. . | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM199 | 377 | New paragraph below 12.1.7 | <u>The production of design guides and codes can provide maximum clarity about design expectations at an early stage and should be consistent with the principles set out in the National Design Guide and National Model Design Code. This is highlighted in the NPPF para 128 and 129.</u> | To achieve consistency with national policy (paragraphs 128 to 129). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM200 | 378 | Policy D12.2 Urban design, part a | Be of the highest standard and <u>have regard</u> adhere(MM15) to the most appropriate policy guidance and best practice. | To ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM201 | 378 | Policy D12.2 Urban design, part a | Be of the highest standard and adhere to the most appropriate policy guidance and best practice. (MM192) <u>take into account the most up to date and relevant national guidance and London Plan and council policies and guidance.</u> | To ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM202 | 378 | Policy D12.2 Urban design, part b | Ensure that urban layouts are easy to navigate and permeable to cyclists and pedestrians through recognisable streets and spaces that link in seamlessly with surrounding development and facilitate active modes of transport. | To ensure consistency with national policy in terms of avoiding unnecessary repetition (paragraph 16 NPPF). | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM203 | 378 | Policy D12.2 Urban design, part d | Ensure that the form and layout of new development should be <u>is spaces,</u> defined by buildings that <u>actively</u> front the street, and <u>and which</u> maximise the number of entrances onto the street and <u>create defensible space and facilitate natural surveillance.</u> | To ensure that the Policy is clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM204 | 378 | Policy D12.2 Urban design, part f | Provide and reinforce a clearly identifiable network of public streets and spaces that constitute the public realm, based on the creation of defensible space and natural surveillance, creating an appropriate gradation between public and private space. | To avoid unnecessary repetition and this comply with national policy (paragraph 16 NPPF). | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM205 | 380 | Policy D12.2 Urban design, part h | Be economically and socially sustainable, by offering variety and choice, and by being able to adapt to changing climatic, social, technological and economic conditions without <u>minimising</u> the need for future remedial intervention. | To ensure that the policy is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore |

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| | | | | | e, no implication for the SA findings. |
| MM206 | 380 | Policy D12.2 Urban design, part j | If located in Town Centres , high streets and other shopping areas: the development must also interact positively with the public realm by the creation of creating active and attractive frontages that promote natural surveillance through visibility between the street and the interior of the building. and Street frontages should not create dead frontage through lack of windows or provision of advertising, shelves or screening which prevents easy visibility between the ground floor and the street. | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM207 | 380 | Policy D12.2 Urban design, part l | Achieve high quality urban and building design from the outset and is not undermined by variations that individually or collectively devalue design quality, particularly those variations that are sought after the grant of planning permission. | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM208 | 380 | Policy D12.2 Urban design, part m | Consider on larger sites or locally significant sites sites within Town Centre boundaries , the benefits of temporary uses before and during construction stages. | To ensure that the Policy is justified. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM209 | 380, 384 | Policy D12.2 Urban design, new criteria below part v | <u>Ensure that any proposed public realm is well-managed and maintained. Maintenance and management arrangements will be secured through planning obligations.</u> | To ensure clarity and that the contributions expected from development are set out in the Plan, and thus secure consistency with national policy (paragraphs 16 and 34 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM210 | 384 | New paragraph below 12.2.11 | <u>The long-term maintenance and management of public realm should be considered from the start of the design process.</u> | To ensure that the policy is effective, and that the Plan includes clear design expectations and thus achieve consistency with national policy (paragraph 127 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM211 | 387 | Policy 12.3 Ensuring high quality design for all developments, part a | Take a design-led approach to development that responds <u>positively</u> to the site's context and character. | To ensure that the Plan is effective and in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM212 | 387 | Policy 12.3 Ensuring high quality design for all developments, new policy after part c | <u>Demonstrate they do not unduly prejudice development opportunities on neighbouring sites, including across borough boundaries.</u> | To ensure effectiveness. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM213 | 387 | Policy 12.3 Ensuring high quality design for all developments, part f, g and after | f. Provide appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. g. Protect new and existing development from visual intrusion, <u>Demonstrate that impacts of proposals in terms of noise, vibrations, odour and/or pollution are minimised, and that acceptable light, privacy and outlook would be available to existing and future occupants of the proposed development and its surroundings</u> so that so that the living | To ensure that unnecessary repetition is avoided, to clarify the policy, and to achieve consistency with national policy relating to residential amenity (paragraphs 16 and 130 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | conditions of existing and future occupiers are not unduly diminished <u>a high standard of amenity is provided.</u> | | |
| MM214 | 387 | Policy 12.3 Ensuring high quality design for all developments, part i | In residential developments provide an area of communal amenity space in addition to requirements for private amenity space. Site layout, privacy, overlooking and daylight/sunlight requirements should be used to determine the appropriate amount, location, shape and design of such space. | To ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM215 | 387, 388 | Policy 12.3 Ensuring high quality design for all developments, part n | Provide outdoor amenity space <u>that meets, or exceeds, the standards set out in the London Plan and</u> whether public, private or communal which accords with appropriate minimum standards, is efficiently laid out and is compatible with the character of surrounding areas. <u>In exceptional circumstances where it is not possible to meet the minimum private amenity standards, the remainder should be supplied in the form of communal amenity space.</u> | To ensure that the Policy is clear and in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM216 | 387 | Policy 12.3 Ensuring high quality design for all developments, after part o | <u>Ensure that materials used in their construction are well-detailed, safe and robust.</u> | To ensure that the Plan would be clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM217 | 388 | Policy 12.3 Ensuring high quality design for all developments, part q | Where developments are <u>propose</u> houses and/or ground floor maisonettes/duplex units, require a garden with a minimum area of 50m2 as a single useable regular shaped <u>private</u> amenity space <u>is required.</u> Flexibility may be applied <u>where applicants can demonstrate the site is constrained.</u> to constrained sites and higher density development where justified. | To ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM218 | 391 | New paragraph below 12.3.1 | <u>Design and Access Statements (DAS) are a short report that accompanies a planning application. They must explain the design principles and concepts that have informed the development and also demonstrate how the development's context has influenced the design. The level of detail in a DAS should be proportionate to the scale and type of the application. Merton's Small Sites Toolkit SPD contains a DAS template that applicants may use to assist applications on small sites.</u> | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM219 | 391 | New paragraph below 12.3.1 | <u>Amenity refers to the elements of a location or neighbourhood that helps make it attractive or enjoyable for residents and visitors. Residential amenity refers to the elements that are particularly relevant to the living conditions of a home, such as privacy, outlook, natural light and other environmental factors in both indoor and outdoor spaces. Proposals are expected to demonstrate how the development provides a high standard of amenity and that they will not have an undue impact on existing neighbouring amenity.</u> <u>Neighbouring sites are considered as sites that are adjacent, adjoining or in close proximity to the proposed site where the development is likely to have an impact. Site layout, building orientation, location of uses and materials should be considered early in the design process to mitigate and minimise potential issues. The DAS should provide an adequate amount of evidence to demonstrate this using 3D representations and drawings. Technical assessments may be required and should be carried out by a suitably qualified consultant.</u> | To clarify the Plan and ensure that it is consistent with national policy relating to amenity (paragraphs 16 and 130 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM220 | 391 | 12.3.2 | Well sized and proportioned rooms contribute to designing successful homes. Housing developments should consider accommodating Building Regulations Approved Document Part M, Appendix D: Furniture Schedule in their lay outs. <u>To ensure homes are accessible to everyone regardless of their mobility or age, housing developments should also be step free, accessible and adaptable in line with London Plan 2021 policy D7 “accessible housing” and Approved Document M; flexibility may apply within blocks of 4 storeys or less in certain exceptional circumstances as outlined in London Plan policy D7.</u> | To ensure general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM221 | 391 | Below 12.3.6 | <u>Historically, planning guidance has provided clear parameters on separation distances from habitable rooms of neighbouring properties. Adhering rigidly to these parameters can lead an arrangement of buildings that do not reflect the character of the neighbourhoods where they are located, such as more urban settings or tighter mews settings. As such, separation distances used must demonstrate they provide adequate privacy for occupiers and ensure they provide good levels of daylight into the dwellings.</u> | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM222 | 391 | New paragraph below 12.3.6 | <u>TfL’s London Cycle Design Standards provides guidance for the design of dedicated cycle infrastructure.</u> | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM223 | 391 | New paragraph below 12.3.6 | <u>Communal amenity should be multifunctional; designed for playing, socialising and relaxing and if outdoors, be green and biodiverse. They should provide sufficient space to meet the requirements of the number of residents. There may be cases where the optimisation of sites may impact the quantum of communal amenity achievable. This will be considered on a case-by-case basis. Flexibility may be applied if developers successfully demonstrate that the amount of amenity space provided is acceptable, taking into account factors such as the character of the area, access to public open spaces and the quantity and quality of private amenity spaces. In these cases, the quality of any communal space will need to be high.</u> | To ensure that the policy is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM224 | 394 | 12.3.21 | However, inappropriate and unnecessary lighting or lighting which is insensitively used can adversely affect amenity in terms of light pollution to neighbouring occupiers and to the night sky. When considering light proposals the council will seek to ensure that unacceptable-levels of illumination are controlled by conditions or that unacceptable proposals are refused planning permission. | To ensure that the plan is justified and clear. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM225 | 399 | Policy D12.4 Alterations and extensions to existing buildings | To achieve high quality design and protection of amenity within the borough, alterations or extensions to buildings will be expected to meet the following criteria: <ul style="list-style-type: none"> a. Be of high quality design that responds to the local character of the neighbourhood b. Respect and complement the design and detailing of the original building. c. Respect the form, scale, bulk, and proportions of the original building. d. Use robust external materials that will be appropriate to the original building and to its surroundings. e. Respect space between buildings where the rhythm contributes to the character Be sympathetic to the built | To ensure consistency with national policy in terms of achieving clarity, avoiding unnecessary repetition, and design and amenity considerations (paragraph 16 and section 12 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <p><u>form pattern</u> of the area and to avoid <u>the creation</u> of long conjoined facades <u>where this would be of detriment to the character and appearance of the area.</u></p> <p>f. Complement the character and appearance of the wider setting;</p> <p>g. Ensure that noise, vibrations or visual disturbance resulting from the development do not diminish the living conditions of existing and future residents.</p> <p>h. Where the proposal incorporates a new or altered roof profile, ensure that materials are sympathetic to the original building and the surrounding area;</p> <p>i. Seek to minimise carbon emissions from existing buildings in accordance with the chapter on Climate Change</p> <p>j. Ensure proposals for dormer windows are of a size and design that respect the character and proportions of the original building and surrounding context, do not dominate the existing roof profile and are sited away from prominent roof pitches, unless they are a specific feature of the area;</p> <p>k. Ensure that roof forms, <u>including dormer windows,</u> and materials are of an appropriate size, type, form and material for the existing building <u>and surrounding context,</u> such that they are not unduly dominant, and respect the prevailing positive characteristics of the area.</p> <p>l. Demonstrate that the proposal does not significantly impact the quality of neighbouring buildings and amenity through overshadowing and overlooking.</p> <p>m. Seek to improve levels of biodiversity through interventions such as green roofs, sustainable drainage or soft landscape.</p> | | |

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| | | | n. Ensure that there is no increase in risk of flooding to surrounding area, either due to displacement of floodwater or diversion of flood flowpaths. | | |
| MM226 | 400 | 12.4.2 | The council's Borough Character Study SPD , Conservation Area Character Appraisals SPD's and Small Sites Toolkit SPD should be used to provide applicants with design guidance. | To ensure clarity | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM227 | 402, 403, 406, 407, 660 | Policy D12.5 Managing heritage assets | Merton has a wealth of heritage assets including conservation areas, listed buildings and structures and scheduled ancient monuments. This policy aims to conserve and enhance Merton's heritage assets, their significance , settings and distinctive local character. a. Development proposals affecting a heritage asset or its setting will be assessed against the required to be in accordance with the (MM227) following criteria (MM15) | To ensure consistency with national policy (section 16 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM228 | 402 | Policy D12.5 Managing heritage assets, part a | i.—principles set out in the National Planning Framework 2019 and 2021 draft national policy and the London Plan, and should take into account detailed guidance set out in the accompanying Historic Environment Planning Practice Guide, The London Plan, and Historic England guidance; ii.—Merton's published Conservation Area character appraisals and management plans and the guidance statements set out in the Borough Character Study. | To ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM229 | 402 | Policy D12.5 Managing heritage assets, part b | All development proposals associated with the potential to impact the significance or setting of the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves, and where appropriate possible enhances the significance of the asset in terms of its individual architectural or historic interest and its setting. | To ensure consistency with national policy (section 16 NPPF), and to ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM230 | 402 | Policy D12.5 Managing heritage assets, part c | In accordance with the NPPF, any alteration or destruction of a heritage asset, or development that has an impact on the significance and/or setting of a heritage asset will require clear and convincing justification. Substantial harm to or loss of: | To ensure consistency with national policy. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM231 | 402 | Policy D12.5 Managing heritage assets, part c. ii. | Assets of the highest significance, grade I and II* listed buildings or registered parks and gardens should be wholly exceptional. <u>Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional</u> | To ensure consistency with national policy | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM232 | 402 | Policy D12.5 Managing heritage assets, part e | The loss of a building that makes a positive contribution to a conservation area or heritage site <u>the setting and/or significance of a heritage asset should be avoided. Proposals involving the loss of such buildings will not be supported unless any harm caused is clearly and convincingly justified and satisfies the requirements of national policy relating to the conservation of heritage assets.</u> also be treated as substantial harm to a heritage asset | To ensure consistency with national policy (section 16 NPPF) | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM233 | 403 | Policy D12.5 Managing heritage assets, part f | Proposals affecting <u>the layout, design, character, use and function of both designated and non-designated</u> a heritage assets or its <u>their</u> settings should conserve and <u>look for opportunities to</u> enhance their significance of the asset as well as its surroundings and have regard to the following: i. The conservation, or reinstatement if <u>of</u> lost, of features that contribute to the asset or its setting. This may include original chimneys, windows and doors, boundary treatments and garden layouts, roof coverings or shop fronts. In listed buildings, internal features such as fireplaces, panelling, ceilings, doors and architraves as well as <u>surface treatments</u> , the proportion of individual rooms <u>and historic layout</u> may also be of significance. | To ensure that the Plan is effective and consistent with national policy. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <p>ii. The removal of harmful alterations such as inappropriate additions, non-original windows and doors and the removal of paint or pebbledash from brickwork.</p> <p>iii. Where there is evidence of deliberate neglect or damage to a heritage asset, the current condition of the heritage asset will not be taken into account in any decision.</p> <p><u>Proposals should not prejudice the future restoration of designated historic parks and gardens.</u></p> | | |
| MM234 | 403 | Policy 12.5.g | Proposals <u>relating</u> to existing heritage assets buildings should seek to improve the proposals energy efficiency effectively and sensitively and without detrimental visual impact on the heritage asset, or <u>the wider significance and</u> setting of the heritage asset. | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM235 | 405 | 12.5.5 | The identification of a heritage asset could be through a range of means. This could include formal designation such as conservation area or listed, or locally listed building status. Buildings in a conservation area identified as having a positive contribution to its character will be considered as non-designated heritage assets in their own right <u>if they meet Merton's local listing selection criteria</u> . Heritage assets may also be identified <u>in any updates to the Borough Character Study SPD, during the update to the local list,</u> or during the development control process itself. | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM236 | 406 | 12.5.7 | Heritage statements will be required to set out how proposals conserve, enhance or restore <u>the significance of</u> heritage assets and where appropriate, conservation management plans should be prepared for the future maintenance and management of the asset. | To ensure consistency with national policy (section 16 NPPF) | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM237 | 406 | 12.5.8 | The level of detail provided in the heritage statement should be proportionate to the asset's importance in terms of the significance of the asset affected and the impact of the proposal. Where the | To ensure consistency with national policy, and | Screened out. |

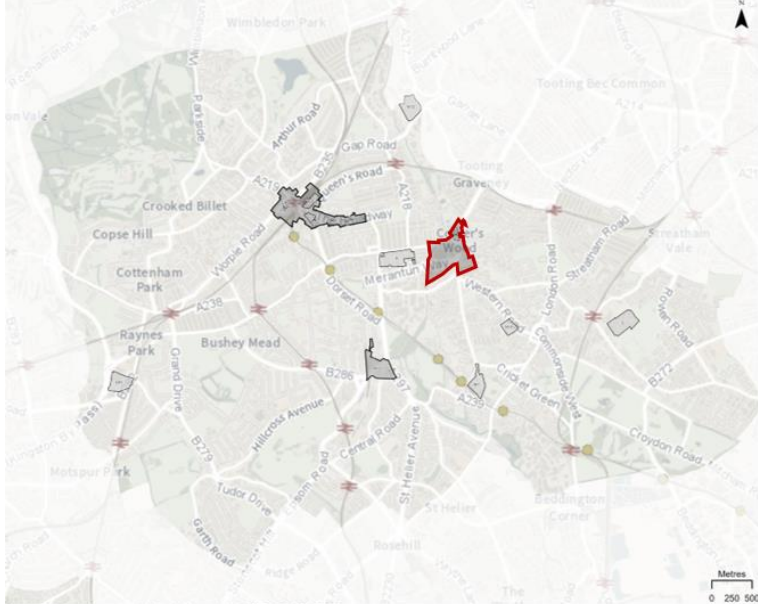
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| | | | proposal includes has a substantial impact on the significance of a heritage asset, it and should be carried out by a specialist <u>suitably qualified</u> historic environment consultant. <u>Historic England Advice Note 12 ‘Statements of Heritage Significance’ provides further information.</u> | in the interests of justification and effectiveness. | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM238 | 407 | 12.5.14 | In the past there has been tension between the requirements to improve the energy performance and reduce carbon from buildings that are or that are located within heritage assets and the need to conserve these historic assets. The council is supportive of efforts to tackle the climate emergency and will positively consider proposals for retrofitting <u>heritage assets, including structures within Conservation Areas, where the proposals will not cause harm to the significance of the heritage asset. Where proposals would cause harm to the significance of a heritage asset or its setting applications will be assessed against national policy and guidance</u> buildings that are themselves or within heritage assets, where these proposals do not cause substantial harm to the heritage assets. | To ensure consistency with national policy relating to the conservation of heritage assets and the need for policies to be unambiguous. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM239 | 408 | Policy D12.6 Tall Buildings, text (page 408) and the supporting text (page 411) | <i>Starting on page 408 – policy</i> Tall buildings in the borough are defined as a minimum of 6 storeys or 18 metres measured from the ground to the floor of the uppermost storey as set out in Policy D9 of the London Plan. <u>Tall buildings in the borough are defined as a minimum of 21m from the ground level to the top of the uppermost storey.</u> In the right locations, tall buildings can make important contributions towards delivering new homes, economic growth and sense of place. They can act as visual markers, such as the redeveloped Britannia Point in Colliers Wood, provide architectural variety, such as Glebe Court in Mitcham, and optimise a sites potential for homes and jobs such as the future of High Path in South Wimbledon. It is crucial that tall buildings are of the highest quality of design and construction. | To ensure that the Plan is positively prepared, effective, justified, in general conformity with the London Plan, and consistent with national policy relating to making effective use of land (section 11 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

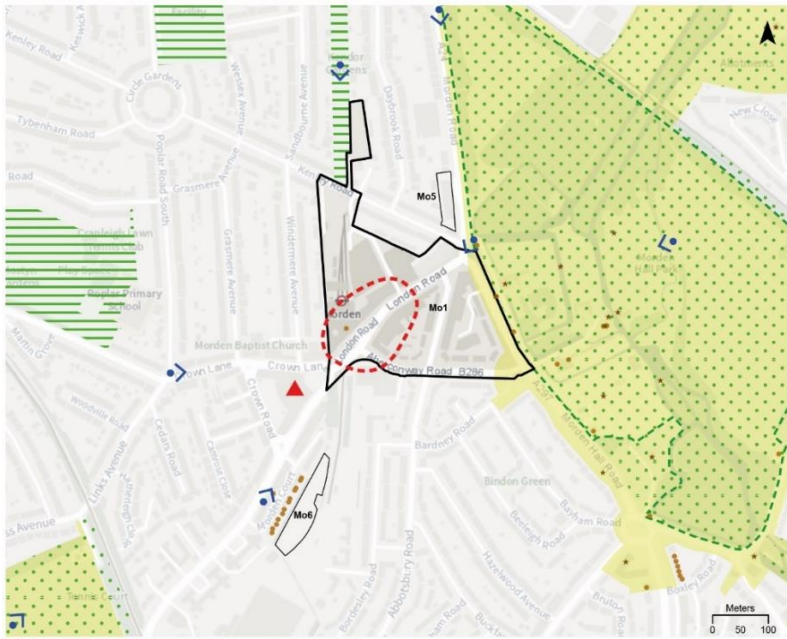
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| | | | <p>Proposals for tall buildings are most suitable in town centre locations with good access to public transport such as Colliers Wood town centre, Wimbledon town centre and the Wider Morden Town Centre Area. They can also be suitable on sites that can demonstrate that they are suitable for tall buildings through thorough townscape analysis and a masterplan approach to design and delivery. Tall buildings must be appropriately sized and located and will be appraised case by case.</p> <p><u>1. Tall buildings are only acceptable in the following locations:</u></p> <p><u>a. As indicated in the Strategic Heights Diagrams for Morden Regeneration Zone and Wimbledon Town Centre.</u></p> <p><u>b. Wimbledon Town Centre, as set out within the chapter on Wimbledon.</u></p> <p><u>c. Morden Regeneration Zone, as set out within the chapter on Morden.</u></p> <p><u>d. As set out within Merton’s adopted Estates Local Plan 2018 for Eastfields and High Path estates.</u></p> <p><u>e. Where they are identified in the following site allocations, CW2, Mi1, Mi16, Mo1, RP3, Wi2, Wi5, Wi6, Wi9, Wi10, Wi11, Wi12, Wi13, Wi15 and Wi16.</u></p> <p><u>f. On sites immediately adjacent to the above locations, where they would provide design-led opportunities for appropriate transitional elements between differing building scales.</u></p> | | |

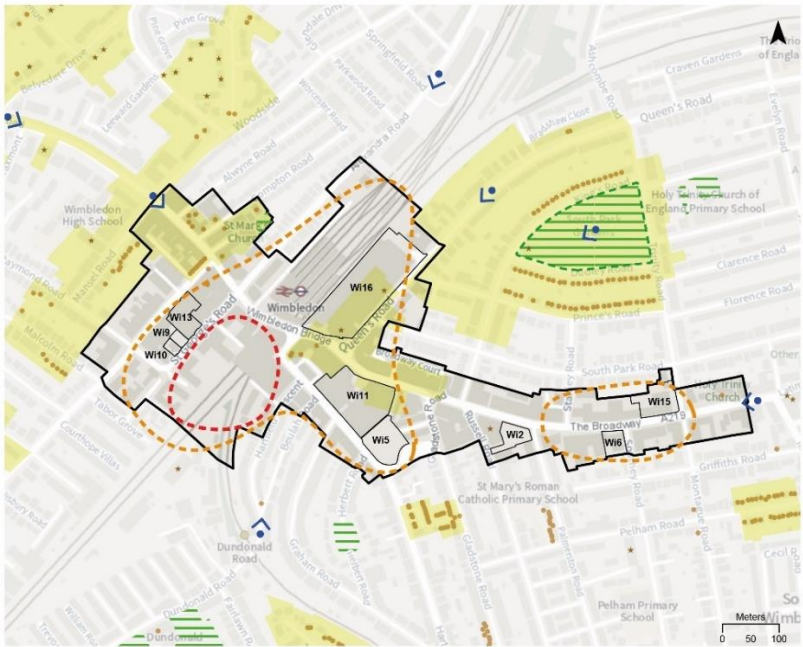
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| | | | <p><i>Within Supporting Text starting on page 411 below para 12.6.6</i></p> <p><u>Design Guides and/or Codes are useful tools to assist in the creation of beautiful and distinctive places with a consistent and high-quality standard of design. They deliver a design-led approach that can help optimise the capacity of a site while ensuring that its final design reflects local character and design principles.</u></p> <p><u>The National Design Guide and National Model Design Code provide a series of tests for assessing whether a place is well designed or not and will be used to guide the determination of planning applications.</u></p> <p><u>This policy requires exemplary design for proposals containing tall buildings. To demonstrate this, Design Guides and/or Design Codes should be prepared for these sites, either by applicants or the council. All Design Guides or Design Codes should be based on effective community engagement and reflect local aspirations for the development of the area and should take into account the guidance contained in the National Design Guide and the National Model Design Code.</u></p> <p><u>In instances where an applicant is proposing the redevelopment of a site immediately adjacent to the tall building boundaries and clusters identified in the Strategic Height Diagrams, local Design Guides or Design Codes may be used as part of a robust design-led approach to demonstrate the appropriate stepping up of heights above or below those stated and avoid abrupt transitions in building heights.</u></p> | | |
| MM240 | 408 | Policy D12.6 Tall Buildings, text | <p>2. We<u>The council (AM236) will generally support tall buildings in those locations set out in part 1 of this policy where they meet all of the following criteria:</u></p> | To ensure that the policy is effective. | Screened out. Changes are for clarity, effectiveness |

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| | | | | | and soundness. Therefore, no implication for the SA findings. |
| MM241 | 408 | Policy 12.6 Tall Buildings, part 2 | <p><u>They accord to the most up to date and relevant national guidance and London Plan and council policies, guidance and relevant site allocations.</u></p> <p>a. Their massing, bulk and height are appropriately...</p> | In the interests of clarity. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM242 | 408, 410, 411 | Policy D12.6 Tall Buildings part 2: a, b c and d | <p>a. Their massing, bulk and height are appropriately sized and located and demonstrate they do not undermine take into account local character and heritage assets and their settings through townscape analysis of short, mid and long views, taking into account individual and cumulative effects.</p> <p>b. They enhance avoid harm to the setting and significance of /or relationship with neighbouring heritage assets.</p> <p>c. They are of exceptional exemplary design and architectural quality.</p> <p>d. They are informed by the most up to date and relevant council supplementary planning documents, guidance, policy and site allocations.</p> | To ensure consistency with national policy relating to the conservation of heritage assets and achieving well-designed places (sections 12 and 16 NPPF) | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM243 | 409 | Policy 12.6 Tall Buildings, Part 2 e | They respond to the council's Design Review Panel, where applicable , which provides independent design scrutiny from a panel of industry experts. | In the interests of clarity. | <p>Screened out.</p> <p>Changes are for clarity and soundness. Therefore, no implication for the SA findings.</p> |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| MM244 | 409 | Policy 12.6 Tall Buildings, part f and part j | <p>f. They ensure the ground and lower levels are designed for a human scale, and maximise the amount of active frontage and natural surveillance and create a positive contribution to the public realm.</p> <p>...</p> <p>j. They include high quality and useable public open space, appropriate in size and location to the building and its site characteristics</p> | In the interests of clarity. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM245 | 409 | Policy 12.6 Tall Buildings, parts g and k | <p>g. They do not impact the opportunities of neighbouring or adjoining sites, including across borough boundaries.</p> <p>...</p> <p>k. They're an appropriate material pallet that is well detailed safe is proposed.</p> | To ensure clarity. | |
| MM246 | 409 | Policy 12.6 Tall Buildings, part l | Where appropriate, They provide a mix of tenure and home sizes in accordance with this Local Plan's policies on Housing. | In the interests of clarity. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM247 | 409 | Policy D12.6 Tall Buildings, part p-r | <p>p. They're within Wimbledon town centre, as set out in the Future Wimbledon supplementary planning document.</p> <p>q. They are within Morden, as set out and site allocation Mo4.</p> <p>r. They are within Colliers Wood, as set out within the site allocation CW2.</p> | To ensure that the Policy is effective and clear. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM248 | 410 | Policy D12.6 Tall Buildings, new criterion before part s | 3. Development proposals for tall buildings should be supported by: | See MM242 at page 408. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness</p> |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <p><u>Adequate information demonstrating how the proposals comply with all the criteria within section 2 of this policy, and within the London Plan policy on tall buildings to ensure that the proposals have considered visual, townscape and heritage impacts.</u></p> | <p>To improve clarity, the policy is separated into 3 parts that address location, conforming criteria and submission requirements</p> | <p>and soundness. Therefore, no implication for the SA findings.</p> |
| MM249 | 410 | Policy D12.6 Tall Buildings | <p><i>Diagram to be added at the end of the policy text:</i> <u>Map of appropriate locations for tall buildings (illustrating Policy D12.6 part 1 (a-f))</u></p>  <p>Contains OS data © Crown copyright (and database rights) (2021) OS (100019259)</p> <ul style="list-style-type: none"> Town Centre boundaries Colliers Wood Morden Regeneration Zone & Wimbledon Relevant site allocations and estates local plan boundaries | <p>To be in general conformity with London Plan Policy D9 Tall Buildings, with particular reference to part B1, and to ensure that the Plan is justified, effective and positively prepared.</p> | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |

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| MM250 | 410 | Policy D12.6 Tall Buildings | <p><i>Diagram to be added at the end of the policy text:</i> Strategic Heights Diagram, Morden Regeneration Zone</p>  <p>Contains OS data © Crown copyright [and database rights] (2021) OS (100019259)</p> <ul style="list-style-type: none"> Morden Regeneration Zone heights range-up to where buildings of circa 39m* could be appropriate, subject to all other policy requirements [approx-up to 6-storeys] Indicative location of tall building cluster heights range-up to where buildings of circa 71m* could be appropriate, subject to all other policy requirements [approx-up to 22-storeys] ▲ Morden Civic Centre approx height: 58m* [16-storeys] ➤ Townscape views into town centre Site allocations ● Metropolitan Open Land [MOL] ■ Open space Conservation area Registered parks and gardens ★ Listed buildings ● Locally listed buildings <p>* Heights from ground level. More information on building heights can be found in the supporting text.</p> | To be in general conformity with London Plan Policy D9 Tall Buildings, with particular reference to part B1, and to ensure that the Plan is justified, effective and positively prepared. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <p>Strategic Heights Diagram, Wimbledon town centre</p>  <p>Contains OS data © Crown copyright [and database rights] (2021) OS (100019259)</p> <ul style="list-style-type: none"> Wimbledon town centre heights range: up to where buildings of circa 24m* could be appropriate, subject to all other policy requirements [approx. up to 6 storeys] Indicative location of tall building cluster heights range: up to where buildings of circa 40m* could be appropriate, subject to all other policy requirements [approx. up to 10 storeys] Indicative location of tall building cluster heights range: up to where buildings of circa 48m* could be appropriate, subject to all other policy requirements [approx. up to 12 storeys] ➤ Townscape views into town centre Site allocations ••• Metropolitan Open Land (MOL) — — — Open space Conservation area Registered parks and gardens ★ Listed buildings • Locally listed buildings <p>* Heights from ground level. More information on building heights can be found in the supporting text.</p> | | |
| MM251 | 411 | New paragraphs below 12.6.2 | <p><u>Merton's definition of 'a minimum of 21m from the ground level to the top of the building's last habitable floor' provides further clarity and is equivalent to the London Plan definition of 'tall buildings should not be less than 6 storeys or 18</u></p> | Text and table added to secure clarity and ensure | Screened out. Changes are for clarity, effectiveness |

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| | | | <p><u>metres measured from ground to the floor level of the uppermost storey</u>.</p> <p><u>Storey heights will differ across different land uses as well as different methods of construction. The table below provides indicative building heights based on residential and commercial uses.</u></p> <table border="1"> <thead> <tr> <th>Building storeys</th> <th>Indicative residential building height (metres) (3.2m floor to floor)</th> <th>Indicative commercial building height (metres) (4.0m floor to floor)</th> </tr> </thead> <tbody> <tr><td>1</td><td>3.2</td><td>4.0</td></tr> <tr><td>2</td><td>6.4</td><td>8.0</td></tr> <tr><td>3</td><td>9.6</td><td>12.0</td></tr> <tr><td>4</td><td>12.8</td><td>16.0</td></tr> <tr><td>5</td><td>16.0</td><td>20.0</td></tr> <tr><td>6</td><td>19.2</td><td>24.0</td></tr> <tr><td>7</td><td>22.4</td><td>28.0</td></tr> <tr><td>8</td><td>25.6</td><td>32.0</td></tr> <tr><td>9</td><td>28.8</td><td>36.0</td></tr> <tr><td>10</td><td>32.0</td><td>40.0</td></tr> </tbody> </table> | Building storeys | Indicative residential building height (metres) (3.2m floor to floor) | Indicative commercial building height (metres) (4.0m floor to floor) | 1 | 3.2 | 4.0 | 2 | 6.4 | 8.0 | 3 | 9.6 | 12.0 | 4 | 12.8 | 16.0 | 5 | 16.0 | 20.0 | 6 | 19.2 | 24.0 | 7 | 22.4 | 28.0 | 8 | 25.6 | 32.0 | 9 | 28.8 | 36.0 | 10 | 32.0 | 40.0 | that the policy is justified. | and soundness. Therefore, no implication for the SA findings. |
| Building storeys | Indicative residential building height (metres) (3.2m floor to floor) | Indicative commercial building height (metres) (4.0m floor to floor) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 3.2 | 4.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 6.4 | 8.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 9.6 | 12.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 12.8 | 16.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 16.0 | 20.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 19.2 | 24.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 22.4 | 28.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | 25.6 | 32.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | 28.8 | 36.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 32.0 | 40.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM252 | 411 | 12.6.5 | <p>Merton's Borough Character Study <u>SPD provides more detail of different character areas within the borough and a framework for character-led tall buildings that highlights good practice design approaches.</u> gives holistic guidance on best practice design approach on tall buildings. highlighting the importance of a sites suitability and sensitivity.</p> | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM253 | 411 | Below 12.6.7 | <p><u>Consideration must be given to ensure the development is inclusive for all sections of the community, in accordance with policies on Health and Wellbeing.</u></p> | To ensure consistency with national policy relating to the creation of inclusive and accessible places (paragraph 130(f) NPPF) | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| MM254 | 411 | New paragraph above 12.6.7 | <u>Tall buildings should be part of a positive strategy for the historic environment and seek to avoid harm to the significance of heritage assets and their settings. In line with the London Plan, proposals resulting in harm will require clear and convincing justification, including what alternatives were explored and what public benefits outweigh the harm.</u> | To secure consistency with national policy (section 16 NPPF) and general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM255 | 412 | Policy D12.7 Advertisements, part | <p>a. Express consent will only be granted for advertisements where they do not harm the character of an area, amenity or public safety. When assessing proposals for new advertisements, cumulative impacts will be taken into account.</p> <p>b. The council will ensure that:</p> <p>...</p> <p>iv. <u>Advertisements</u> They do not adversely impact on trees <u>that have a significant amenity value</u> on or in close proximity to the proposed site, especially those protected by Tree Protection Orders (TPOs) or within conservation areas.</p> <p>v. <u>Local Amenity is not harmed by the restriction of</u> vvisual permeability and natural surveillance between the street and inside non-residential buildings is not compromised by internally applied artwork, blinds or advertising, <u>where the local planning authority's permission or consent for such items is required.</u></p> | To ensure that the policy is justified, effective and consistent with national policy (paragraph 136 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM256 | 415 | Policy D12.8 Digital infrastructure, part c. vi. | In particularly sensitive areas, notably where heritage assets are affected, locate equipment in underground chambers, <u>or demonstrate a design-led solution that does not harm the significance of the heritage assets.</u> | To ensure that the Plan is justified, effective and consistent with national policy relating to the conservation of heritage assets and the sympathetic | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | | design of new electronic communications equipment (section 16 NPPF, and paragraph 115) | |
| MM257 | 417 | Policy 12.9 Shop front design and signage, part (d)(ii) | Where security shutters are considered necessary, they must be installed on the inside of the shopfront and allow clear views into the shop— <u>Unless it can be demonstrated that they are required for specific security reasons,</u> solid, near solid shutters and shutters <u>on the outside of a shop front are not acceptable</u> will not be permitted and no type of security shutters will be permitted on the outside of a shop front; ... | To ensure that the Plan is effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM258 | 417 | Policy 12.9 Shop front design and signage, part e | Shop-fronts must be of a high quality <u>design</u> and well-proportioned and designed and should be designed in accordance with the council's Shopfront Supplementary Planning Document 2017. | To ensure that the Policy is effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM259 | 419 | Policy D12.10 Dwelling Conversions, part b. | <u>Dwelling conversions proposals should s</u> Seek to minimise carbon emissions from existing buildings in accordance with the chapter on climate change <u>policies on Climate Change.</u> | To ensure clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM260 | 423 | Policy 12.11 Basements and subterranean design, part g | All basements or subterranean developments must not comprise of more than one storey and not extend beyond the outer walls of the original property (prior to alterations) to more than 50% of the original dwelling's footprint. <u>Any basements proposed as alterations to existing buildings must not comprise more than one storey and not extend beyond the outer walls of the original property (prior to alterations) to more than 50% of the</u> | To ensure that the policy is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore |

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| | | | <p><u>original dwelling's footprint;</u></p> <p><u>Any basements proposed as part of new build or redevelopments must not comprise of more than one storey and not exceed 50% of either the front, rear or side garden of the property;</u></p> <p><u>All basement proposals should ensure that garden areas relating to the site provide an acceptable standard of amenity;</u></p> | | e, no implication for the SA findings. |
| MM261 | 423 | Policy 12.11 Basements and subterranean design, part h | All Any basements or subterranean development must be appropriate to its setting and design <u>the character and appearance of its surroundings</u> , have regard to the health and well-being of its occupants, <u>and</u> provide access to natural light and ventilation. | To ensure that the policy is effective and clear. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM262 | 423 | Policy 12.11 Basements and subterranean design, part j | Basements or subterranean development must be designed to minimise the risk of internal flooding and must not increase the risk of flooding elsewhere. Proposals must include sustainable urban drainage scheme to reduce runoff rates and implement proposals to conserve and re-use water through rainwater harvesting. <u>Where basements discharge to the sewer network, they must install suitable positively pumped devices to protect basements from the risk of sewer flooding.</u> | To ensure that the Plan is effective insofar as the consideration of flood risk issues is concerned. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM263 | 424 | 12.10.8 | This policy applies to all new basement or subterranean developments, including the construction or extension below the prevailing ground level of a site or property. Subterranean and other basement developments are 'development' as defined by the Town and Country Planning Act 1990 as amended. This policy focuses on the design element of basement developments. <u>The flooding policy F15.8 should also be read to ensure that all basement developments do not result in an increase in flood risk either to or from the basement.</u> | To ensure that the Plan is clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM264 | 426, 427 | 12.10.16 | <p>The impact of basement and subterranean development proposals on heritage assets must be assessed on their merits to avoid any harm to their significance or historic integrity. Listed buildings are recognised for their exceptional heritage value and once a listed building is severely damaged or demolished, that historical connection is lost forever. Basements beneath the garden of a listed building are not permitted except on larger sites where the harm to the building's structure or setting and the basement is substantially separate from the listed building, and</p> <p><u>Any application for a basement to a designated or non-designated heritage asset should be accompanied by a detailed method statement which demonstrates how the development can be achieved without causing harm to the significance and structural integrity of the asset. Where a level of harm is identified</u> the acceptability of such schemes will be assessed on a case by case basis <u>and in line with Policy D12.5 'Managing Heritage Assets', national policy and guidance.</u></p> | <p>In response to Stage 2 MIQ's Matter 12 Q22. To better align with NPPF and to improve clarity.</p> <p>To improve clarity and ensure effectiveness</p> | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM265 | 426 | 12.10.17 | <p>The link between the listed building and the basement should be discreet and of an appropriate design and location that does not adversely impact on the significance of the listed building. In the exceptional circumstances wWhere these are allowed, there should be no extensive modification to the foundations of the listed building or any destabilisation of the listed structure and account will be taken to the individual features of the building and its special interest.</p> | <p>To ensure that the Plan is justified.</p> | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM266 | 427 | 12.10.19 | <p>In conservation areas, basements <u>will be supported where they should</u> conserve or enhance the character, and appearance <u>and overall significance</u> of the conservation area. This is particularly relevant in relation to external visible features e.g. light wells and railings which may impact on the character of conservation areas. Further guidance and advice can be found in Merton's Basement and Subterranean, Design and Sustainable Drainage SPDs.</p> <p><u>Proposals which impact statutory listed and locally listed buildings will be assessed according to national policy and Policy D12.5 'Managing Heritage Assets'.</u></p> | <p>To ensure that the Plan is justified and consistent with national policy relating to the conservation of heritage assets (section 16 NPPF).</p> | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |

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| MM267 | 428, 439, 441, 442, 460 | Strategic policy EC13.1 part 3 and supporting text | <p><i>Capitalisation in policy and supporting text to indicate where Town Centres, District Centres, Town Centre Type Uses etc have specific planning meanings as defined in the glossary. E.g</i></p> <ul style="list-style-type: none"> a. Strengthening the NPPF’s “town centre first approach” by encouraging a range of appropriate town centre uses, not limited to retail, that generate a larger number of journeys towards Wimbledon (Major Town Centres), Colliers Wood, Mitcham and Morden (District Town Centres); b. Supporting Local Town Centres and neighbourhood parades for businesses commensurate with the character of the area and providing services to local residents; c. Encouraging complementary businesses, services and activities in our Town Centres that will enhance their vitality and vibrancy of the centre, including uses that will add to the attraction of the Town Centres for all users and meet the changing needs and desires of all high street users; | To ensure clarity. | <p>Screened out.</p> <p>Changes are for clarity and soundness. Therefore, no implication for the SA findings.</p> |
| MM268 | 444 | 13.2.21 | <p>Proposals for new development or change of use should be compatible with the effectiveness of the SIL in accommodating the 24-hour operation of industrial type activities including the amenity of neighbouring occupiers of buildings. If proposals are likely to conflict with the successful operation of existing businesses nearby or cause harm to the amenities of occupants of neighbouring buildings without any way of mitigation, planning permission will not be granted. Mitigation measures through design conditions or planning obligations may be sought to improve site access or minimise disruption to neighbouring businesses where necessary. <u>In line with the Agent of Change principle set out in the London Plan, the council will not support proposals in designated industrial areas that would curtail the industrial operations of existing businesses.</u></p> | To ensure effectiveness and general conformity with the London Plan. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM269 | 449 | 13.3.7 | <p>13.3.7 To demonstrate that full and proper marketing has been undertaken to justify that the employment and community uses are</p> | To ensure that the Policy is justified. | Screened out. |

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| | | | no longer viable, the council requires the applicant to provide Marketing and Vacancy evidence in accordance with the criteria set out in the Appendices, for a minimum of 30 18 months (21.5 years). | | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM270 | 449 | 13.3.9 | 13.3.9 In circumstances where proposals for mixed use development are considered, proposals must be designed to ensure optimise the likelihood of successful future occupation and function of employment uses once built , upon completion. <u>In line with the Agent of Change principle set out in the London Plan and the NPPF, the council will not support proposals on scattered employment sites where these would prevent the successful operation of non-residential uses.</u> The premises/sites retained for employment uses must:.... | To ensure that the Plan is effective, consistent with the Framework in terms of the 'Agent of Change' principle (paragraph 187 NPPF), and in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM271 | 451 | Policy EC13.4 (e) and supporting text paragraph | e. Require the local employment strategy for major developments to cover procedures to ensure small and medium sized local enterprises have access to supply chain tender opportunities for the procurement of goods and services generated by the development both during and after construction, having regard to the council's Local Procurement Code of Practice. | To ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM272 | 451 | Policy EC13.4 (f) | (f) Demonstrate good practice when procuring its own goods and services by following the Public Services (Social Value) Act through Merton's Social Value Toolkit | To ensure that the Policy is justified and legally compliant insofar as it is required to set out policies relating to the development and use of land. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM273 | 453 | 13.4.12 | 13.4.12 Our Social Value Toolkit has been designed to help council officers along with providers of council goods and services to understand what Social Value is in order to comply with legislation and be able to practically consider and achieve Social Value from | To ensure that the Policy is justified and legally compliant insofar as it is | Screened out. Changes are for clarity and |

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| | | | <p>commissioning and procurement activities. In doing so, we can help achieve positive outcomes and value for the Borough through the contracts we procure.</p> | <p>required to set out policies relating to the development and use of land.</p> | <p>soundness. Therefore, no implication for the SA findings.</p> |
| MM274 | 454 | Policy TC 13.5 | <p>Merton's <u>T</u>own <u>C</u>entre and <u>N</u>eighbourhood <u>P</u>arades</p> <p>This policy contributes towards maintaining and enhancing the attractiveness of <u>T</u>own <u>C</u>entres by encouraging more people to use these locations and promote a sharing and circular economy wherever possible. To maintain and improve the overall vitality and viability of Merton's <u>T</u>own <u>C</u>entres, the council will support new development in Merton's <u>T</u>own <u>C</u>entres and <u>N</u>eighbourhood <u>P</u>arades commensurate with their scale and function, providing it respects or improves the character and local environment.</p> <p>All frontages in Merton's <u>T</u>own <u>C</u>entre and <u>N</u>eighbourhood <u>P</u>arades.</p> <p><u>A.</u> Supporting proposals for developments where:</p> <p>...</p> <p>Within Wimbledon, Colliers Wood, Mitcham and Morden <u>T</u>own <u>C</u>entres</p> <p><u>aB.</u> In addition to (a)<u>A.</u>, supporting proposals for developments that:</p> <p>...</p> <p>ii) Provide a wide range of <u>T</u>own <u>C</u>entre <u>T</u>ype <u>U</u>ses which contribute towards the vitality and viability of town centres including shopping, leisure, entertainment, cultural, community and offices.</p> <p><u>iii. Betting shops (use identified as sui generis), are not compatible with the main retail or social function of the</u></p> | <p>To ensure that the Plan is clear and effective.</p> | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |

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| | | | <p><u>town centres and are not considered appropriate new uses within the Primary Shopping Area.</u></p> <p>Within Local Town Centres aC. Supporting proposals: for development up to 1,000sqm per unit of floorspace for Town Centre Type Uses in the designated Local Town Centre of Arthur Road, Motspur Park, North Mitcham, Raynes Park and South Wimbledon.</p> <p>...</p> <p><u>iii that do not provide betting shops within the primary shopping area.</u></p> <p><u>And associated Main Modifications throughout the supporting text for EC13.5 on clarifying Town Centre, District Centre Neighbourhood Parade etc</u></p> | | |
| MM275 | 455 | Policy TC13.5 under 'Within Local town centres' part a. i. and 13.5.22 | <p>i. The council will resist major increases (above 1,000sqm) in town centre type use floorspace in local centres unless it contributes to the council's Good Growth regeneration objectives.</p> <p>13.5.22 Development that provides a major increase (over 1,000 sqm) of town centre type uses will not be supported in the local centres of Arthur Road, Motspur Park, North Mitcham, Raynes Park South Wimbledon and Wimbledon Village unless it contributes to the council's Good Growth regeneration objectives.</p> | To ensure that the Plan is effective. | <p>Screened out.</p> <p>Changes are for clarity and soundness. Therefore, no implication for the SA findings.</p> |
| MM276 | 455 | Policy TC.13.5 | <p>Within Neighbourhood Parades AD. Maintaining Neighbourhood Parades to provide convenience shopping and other services within walking distance of local residents. Large increases in commercial floorspace in neighbourhood parades will be resisted</p> | To ensure that the Policy is clear and that it avoids unnecessary repetition to ensure consistency with national policy in these terms (paragraph 16 NPPF). | <p>Screened out.</p> <p>Changes are for clarity and soundness. Therefore, no implication for the SA findings.</p> |

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| MM277 | 457 | 13.5.8 | Betting shops and hot food takeaways (use identified as sui generis), are not compatible with the main retail or social function of the town centres and thus are not considered appropriate new uses outside of within the Primary Shopping Area of Merton's Town Centres . | To ensure that the Policy is effective and clear. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM278 | 461 | 13.5.31 | Neighbourhood parades are identified to ensure that local shopping facilities are retained within walking distance of residents to meet their day-to-day needs. As set out in the Table 13.5 "Merton's Town Centres", Neighbourhood Parades are not designated Town Centres and as such, large increases in commercial floorspace will be resisted in line with policy TC13.6 | To secure effectiveness and clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM279 | 464 | Policy TC 13.6, 2nd paragraph | A. The scope of the sequential test (required over 280sqm net new floorspace) and impact assessment (required over 280sqm net new floorspace) submitted is proportionate to the scale of the development proposed and satisfies the council's requirements. B. Local convenience development outside town centres meets all of the following criteria: ... C. Vitality and viability of Merton's existing town centres would not be harmed. Planning conditions may be imposed on applications, to ensure that proposals do not have an adverse impact on the vitality and viability of existing town centres. Such conditions may: ... | To ensure consistency with national policy on ensuring the vitality of town centres and clarity (paragraph 16 and section 7 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM280 | 465 | 13.6.5 (first sentence) | Impact assessments may be required for any retail proposals located edge-of-centre or out-of-centre where the net floor area of the new proposal exceeds 280sqm. | To ensure that the Plan is justified and clear. | |
| MM281 | 465 | 13.6.5 (second sentence) | In accordance with the National Planning Policy Framework 2019 (NPPF 2021 paragraph 90 (MM2.1), impact assessments will be required for leisure and office development above 2,500 sqm | For consistency with national policy. | Screened out. |

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| | | | gross located outside town centres and not in accordance with the development plan. | | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM282 | 467 | Policy TC13.7 (b and c) | <p>b. Where there are no alternative convenience shops located within 400m, only permitting changes of use of a corner/local convenience shop to a wider range of uses including other shops, businesses, cafes and restaurants, public houses, health and community where criterion (a)(ii) and (iii) can be met and where:</p> <ul style="list-style-type: none"> i. There are no alternative convenience shops located within 400 metres; ii. It can be demonstrated by full and proper marketing of the site for convenience use at reasonable prices for at least 12 months (1 years) and to the council's satisfaction that there is no realistic prospect of convenience use in the future. <p>c. Only permitting the change of use of a corner/local convenience shop to residential where criteria (a) can be met and where:</p> <ul style="list-style-type: none"> i. There are no alternative convenience shops located within 400 metres; ii. It can be demonstrated by full and proper marketing of the site for convenience use at reasonable prices for at least 12 months (1 years) and to the council's satisfaction that there is no realistic prospect of convenience use in the future; and iii. An active frontage is provided. | To ensure that the Policy is clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM283 | 470 | Policy TC13.8(f) | f. Proposals which result in the development of more than three hot food takeaways in a shopping parade of 10 consecutive shops an over-concentration of hot food takeaways will not normally be permitted as this would detract from the viability and vitality of high streets and Town Centres and the ability to adopt healthy lifestyles. | For consistency with national policy insofar as the promotion of the vitality and viability of centres and to make clear the range of uses | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | | permitted in such locations (paragraph 86 NPPF) in an effective way.. | |
| MM284 | 470 | Policy TC13.8(g) and supporting text paragraph 13.8.11 | <p>Policy TC13.9 (g) “The council will not normally permit manage and monitor proposals for new hot food takeaways found within 400 metres walking distance from the entrance or exit of an existing or proposed of the boundaries of a primary or secondary school to promote the availability of healthy food.”</p> <p>13.8.11. “As set out in the London Plan and Policy HW102.2 <i>Developing Healthy Places</i>, the council will look to create and promote a healthy environment in Merton. As such, when considering the council will not normally permit new development proposals for fast food takeaways located 400 metres from the exit and entrance of an existing or proposed school, the council will having regard to the nature of the proposal, its contribution to healthy food availability and its relationship to the existing provision of hot food takeaway outlets and healthy eating initiatives taking place at the school. As set out in Policy HW102.2 <i>Developing healthy places</i> the council will encourage all new food establishments in Merton to sign up to the Healthy Catering Commitment.”</p> | For consistency with the London Plan policy E9(d), effectiveness and clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM285 | 477 | TC13.9.1(a)(i) | All proposals for cultural and tourism development which are likely to generate a large number of visitors in either Merton’s Major and District Town Centres or other areas of the borough which have high good levels of accessibility (PTAL level 3 or above) and are within close proximity to additional services for employees and visitors. | To secure clarity and effectiveness around use of town centres and “good” PTAL | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM286 | 477, 486 | TC13.9, part e | Supporting proposals for the change of use from culture, arts and tourist accommodation to alternative uses only if it can be demonstrated to the council’s satisfaction that full and proper marketing of the site at reasonable prices for a period of 30-18 21.5 months (21.5 years) confirms the financial non- viability for these purposes, unless suitable replacement site for the culture and arts | To secure clarity and for effectiveness, and to ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore |

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| | | | use which is of better standard and quality is provided locally; or, ii. Where it can be demonstrated that the existing tourist accommodation is no longer viable and does not provide facilities for the local community. | | e, no implication for the SA findings. |
| MM287 | 481 | Policy IN 14.1 | <u>Require new development to comply with London Plan Policy DF1 (Delivery of the Plan and Planning Obligations) which, amongst other things sets out the approach to viability testing, decision making and infrastructure prioritisation (Parts B, C and D) that the Council will take where it has been demonstrated that planning obligations cannot viably be supported. On a site-specific basis this shall include consideration of the Council's published Viability Study, the Mayor's Affordable Housing and Viability SPG and that priority be given to affordable housing and necessary public transport improvements.</u> | To ensure that the Plan is justified, effective and in general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM288 | 484 | 14.1.15 - 14.1.18 | <p><u>Water and Wastewater Infrastructure</u></p> <p>14.1.14 To accommodate the expected population and housing growth across the borough, the council is supportive of improvements and upgrades to water supply and wastewater services, to contribute to security of supply.</p> <p>14.1.15 We <u>The council</u> will work with the water and wastewater companies <u>providers to help them develop and implement their plans, to</u> ensure that there is adequate water supply, surface water, foul drainage, and <u>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.</u></p> <p><i>(new paragraph break)</i> Developers will be required to demonstrate <u>as part of the planning application process</u> 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 <u>may make it necessary for developers to</u> will necessitate that developers carry out</p> | To avoid unnecessary duplication and thus secure consistency with national policy (paragraph 16 NPPF), and to ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | <p>appropriate studies to ascertain the effect proposed development will have on the existing infrastructure. Overloading of the system will not be permitted.</p> <p><i>(new paragraph break)</i> 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. <u>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.</u></p> <p>14.1.16 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.</p> <p>14.1.17 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.</p> <p>14.1.18 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.</p> <p>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.</p> | | |

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| MM289 | 488 | Policy IN14.2(e)(i) and 14.2.40 | <p>i. It provides for an identified need</p> <p>14.2.40 We will support the development of new social and community infrastructure uses where there are identified gaps in provision <u>they address a local or strategic need, in line with London Plan Policy S1(C).</u></p> | To ensure general conformity with the London Plan. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM290 | 505 | New paragraphs below 15.1.2 | <p><u>There are 9 areas of Metropolitan Open Land (MOL) designated in Merton, which are of great importance to the green character of the borough. Through the green infrastructure reviews undertaken for this Plan, the MOL boundaries have been reviewed and the council does not consider that major changes are needed to accommodate growth. The MOL sites illustrated on the Policies Maps and listed in the Appendices will continue to be protected from inappropriate development in accordance with London Plan Policy G3 and NPPF paragraph 147. Further information is set out in Policy O15.2 Green Infrastructure and Open Space.</u></p> <p><u>Some minor boundary amendments have been made to MOL sites on the Policies Map through this Local Plan. These include corrections to mapping irregularities, and inconsistencies, changes to reflect the built form on site that has come forward through approved planning applications, which no longer protects the spatial or visual openness of the MOL, and some exceptional circumstances. These boundary changes to the Policies Map help to create strong, defensible and permanent boundaries and ensure consistency with the NPPF and London Plan. With reference to NPPF 140, further information on these boundary changes is provided in the Appendices.</u></p> | To ensure consistency with national policy (section 13 NPPF) and secure general conformity with the London Plan insofar as MOL boundary alterations are concerned. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM291 | 511 | Policy O15.3, part d | <p>Require development to contribute to net gains in B biodiversity by incorporating features such as green roofs and walls, soft landscaping, bird and bat bricks and boxes, habitat restoration, tree planting and expansion and improved green links. <u>Where development is adjacent to or includes a watercourse, natural banks and processes should be restored with a 10m buffer,</u></p> | To ensure consistency with national policy relating to the conservation and enhancement of the | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore,</p> |

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| | | | <u>where feasible.</u> | natural environment (section 15 NPPF). | e, no implication for the SA findings. |
| MM292 | 511, 515 | Policy O15.3, part f | Expect Major development on sites found in an area of deficiency in access to nature to <u>address the deficiency, where suitable and viable</u> incorporate appropriate Biodiversity elements and habitat features to improve nature conservation, and to improve accessibility to SINGs through site design. | To remove unnecessary requirements, secure clarity and to ensure that the policy is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM293 | 515 | New paragraph below 15.3.21 | <u>The Environment Act 2021 introduces mandatory net biodiversity gain for all development, except those exempted, from November 2023. Applicants should refer to Natural England guidance, British Standard BS8683:2021: Process for designing and implementing Biodiversity Net Gain and the latest version of the DEFRA biodiversity metric.</u> | For clarity and effectiveness, to highlight guidance for biodiversity net gain. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM294 | 517 | Policy O15.4, part a | Encourage and support the protection of street trees, and secure <u>appropriate</u> replacements utilising current technological advancements for the successful growth and establishment of trees; | For clarity and to ensure that the plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM295 | 517 | Policy O15.4, part e and 15.4.5 | b. Ensure that development proposals protect and retain trees, hedges and other landscape features of amenity value, on site and on adjoining land, wherever possible, and secure suitable replacements in instances where their loss is justified; <u>The loss of trees, hedges and other landscape features of amenity value, will only be justified when:</u> | To ensure that the Policy is justified, effective and clear. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | <ul style="list-style-type: none"> i. <u>Their removal would not have a significant negative impact on the local environment and its enjoyment by the public,</u> ii. <u>Their removal is necessary in the interest of good arboricultural practice; or</u> iii. <u>The benefits of the development outweigh the amenity value of any features that would be lost.</u> <p><u>In circumstances where i, ii or iii applies, suitable high-quality re-provision of equal value must be provided on site. Where on site provision is demonstrably not possible, as agreed with the council, a financial contribution of the full cost of appropriate re-provision will be required.</u></p> <ul style="list-style-type: none"> c. Expect development proposals, where appropriate, to plant additional trees on site in a coordinated way to maximise the green infrastructure network and to increase the borough's tree canopy; d. Use Tree Preservation Orders to safeguard significant trees of amenity value; e. Only permit development if it will not damage or destroy any tree which: <ul style="list-style-type: none"> i. is protected by a Tree Preservation Order; ii. is within a conservation area; or, iii. has significant amenity value. <p>However, development may be permitted when:</p> <ul style="list-style-type: none"> iv. The removal of the tree is necessary in the interest of good arboricultural practice; or | | |

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| | | | <p>v. The benefits of the development outweigh the tree's amenity value.</p> <p>In circumstances where e) iv. or v. applies, suitable high-quality re-provision of equal value must be provided on site. Where on site provision is demonstrably not possible, as agreed with the council, a financial contribution of the full cost of appropriate re-provision will be required.</p> <p>f. Expect proposals for new and replacement trees, hedges and landscape features of amenity value to consist of appropriate native species to the UK.</p> <p>...</p> <p>15.4.5 We will use the existing planning mechanisms including Tree Preservation Orders and Conservation Area designations to protect existing trees on private land. Applicants should refer to the laws and guidance on Tree Preservation Orders, including Part VIII of the Town and Country Planning Act 1990, the Town and Country Planning (Tree Preservation)(England) Regulations 2012 and government guidance on Tree Preservation Orders and trees in conservation areas. These links provide the necessary information and requirements on trees that have Tree Preservation Orders and trees within conservation areas.</p> | | |
| MM296 | 519 | 15.4.9 | <p>Tree planting should be considered from the design stage of a proposal. The location of new trees should be planned to complement proposed features, have an appropriately sized tree pit, be bio-secure and be appropriate for the intended use, of the development. We may request details relating to the plannedlong-term maintenance for new trees and landscaping on development sites, to ensure planting becomes established, particularly within the first five years. Planning conditions will also be used, as appropriate.</p> | <p>For clarity and conformity with national policy (paragraph 131 NPPF), and to ensure that the Plan is justified.</p> | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |

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| MM297 | 521 | Policy O15.5, part c | Strongly encourage support the inclusion of <u>Urban Greening</u> for all other development in Merton. | For clarity and to ensure the plan is justified. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM298 | 524 | Policy O15.6, part d and 15.6.10 | <p>d. Support the <u>protection and completion of the Wandle Trail, as shown on the ‘Wandle Trail / National Cycle Network Route 20 (NCN20)’ Policies Map and the Indicative Cycle Network Policies Map.</u></p> <p>15.6.10 While most sections are in a good condition, there are some <u>sections</u> missing links and areas that will require future investment and improvement to enable a continuous trail that is fully accessible to all users, at all times of the year. We support the <u>protection and completion of the Wandle Trail, including the identified improvements in access required in the north east of the borough, near Earlsfield (refer to Policy Maps ‘Wandle Trail / National Cycle Network Route 20 (NCN20)’ and ‘Indicative Cycling Network’ and Table 16.1). This includes the currently inaccessible section from Trewint Street to Ravensbury Terrace.</u> This will complete a missing link, and provide a safer, quieter and more pleasant alternative route for cyclists and pedestrians to the busy Durnsford Road bridge. <u>Completion of the Wandle Trail missing link will involve joint work between the boroughs of Merton and Wandsworth, the Environment Agency and National Rail, supported through Section 106 contributions already secured, other funding sources and the provision of access routes already secured through adjacent development sites.</u> Any improvements here would need to be agreed with the neighbouring borough of Wandsworth. Investment in the Wandle Trail should respect the character of the river’s environs and be designed for pedestrian and cycle access.</p> | To ensure effectiveness and achieve clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM299 | 529 | Policy F15.7 part e | Work Deliver wastewater infrastructure improvements across the borough in partnership in <u>collaboratively</u> partnership with water companies to help <u>them</u> develop and implement their Drainage | To ensure that the Policy is effective, and to secure | Screened out. |

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| | | | and Wastewater Management Plans (DWMPs) <u>to enable them to deliver water and wastewater infrastructure improvements across the borough.</u> | consistency with national policy insofar as it requires plans to make sufficient provision for water supply and wastewater infrastructure (paragraph 20 NPPF). | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM300 | 530 | 15.7.5 | Merton's Local Flood Risk Management Strategy identifies Merton's objectives and measures for how we will manage local flood risk, (defined as flooding from surface water, groundwater and ordinary watercourses) and it includes specific requirements with regards to <u>about</u> management of flood risk to and from development. Developers should ensure that development proposals meet the objectives and requirements identified in the Local Flood Risk Management Strategy. | To ensure clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM301 | 539 | 15.8.14 and 15.8.15 | <u>Water infrastructure</u> 15.8.14 — We will look to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. Developers will need to show that there is adequate capacity both on and off-site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out studies to learn the effect proposed development will have on the existing infrastructure. Overloading of the system will not be allowed. 15.8.15 — Where there is a capacity problem the developer will need to fund improvements to be completed prior to completion of the development. An exception to this is where the water company has improvement works programmed in that fits with the completion time of the development. | In the interests of effectiveness. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM302 | 539 | 15.8.16 | Basement and subterranean applications must ensure they are safe from flooding and do not increase risk to and from | To ensure that the Plan is clear and unambiguous. | Screened out. |

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| | | | <p>the site. We will only allow basements and other underground/subterranean development where:</p> <ul style="list-style-type: none"> • <u>As set out in other policies</u>, 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. • <u>The basement does not result in an increased risk of flooding to other locations and is itself protected from flood risk from all sources including sewer flooding. The council will require installation of positively pumped devices to protect the basement from the risk of sewer flooding and to show the location of the pump device on the planning application drawings.</u> • The basement itself will be protected from flooding. • Positively pumped devices are installed to protect basements from the risk of sewer flooding. | | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM303 | 539 | 15.8.17 | <p><u>As required by policy D12.11, b</u>Basement developments require the submission of more information in the form of a Basement Impact Assessment (BIA) <u>including site specific ground investigation, Drainage Strategy, an outline</u> Construction Method Statement (CMS) <u>and a Construction Traffic Management Plan</u> 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.</p> | To ensure that the Plan is clear and unambiguous. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM304 | 541 | Policy F15.9 Sustainable Drainage Systems, 1 st paragraph | <p>All major development must include water efficiency measures, to minimise water consumption such as rainwater harvesting or grey water recycling. <u>In addition, all major development must include as well as Sustainable Drainage Systems (SUDS) to reduce surface water runoff to greenfield rates, and provide multifunctional benefits-unless there is clear evidence that this would be inappropriate</u> biodiversity, urban greening, amenity and water quality benefits.</p> | To ensure that the Policy is justified and to achieve consistency with national policy relating to sustainable drainage systems (paragraph 169 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM305 | 541 | Policy F15.9 Sustainable | Seeking mitigating measures against the impact of flooding from all sources and ensure all new development, including all basement | To ensure that the policy is justified, | Screened out. |

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| | | Drainage Systems, part a | and subterranean development, implements appropriate SUDS and show sustainable approaches to the management of surface water in line with the Non-Statutory Technical Standards for SUDS. | clear and avoids unnecessary repetition, and thus ensuring consistency with national policy (paragraph 16 NPPF). | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM306 | 541 | Policy F15.9 Sustainable Drainage Systems, part b | Ensuring developers demonstrate prove the maintenance and long-term management of the site's drainage scheme will take place for the lifetime of the development. This must be addressed perpetuity SUDS through a SUDS Maintenance and Management Plan submitted as part of the planning process. | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM307 | 541 | Policy F15.9 Sustainable Drainage Systems, part d | Requiring the retention of soft landscaping and green spaces permeable surfaces in existing gardens where possible . For example, all new driveways or parking areas associated with development should be made of permeable materials in line with permitted development rights. | To ensure that the Policy is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM308 | 544 | Policy15.10 name | <u>Policy P15.10 Improving Air Quality, and Minimising Pollution and Land stability</u> | Policy name changed to ensure clarity and effectiveness of the Plan. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM309 | 544, 547 | Policy P15.10 Improving Air Quality and Minimising Pollution, part b | Where necessary, we will set planning conditions to reduce and mitigate pollutant impacts. <u>Appropriate site investigations and reports on pollution, contamination, and land stability, prepared by a competent and accredited professional, must be made available and submitted to the Local Planning Authority to inform the assessments set out in this policy.</u> | To ensure that sites are suitable for proposed uses taking account of ground conditions and any risks arising | Screened out. Changes are for clarity, effectiveness and soundness. Therefore |

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| | | | | from land stability or contamination in accordance with national policy (paragraphs 183 to 188 NPPF). | e, no implication for the SA findings. |
| MM310 | 544 | Policy P15.10 Improving Air Quality and Minimising Pollution, parts cc and dd to move to below part b | <p><u>cc. The design and layout of new development must endeavour to minimise conflict between different land uses, taking account of users and occupiers of new and existing developments. Any noise and polluting activities or features such a plant equipment should be located away from areas of high pollution and sensitive land uses (such as schools, nurseries, play spaces, hospitals and residential dwellings) where possible to ensure that there are no detrimental impacts on living conditions, health and wellbeing or local amenity.</u></p> <p><u>dd. Where there are already significant adverse effects on the environment or amenity due to pollution, sensitive uses should be steered away from such areas. However, given the limited availability of land for development in the borough, this will not always be possible. Therefore, new developments, including changes of use, should mitigate and reduce any adverse impacts resulting from air and light pollution, noise, vibration and dust to acceptable levels.</u></p> | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM311 | 544 | Policy P15.10 Improving Air Quality and Minimising Pollution, part e and g | <p>e. Development proposals in Air Quality Focus Areas (AQFAs) or development proposal that are likely to be, used by large numbers of people particularly vulnerable to poor air quality, such as children or older people should demonstrate that design measures have been used to, minimise exposure following London Plan policy SI 1: <i>Improving air quality.</i></p> <p>g. Development proposals must consider the impact of air quality. An Air Quality Impact Assessment will be required for proposals introducing new developments in areas already subject to poor air, major developments, developments</p> | To ensure that the Plan is effective and justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | <p><u>involving biomass boilers, biomass or gas CHP (including connections to existing networks where the increased capacity is not already covered in an existing AQA), substantial earthworks or demolition and any development that could have a significant impact on air quality, either directly or indirectly. The</u> following will be needed:</p> <p>i. ...</p> <p>iv. Strict Mitigation for developments to be used by sensitive receptors such as schools, hospitals, care homes, areas of deprivation and in areas of existing poor air quality; this, also applies to proposals close to developments used by sensitive receptors.</p> <p>v. ...</p> | | |
| MM312 | 545 | Policy P15.10 Improving Air Quality and Minimising Pollution, part j | We will seek financial contributions using Planning Obligations towards air quality measures where a proposed development is not air quality neutral, or mitigation measures do not reduce the impact upon poor air quality. <u>In determining the contribution, the council will have regard to the London Plan Air Quality Neutral guidance (section 5).</u> | To ensure effectiveness. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM313 | 547 – 548 (supporting text starts on page 547). | Policy P15.10 Improving Air Quality Minimising Pollution and Land stability parts aa and bb | <p>aa. For major development, applicants should must show how they have considered had regard to Merton's Air Quality Action Plan, Merton's emerging Air Quality Supplementary Planning Document, Merton's emerging the Non-Road Mobile Machinery (NRMM) Practical Guide, Dust Controls and Logistics Planning, from the earliest stage in the design and construction method of their development and its construction method.</p> <p>bb. Construction and demolition sites must ensure silt does not enter the local drainage systems or watercourses and is carefully controlled and managed on site to prevent pollution and environmental damage.</p> | To ensure that the Policy is justified and clear. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | <ul style="list-style-type: none"> i. Its essential construction and demolition sites have regard to follow the Right Waste Right Place guidance and Waste Management Duty of care of practice to ensure construction and demolition waste be managed correctly to prevent pollution and miss description of waste. ii. Pollution incidents should must be reported to Environment Agency 24-hour incident hotline iii. Vacant development sites should must introduce increased security measures such as high security fencing/ concrete bollards and 24-hour security to prevent trespassing and illegal waste operators moving into vacant development sites to deposit large amount of fly tipping and then abandon sites. Justification | | |
| MM314 | 549 | New paragraph before 15.10.1 | <p><u>The Council will apply London Plan policy SI1 Improving air quality to all development proposals in the borough, along with associated Mayoral guidance on Air Quality Neutral and Air Quality Positive standards and on ways to reduce construction and demolition impacts.</u></p> | To ensure general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM315 | 549 | New paragraphs below 15.10.2 | <p><u>The whole of Merton is designated an Air Quality Management Area (AQMA) and has three Air Quality Focus Zones in the borough. The main sources of particulate matter are road transport (50.4%), re- suspended dust from roads and surfaces (19.9%) and static non-road mobile machinery (10.3%). In respect of the transport sources apportionment data for the borough shows that diesel vehicles contribute approximately 90% of the NOx emissions and 80% of the PM10 emissions (based on 2013 modelled data).</u></p> <p><u>Merton's air quality priorities are to continue to encourage sustainable travel and sustainable construction; to reduce exposure to air quality and raise awareness; and to work in</u></p> | To ensure that the Plan is justified. . | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| | | | <p><u>partnership with residents, community and business groups, Transport for London and other organisations to concentrate on local pollution problems in Merton.</u></p> <p><u>The Environment Bill delivers key aspects of our Clean Air Strategy with the aim of maximising health benefits for all and sits alongside wider government action on air quality. The Environment Bill will deliver cleaner air for all by requiring the government to set targets on air quality, including for fine particulate matter, the most damaging pollutant to human health.</u></p> <p><u>Councils and other relevant public bodies will be required to work together more closely to tackle local air quality issues, and it will be easier for local authorities to enforce restrictions on smoke emissions from domestic burning, which pollutes our towns and cities. In addition, the Bill gives the government the power to make vehicle manufacturers recall vehicles if they do not comply with relevant environmental standards, ensuring illegally polluting vehicles are taken off the road quickly.</u></p> <p><u>The Bill introduces a legally binding duty on the government to bring forward at least two air quality targets by October 2022. The first is to reduce the annual average level of fine particulate matter (PM2.5) in ambient air. This will deliver substantial public health benefits.</u></p> <p><u>The second air quality target must be a long-term target (set a minimum of 15 years in the future), which will encourage long-term investment and provide certainty for businesses and other stakeholders. The environmental targets policy paper published in August 2020 outlined the proposal to break new ground and focus this target on reducing population exposure to PM2.5.</u></p> | | |

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| | | | <p><u>The principle of a population exposure reduction target is to prioritise action that is most beneficial for public health and drive continuous improvement. This target will drive improvement across all areas of the country; even in areas that already meet the new minimum standard for PM2.5. This approach recognises there is no safe level or standard of PM2.5.</u></p> <p><u>A new concentration target for PM2.5 will act as a minimum standard across the country, and a population exposure reduction target (PERT) will prioritise action to secure the biggest public health benefits drive continuous improvement across the whole country, not just in pollution hotspots.</u></p> | | |
| MM316 | 549 | 15.10.3 and 15.10.4 | <p>The local plan can influence air quality in several ways, for example through what development is proposed and where, and the provision made for sustainable transport. Consideration of air quality issues at the plan-making stage can ensure a strategic approach to air quality and help secure net improvements in overall air quality where possible. The whole borough has been declared an Air Quality Management Area (AQMA) for last two decades.</p> <p>We seek to tackle poor air quality in an integrated way, the Local Plan together with a wider range of measures set out in Merton's Air Quality Action Plan, which supports the Government's Clean Air Strategy (2019), the Mayor of London Environment Strategy (2018) and other legislation.</p> | To ensure that the Plan is clear and unambiguous. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM317 | 550 | New paragraph before 15.10.5 | <p><u>The aim of an AQA is to find any significant impact on local air quality and/or disamenity due to dust and/or odour and/ or whether new development will introduce new exposure in an area of poor air quality. The contents of the AQA will depend on the nature of the proposed development.</u></p> | To ensure that the Plan is clear. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM318 | 550 | New paragraph below 15.10.7 | <p><u>Consideration must be given to the impact of improvements on air quality elsewhere. For instance, traffic reductions could improve local air quality but push traffic-related air quality</u></p> | To ensure clarity and to achieve consistency with | Screened out. |

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| | | | <u>impacts to other areas. Early engagement with us is encouraged to assess how the development could avoid these unintended consequences. The supporting emerging Air Quality Supplementary Planning Document (SPD) provides further details on for AQA and what; we expect to be proved within an AQA. The assessment should provide decision makers with sufficient information to understand the scale and geographic scope of any detrimental, or beneficial impacts on air quality and enable them to exercise their professional judgement in deciding whether the impacts are acceptable, in line with best practice.</u> | national policy insofar as it expects local planning authorities to encourage other parties to take maximum advantage of the pre-application stage (paragraph 40 NPPF). | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM319 | 550 | 15.10.9 | Air Quality Neutral and Positive We have adopted the London Plan's approach to Air Quality Positive and Neutral development. Large master planning and large-scale developments have the potential to include methods to improve local air quality. All other major developments should not make air quality worse and are encouraged to achieve an overall improvement to air quality. The Air Quality Neutral requirement also applies to developments incorporating Solid Biomass Boilers and CHP (Combined Heat and Power) due to the potential impact of these technologies on air quality. When all measures to achieve Air Quality Neutral status have been, exploited, financial contributions to offset the impact of the development on air quality may be considered as a final intervention. <u>The process and calculation for this are set out in Section 5.2 of the GLA's Air Quality Neutral Planning Support Document (AQNPSD).</u> | In the interests of clarity and effectiveness. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM320 | 553 | New para after 15.10.23 | <u>Merton Council will be producing a Noise and Vibration Supplementary Planning Document (SPD). It will provide further guidance on the implementation of Merton's Local Plan policy relating to noise and vibration, provide technical guidance for noise mitigation and measures and sets out Merton's noise assessment requirements.</u> | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM321 | 554 | 15.10.28 | As part of the development process, we require that steps be taken to ensure that any impact is considered carefully, and that mitigation is in place to manage these types of emissions. | In the interests of clarity. | Screened out. |

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| | | | Applicants will be need to apply the Department for Environment, Food and Rural Affairs' (DEFRA) Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems. Control of Odour and Noise from Commercial Kitchen Exhaust Systems (prepared by NETCEN for the Department for Environment, Food and Rural Affairs). | | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM322 | 556 | 15.10.40 | As part of our commitment to better air quality, we will also ask, through planning conditions, that the current regulations relating to Non-Road Mobile Machinery (NRMM) be imposed where necessary. are applied through planning conditions. | In the interests of clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM323 | 559 | Strategic Policy T16.1 Sustainable Travel, part e. | Seek to Encourage the management of vehicle use and parking to improve road safety outcomes and reduce traffic dominance and minimise impact on the transport network. | To ensure that the Policy is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM324 | 560 | 16.1.2 | As set out in the The Mayor's Transport Strategy and the Government's Decarbonising Transport Strategy , the only realistic way to address some of the transport challenges problems is to reduce set out the overarching policy framework and strategic approach to transport which focuses on reducing dependency on cars in favour of active, efficient and sustainable modes of travel. | To ensure that the Plan is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM325 | 563 | Policy T16.2 Prioritising active travel choices, part d | Provide secure, covered cycle parking facilities that meet in accordance with London Plan minimum standards (higher level requirements) and are designed to a high standard, having regard to the London Cycle Design Standards. Facilities should include provision for charging of electric cycles and a minimum of 5% of cycle spaces should accommodate users of non-standard cycles. | To ensure that the Plan is justified. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

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| MM326 | 563, 566 | Policy T16.2 Prioritising active travel choices, part f | Make provision for or a contribution towards publicly accessible cycle parking and dockless cycle and scooter hire schemes where required. | To ensure that the Policy is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM327 | 564 | 17.2.3 | The Mayor's Transport Strategy sets a target for all Londoners to do at least the 20 minutes of active travel they need to stay healthy each day by 2041. However, only around a third of Merton residents do 20 minutes of active travel a day and worryingly, there has been a slight decline over the last five years. <u>The Government's decarbonising transport strategy sets out the aim that half of all journeys in towns and cities will be cycled or walked by 2030.</u> Approximately 30% of <u>Merton</u> residents' daily trips are already conducted by walking but less than 2% by bicycle. <u>TfL research indicates that a significant number of existing short car journeys in Merton could potentially be made by walking or cycling.</u> Merton is a relatively small borough with a network of pedestrian and cycle routes which make many locations easily accessible by walking or cycling. There is significant opportunity for more cycle and walking journeys, particularly for shorter trips. | To ensure that the Plan is clear and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM328 | 564 | New paragraph created using some wording from 17.2.4 and some additional wording. | ...There are pleasant, traffic free walking and cycling routes though the Borough's parks and open spaces that enable active travel choices by connecting key destinations via convenient shortcuts. In particular the Wandle Trail provides a major active travel route across the borough that connects neighbourhoods including Morden and Colliers Wood. <u>It is, however, recognised that cycle and pedestrian provision in Merton is not of adequate standard in all areas and that significant barriers still exist to cycle and pedestrian journeys, particularly through the severance created by busy roads.</u> We will work with Transport for London, developers and other partners to make further improvements over the plan period with the aim | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|------|-----------|---|--------------------------------------|--|
| | | | <p>of providing comprehensive cycling and walking networks that enable active travel choices to be made. <u>In order to contribute to the aim set out in the Government’s decarbonising transport strategy, to deliver a world class cycling and walking network in England by 2040, Merton will produce cycling and walking strategies in 2023 which will set out more detailed proposals for cycle and pedestrian route development over the plan period.</u></p> | | |
| MM329 | 565 | 17.2.5 | <p>Development proposals should <u>must demonstrate through their Transport Assessment or Statement that sites are accessible by walking and cycling in accordance with TfL’s Healthy Streets Approach. An Active Travel Zone (ATZ) assessment should be conducted in accordance with TfL guidance which assesses and identifies</u> maximise opportunities to integrate with and improve cycling and walking networks including through. <u>ATZ assessments should particularly consider opportunities to improve cycle routes identified on the indicative cycle network map which shows cycling desire lines and potential routes that could form part of a future comprehensive cycle network to be delivered by the end of the plan period. Some sections of the network already have existing high quality cycle facilities in place and routes on the quieter roads will require minimal intervention. However, some routes will require significant intervention or further improvement to achieve the standard required. Developers should refer to Merton’s and TfL’s latest cycle route network maps and transport/ cycling strategies for further information on existing and planned routes and seek to consult at an early stage to discuss any requirements in relation to the cycle or pedestrian networks.</u></p> | To ensure clarity and effectiveness. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM330 | 565 | 17.2.6 | <p><u>Developments may be required to make</u> financial contributions <u>to cycling or walking schemes</u> and/ or providing <u>new</u> routes across development sites. <u>Any existing cycle or walking routes on or adjacent to development sites should be fully protected, including during construction phase, and opportunities should be sought to improve and upgrade routes as part of the development proposals.</u> Development layouts should <u>must</u></p> | To ensure clarity and effectiveness. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore,</p> |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <p>be designed to give priority to pedestrian and cycle movements, and should facilitate access to public transport networks and be designed in accordance with the Healthy Streets approach. New development should, where appropriate, seek to restrict traffic dominance by adopting the principles of low traffic neighbourhoods and filtered permeability into the site layouts and should integrate with and contribute towards any new or existing low traffic schemes on the surrounding street network. Proposals for gated developments that prevent public access through development sites by cyclists and pedestrians, will be resisted not be permitted. New and improved street layouts including pedestrian and cycle infrastructure must be provided to a high standard with regard to in accordance with the latest best practice design guidance and requirements including; DfT Cycle infrastructure design LTN 1/20, Manual for Streets and TfL Streets Toolkit, Streetscape Guidance, London Cycling Design Standards, TfL Healthy Streets Approach and Healthy streets check for designers.</p> | | e, no implication for the SA findings. |
| MM331 | 567 | Policy T16.3 Managing the transport impacts of development, part b | <p>Demonstrate that proposals will not result in any detrimental impact on road safety can be mitigated to an acceptable degree in accordance with regard to The Mayor's Vision Zero target for road safety.</p> | To ensure that the Policy is justified and effective. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM332 | 567 | Policy T16.3 Managing the transport impacts of development, part c | <p>Demonstrate how trips generated by the development will be managed to maximise sustainable travel patterns and reduce reliance on vehicle trips. Developments that are expected to generate a significant number of trips, as determined on a case-by-case basis, will be required to develop a Travel Plan. where appropriate and in accordance with regard to TfL's latest guidance, which sets out a strategy for managing trips to the development to maximise sustainable travel patterns.</p> | To ensure that the Plan is justified and effective. | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM333 | 567 | Policy T16.3 Managing the transport impacts | <p>Demonstrate in accordance with TfL's latest Construction Logistics Plan guidance, how any impacts on the transport network during the construction phase of the development will be managed and</p> | To ensure that the Policy is justified. | Screened out. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | of development, part e | mitigated, with priority given to maintaining safe and inclusive access for pedestrians, cyclists and public transport users. <u>Developments that will have an impact on the transport network during construction will be required to develop a Construction Logistics Plan, informed by TfL's latest Construction Logistics Planning guidance.</u> | | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM334 | 567 | Policy T16.3 Managing the transport impacts of development, part f | Demonstrate that the proposals and site layout make adequate provision for <u>safe and suitable access to the site for all users.</u> particularly emergency services access, deliveries, servicing, refuse collection, and visitor drop-off and pickups. | To ensure consistency with national policy. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM335 | 567 | Policy T16.3 Managing the transport impacts of development, part g | f. Demonstrate that the proposals and site layout make adequate provision for <u>safe and suitable access to the site for all users.</u> particularly emergency services access, deliveries, servicing, refuse collection, and visitor drop-off and pickups. g. <u>Demonstrate that the development will adequately facilitate efficient, safe and low-emission delivery and servicing trips and where a significant number of delivery trips are expected to be generated, develop a Delivery and Servicing Plan in accordance with regard to TfL's latest guidance on Delivery and Servicing Plans.</u> | To ensure that the Plan is justified and consistent with national policy. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM336 | 568 | 17.3.5 | Developments that will be expected to generate a significant amount <u>number</u> of journeys to the site by employees, visitors, <u>students</u> or residents should also submit a travel plan in accordance with TfL's <u>advice and guidance on Travel Plans.</u> latest guidance. A travel plan is a strategy for managing travel to a site through the introduction of a package of measures that support sustainable travel choices. <u>Developers should seek to engage with the Council and TfL at an early stage of the planning process to discuss the specific requirements for a travel plan which will be dependent on the type, scale, location and transport accessibility of the development. The travel plan will be required to be monitored over a period of at least five years</u> | To ensure effectiveness and so that the Plan sets out the contributions expected from development and encourages pre-application engagement thus securing consistency with national policy | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|----------|--|--|--|---|
| | | | <u>to ensure the development is meeting targets in relation to sustainable travel. To support this the Council will seek to secure a travel plan monitoring fee via S106 agreement for all developments that are required to submit a travel plan.</u> | (paragraphs 34, 40 NPPF). | |
| MM337 | 569 | 17.3.6 | ...Development proposals should therefore seek engagement at an early stage of the planning process and set out proposals to ensure that the construction phase it is adequately managed and that risks to the operation and safety of the transport network are mitigated. <u>Proposals should also demonstrate that the transport impacts of the construction phase have been mitigated to maximise sustainability and reduce local air pollution, including through the use of rail or river (via The Thames) freight for significant developments where feasible.</u> | To ensure that the Plan is effective in terms of ensuring that appropriate opportunities to promote sustainable transport modes can be taken up. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM338 | 571 | Policy T16.4 Parking and Low Emissions Vehicles, part a. | Developments should provide the minimum level of car parking necessary taking into consideration the site accessibility by public transport (PTAL), in accordance with London Plan parking standards. Developments in areas with good <u>public</u> transport accessibility, including <u>Town eCentres and all locations with a PTAL rating of 5 to 6</u> , will be expected to be car free. | To ensure general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM339 | 571, 572 | Policy T16.4 Parking and Low Emissions Vehicles, part b | All new development in Controlled Parking Zones, including conversions to multiple dwellings, will be <u>required to be</u> permit free, <u>with all future occupants of that development being ineligible for on-street parking permits.</u> | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM340 | 571, 573 | Policy T16.4 Parking and Low Emissions Vehicles, part d. | Disabled <u>persons</u> ' parking should be provided in accordance with London Plan standards and should meet design guidelines , be accommodated within the development site <u>where possible</u> and be provided with electric vehicle charge points. | To ensure that the Policy is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| MM341 | 571 | Policy T16.4 Parking and Low Emissions Vehicles, part e. | Development that provides on-site parking provision must provide electric vehicle charging infrastructure <u>which is appropriate to the scale and type of development and which meets or exceeds requirements set out in Building Regulations Approved Document S</u> and the in accordance with London Plan standards. <u>The proposals must set out a strategy for the ongoing operation, management and maintenance of the EV charging infrastructure.</u> | To ensure that the Policy is effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM342 | 571 | Policy T16.4 Parking and Low Emissions Vehicles, part f. | Residential developments that provide parking will be expected to support car club use as an alternative to car ownership, by funding a free trial use package for new residents <u>for at least 3 years. Where appropriate and by allocating on-site parking space should be allocated to an appropriate number of car club vehicles where appropriate which will be provided with electric vehicle charging infrastructure and be included within the London Plan maximum parking standards.</u> | To ensure effectiveness and general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM343 | 571 | Policy T16.4 Parking and Low Emissions Vehicles, part g. | Development that provides <u>any new provision or an amended layout of</u> on-site car parking provision, should demonstrate <u>that the proposals do not compromise highway safety, pedestrian amenity or increase flood risk. Any developments providing multiple or communal car parking spaces will be required to submit a</u> how it will be designed and sustainably managed in accordance with TfL's latest Parking Design and Management Plan guidance. | To ensure that the Policy is justified and effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM344 | 572 | 17.4.5 | The conversion of front gardens to parking could be viewed as supporting increased car use in contradiction to car free development. However, new off-street parking for existing dwellings may relieve existing on-street parking pressures, release kerb space for other sustainable transport uses and better enable residents to charge an EV (Electric Vehicle), so support a transition to low-emissions vehicles. We will therefore not object provided proposals do not compromise highway safety and do not contribute to flood risk by ensuring surfacing materials are permeable (see Merton's guidance on vehicle crossovers and the flood risk policies in this Local Plan and Merton's Sustainable Drainage SPD for further policy direction and guidance on managing water runoff and flood risk). | To ensure clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| MM345 | 573 | 17.4.7 | It is essential that disabled parking facilities are fully accommodated on site wherever possible and should be incorporated within the overall design at feasibility stage. The layout of the disabled parking provision should be designed in accordance with recognised design standards to be conveniently located, and provide adequate access space and be provided in accordance with recognised requirements and design standards set out in London Plan Policies T6, T6.1, T6.5. In very exceptional circumstances... | To achieve clarity and general conformity with the London Plan. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM346 | 573 | 17.4.9 | Car parking layouts and spaces should be well-designed to provide adequate space and ensure highway safety in accordance with the latest best practice design guidance and standards. Proposals for the management of parking provision should align with Merton's strategic approach for managing parking including through emissions-based parking charges. Specifically, residential parking spaces should not be bought outright but leased on a regular basis (maximum annually). Employee and shopper parking should be charged appropriately. Parking charges should ideally be varied to reflect vehicle emissions with low emissions vehicles such as EVs being charged a lower rate. To ensure highway safety and protect pedestrian amenity, any proposals to create off-street parking and driveways which require the provision of a new access from the highway, will be required to apply for a dropped kerb in accordance with requirements set out in Merton's vehicle crossover information pack. To mitigate flood risk, any new or amended off-street parking facilities, including gardens converted to driveways, must take measures to reduce surface water run-off, such as the use of permeable materials and SUDS, in accordance with policy F15.9d and Merton's Sustainable Drainage Design and Evaluation Guide | To ensure that the Plan is clear. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM347 | 574 | 17.4.14 | The Government has published a decarbonising transport strategy which includes proposals to increase the uptake of electric vehicles (EVs) and end the sale of new petrol and diesel cars by 2030 . are progressing a strategy to significantly increase the uptake of electric vehicles (EVs) over the coming decades and confirmed in November 2020 that the UK will end the | In the interests of clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, |

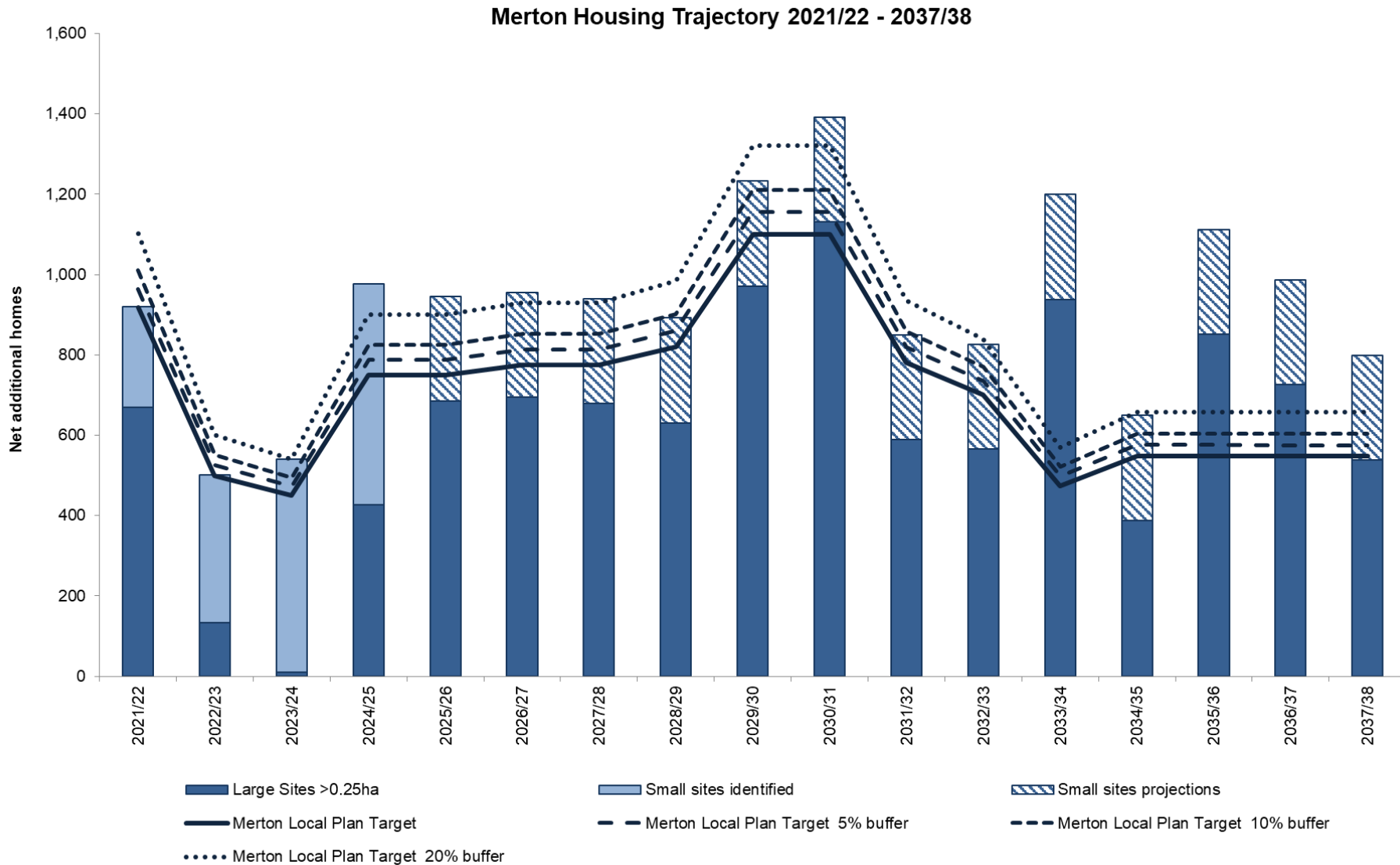
| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| MM348 | 575 | New paragraph below 17.4.15 | <p>sale of new petrol and diesel cars and vans by 2030, ten years earlier than planned.</p> <p><u>Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles sets out detailed requirements and technical standards that should be applied in relation to the provision of EV charging for residential and non-residential buildings that are new or undergoing major renovation or change of use. The amount of charge points provided should be in accordance with whichever is the higher applicable standard of the Building Regulations Approved Document S and London Plan (Policy T6 including T6.1- T6.4) or the latest applicable standard. Developments not covered adequately covered by these standards or where a higher level of requirement has been identified may also be required to provide an additional amount or specific type EV charging infrastructure. For example, developments generating trips by a high number of taxis or large operational vehicles may have specific requirements for rapid charging infrastructure. Parking spaces with provision for electric or other Ultra-Low Emission vehicles should be included within the maximum parking provision as set out in the London Plan and not in addition to it.</u> For public car parking facilities, such as at retail facilities, EV infrastructure should include conveniently located fast or rapid charging facilities that enable the public to pay to charge their vehicle.</p> | In the interests of clarity and to ensure that the Policy is effective and justified in the context of updated Building Regulations requirements. | e, no implication for the SA findings. Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM349 | 577 | 17.4.15 | <p>New development that provides parking provision must provide electric vehicle charging infrastructure appropriate to the scale and type of development which will include active provision for at least 20% of spaces and passive provision for all car parking spaces to enable future installation to meet increased demand for EV charging. Parking spaces with provision for electric or other Ultra-Low Emission vehicles should be included within the maximum parking provision as set out in the London Plan and not in addition to it. <u>For residential and office development slow charge points are usually adequate. For public car parking facilities, such as retail and destination car parking facilities, EV infrastructure should include conveniently located fast or rapid</u></p> | To ensure clarity and effectiveness. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | <u>charging facilities that enable the public to pay to charge their vehicle on a “pay as you go” basis. EV charging infrastructure requires ongoing maintenance and operational management, so arrangements in relation to this should be set out within proposals, including within any Parking Design and Management plan.</u> | | |
| MM350 | After page 582 | Insert new policy chapter M17.1 Monitoring | <i>Refer to Appendix 3 for new policy wording</i> | To ensure that the Plan is effective. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. The policy will not lead to development. |
| MM351 | After page 583 | After the Appendices title page, insert a new initial appendix ‘Table showing which Development Plan policies are superseded by this Local Plan’ | <i>[See Appendix 4 to this Schedule of Main Modifications for details]</i> | To secure compliance with regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM352 | 597 | Table ‘Sites of Special Scientific Interest (‘European Sites’)’ | <u>Sites of Special Scientific Interest (‘European Sites’) and Special Areas of Conservation (SAC)</u> [in table] Site: <u>SSSI and SAC</u> | For clarity and accuracy and for consistency with national policy. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM353 | After page 602 | After the ‘Green Corridors’ appendix, insert a new appendix. | <i>[See MM Appendix 5 – Metropolitan Open Land (MOL) - boundary amendments and exceptional circumstances]</i> | To ensure consistency with national policy | Screened out. Changes are for clarity, effectiveness |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
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| | | | | (paragraph 140 NPPF). | and soundness. Therefore, no implication for the SA findings. |
| MM354 | 636 | New glossary term after Affordable Housing | <u>The surface reflectivity of the sun's radiation.</u> | To ensure clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM355 | 636 | New glossary term after Affordable Housing | <u>Amenity</u> <u>Element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.</u> | To ensure clarity | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM356 | 641 | New glossary term after Convenience Retailing | <u>Conversion</u> <u>The conversion of existing single dwellings into two or more smaller dwellings.</u> | To ensure clarity. | Screened out. Changes are for clarity and soundness. Therefore, no implication for the SA findings. |
| MM357 | 658 | Glossary | <u>Public Transport Accessibility Level (PTAL)</u> This is a measure of accessibility to the public transport network. For any given point in London, PTALs combine walk time to the network (stations, bus stops) with service wait time at these stops to give an overall accessibility index. This can be allocated to six accessibility levels with one being poor and six being excellent. <u>For Merton, good public transport accessibility ranges between PTAL 3 and 4. For sites within PTAL 3, site circumstances such as the opportunities and services reachable through the nearest public transport network should be taken into account when determining whether access to public transport is good</u> | To ensure clarity. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------|------|--|--|---|---|
| | | | <u>for that particular site. Transport for London provide the most up-to-date PTAL assessment via www.tfl.gov.uk/WebCAT</u> | | |
| MM358 | 660 | New glossary term after Scheduled Ancient Monument | <u>Significance (heritage)</u> <u>The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</u> | To ensure clarity and consistency with national policy (section 16 NPPF). | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

Figure 11.2.1 Merton's Housing Trajectory for the Plan period 2021/22 to ~~2035/36~~ **2037/38**





Chapter 17. MONITORING

Policy M17.1 Monitoring

- a) **Merton Council will demonstrate the delivery of the Local Plan's spatial vision and strategic objectives by monitoring the implementation of policies and infrastructure.**
- b) **In the event that delivery falls significantly below what is required to achieve the necessary targets, or should housing and accommodation need figures change significantly, the Council will trigger a full or partial review of the plan.**

Supporting Text

Monitoring framework

- 17.1.1. **Monitoring the Local Plan is crucial to the successful delivery of its vision and strategic objectives. Section 113 of the Localism Act 2011 sets out the requirements for Authority Monitoring Reports (AMRs). Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 provides further detail on these requirements which are also reflected in the National Planning Practice Guidance (NPPG) on Local Plans.**
- 17.1.2. **Monitoring is required to ensure that the Local Plan is effective. It also allows us to understand whether policies have worked as they were intended. The monitoring period will be implemented from the first year of adoption.**
- 17.1.3. **The monitoring framework table sets out the monitoring indicators for the Local Plan, which will be reported annually in the Authority Monitoring Report (AMR). The AMR is not the only monitoring tool. There are separate monitoring arrangements related to other council strategies, for example, the climate change strategy and action plan, and the South London Waste Plan.**
- 17.1.4. **Currently, the council has no reason to believe that the plan will not be implemented in full. However, the council accepts that there could be circumstances where development fails to come forward for a number of reasons, some of which are beyond the control of the council. Local Plan monitoring framework.**
- 17.1.5. **Should monitoring indicate Local Plan policies are not being implemented as intended or site allocation are not being delivered; the council will take appropriate action to resolve the issue(s). This may involve:**
 - **Producing Supplementary Planning Documents (SPD) and other relevant guidance to provide more detail of how policies should be implemented. Developing further working relationships with various partners across public, private and voluntary sectors to look at ways to facilitate implementation, including potential alternative forms of funding.**

- Continuing to work with adjoining local authorities and agencies to address cross-boundary development needs.
- Reviewing capacity forecasts to make sure they reflect up-to-date guidance and any future changes to population and household growth.
- Holding discussions with developers and landowners to identify barriers for delivery.
- Reviewing site allocations to make sure there is an adequate supply of new homes, new jobs opportunities and delivery of supporting infrastructure to meet future needs.
- Considering Compulsory Purchase Orders (CPO) powers.

17.1.6. The Monitoring Framework table below, identifies the monitoring indicators which will monitor the effectiveness and performance of the Local Plan. This will be reported annually in Merton's [Authority Monitoring Report \(AMR\)](#). All indicators and targets will be subject to periodic review through the monitoring process.

Triggers for a local plan review

17.1.7. As set out in paragraph 33 of NPPF 2021 and draft NPPF 2023 policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Potential triggers for a partial or full review are:

- Housing completions fall more than 20% beneath the targets in the housing trajectory over any rolling 3-year period.
- Any significant revisions or updates to the London Plan where it proposes different approaches to the delivery of growth within Merton, including in terms of the Borough's overall housing target.
- Significant changes to accommodation need figures including those relating to the Traveller community.
- Economic factors which may restrict the ability of developers or public bodies to provide affordable housing or contributions towards infrastructure that may impede the timely delivery of development of the allocated sites.
- Changes in the availability of public funding which might restrict the delivery of supporting infrastructure or could prevent some sites from being able to come forward for development.
- Technological change such as changes in building methods or the continuing advance of online retailing which will have significant implications for the future of Merton's town centres.
- Increase in the % of appeals where design policies are cited.

- 17.1.8. Any review (partial or full) will determine whether the Local Plan needs to be updated. If required, any update is required to be in conformity with national and regional planning policies.
- 17.1.9. The table below identifies the key monitoring indicators and targets which will monitor the effectiveness of the Local Plan in the Authority Monitoring Report (AMR). All indicators and targets will be subject to periodic review through the monitoring process.

Local Plan Monitoring Framework

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy area.</u> |
|--|--|--|---|--|--|
| 1. <u>Site Allocations</u> | a. <u>Progress towards delivery of site within timescales.</u> | i. <u>Delivery within set delivery timescale</u> | 1) <u>No identified delivery progress within 5 years of the start of the site deliverability period.</u> | a) <u>Council to consider the reasons for non-delivery and take action where appropriate.</u> b) <u>Actions could include: dialogue with landowners to support delivery, support dialogue with potential delivery partners, site specific design briefs, local design codes, supplementary planning documents, engagement with potential funding sources and site promoters (e.g. GLA, SiteMatch)</u> | <u>All site Allocations.</u> |
| 2. <u>Growth / Opportunity Areas (as identified in local plan)</u> | a. <u>Number of new homes built within Merton's Opportunity Area (OA) as set out in Chapter 1: Growth Strategy).</u> | A(i) <u>London Plan indicative target (up to 2041) to deliver 5,000 new homes and 6,000 jobs (indicative figure).</u> A(ii) <u>Cumulative housing completions since OA designation.</u> | A(i) <u>Annual decrease in net new homes in identified Opportunity Area over a three-year rolling period following adoption of the Local Plan.</u> B(ii) <u>Annual decrease in non-residential floorspace delivered in</u> | a) <u>Council to consider the reasons for reduced delivery of homes, and non-residential in the Growth / OA.</u> b) <u>Council to consider whether the Local Plan's Growth Strategy needs to be reviewed and/or part</u> | <u>Chapter 1B: Growth Strategy)</u> <u>Neighbourhood policies: Colliers Wood: Policy N3.1 Morden: Policy N5.1</u> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
|--------------|--|---|--|--|---|
| | b. <u>Amount of non-residential floor space built within the OA.</u> | <u>B(i) Cumulative non-residential floorspace approvals and completions since OA designation.</u> | <u>the identified growth area over a three year rolling period following adoption of the Local Plan.</u> | <p><u>review or full review of the Local Plan.</u></p> <p>c) <u>Potential actions include: working with the GLA on an Opportunity Area Planning Framework; preparing area-wide (or site-wide) design codes, masterplans or supplementary planning documents; engagement with landowners and potential delivery partners; engagement with organisations which could help unblock particular delivery constraints (e.g. Transport for London, utilities)</u></p> | <p><u>South Wimbledon: Policy N7.1</u></p> <p><u>Wimbledon: Policy N9.1</u></p> <p><u>Site allocations within the OA.</u></p> <p><u>Strategic policy EC13.1</u></p> <p><u>Promoting economic growth and successful high streets</u></p> <p><u>Policy EC13.2</u></p> <p><u>Business locations in Merton</u></p> <p><u>Policy TC 13.5</u></p> <p><u>Merton's town centres and neighbourhood parades</u></p> <p><u>Strategic policy IN 14.1</u></p> <p><u>Infrastructure</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
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| <p>3. <u>Air quality</u></p> <p><u>To reduce emissions and concentrations of harmful atmospheric pollutants, particularly in areas of poorest air quality and reduce exposure.</u></p> | <p>a. <u>Appeals allowed, where the council refused planning permission for development that would have an unacceptable impact on air quality.</u></p> | <p>i. <u>Zero appeal decisions allowed.</u></p> | <p>1) <u>Annual increase of allowed appeals over a three year rolling period following adoption of the Local Plan.</u></p> | <p>a) <u>The council to consider the relevant details of the planning applications and their consideration in the appeal decision notices.</u></p> <p>b) <u>Actions could include: reviewing Merton's Air Quality SPD 2020; Consider whether the policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</u></p> | <p><u>Policy P15.10 Improving Air Quality and Minimising Pollution</u></p> <p><u>Policy CC2.2 Minimising Greenhouse Gas Emissions</u></p> <p><u>Strategic Policy O15.1 Open Space, Green Infrastructure and Nature Conservation</u></p> <p><u>Policy T16.3 Managing the transport impacts of development.</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy area.</u> |
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| <p>4. <u>Biodiversity</u></p> <p><u>To protect and enhance Merton's biodiversity and Sites of Recognised Nature Conservation Interest</u></p> <p><u>(Statutory Biodiversity Net Gain will be monitored and reported in accordance with Section 103 of The Environment Act 2021)</u></p> | <p>a. <u>Change in extent of area identified as Sites of Recognised Nature Conservation Interest.</u></p> <p>b. <u>Appeal decisions allowed, where the council refused planning permission for development that would have an adverse impact on Sites of Recognised Nature Conservation Interest and did not adequately apply avoidance, mitigation and/or compensation measures.</u></p> <p>c. <u>Appeal decisions allowed, where the council refused planning permission for development that results in unacceptable harm or loss of a tree/trees and there is no reversion and/or compensation measures.</u></p> | <p><u>A(i) No net loss of Sites of Recognised Nature Conservation Interest.</u></p> <p><u>B(i) Zero appeal decisions allowed.</u></p> | <p><u>A(i) Annual net decrease in extent of area over a three year rolling period following adoption of the Local Plan.</u></p> <p><u>B(i) Annual increase in relevant appeal decisions allowed over a three year rolling period following adoption of the Local Plan.</u></p> | <p>a) <u>The council to consider the relevant details of the planning applications and their consideration in the appeal decision notices.</u></p> <p>b) <u>The council to consider actions including: producing supplementary planning documents, whether the policy requirements need to be reviewed as part of a partial or full review of the Local Plan.</u></p> | <p><u>Policy O15.3 Biodiversity and Access to Nature</u></p> <p><u>Policy O15.4 Protection of Trees</u></p> <p><u>Policy O15.5 Urban Greening</u></p> <p><u>Policy O15.6 Wandle Valley Regional Park</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
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| <p>5. <u>Land and soil conditions, pollutants and water quality</u></p> <p><u>To retain or improve land stability.</u></p> <p><u>To ensure new development does not harm water quality</u></p> | <p>a. <u>Appeal decisions allowed, where the council refused planning permission for development that results in an unacceptable impact on land contamination and/or stability.</u></p> <p>b. <u>Planning permissions granted contrary to Environment Agency advice on pollution or water quality grounds.</u></p> | <p><u>A(i) Zero appeal decisions allowed.</u></p> <p><u>B(i) No approvals by the council.</u></p> | <p><u>A(i) Annual increase in relevant allowed appeal decisions over a three year rolling period following adoption of the Local Plan.</u></p> <p><u>B(i) Any council approval contrary to the monitoring indicator</u></p> | <p>a) <u>The council to consider the relevant details of the planning applications and their consideration in the appeal decision notices.</u></p> <p>b) <u>The council to consider actions including: producing supplementary planning documents, working with partners such as the Environment Agency on additional training and guidance; , whether the policy requirements need to be reviewed as part of a partial or full review of the Local Plan.</u></p> | <p><u>Policy P15.10 Improving Air Quality and Minimising Pollution</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
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| <p>6. <u>Sustainable land use and tall buildings</u></p> <p><u>To make the best and most efficient use of land to support sustainable patterns and forms of development, including tall buildings where appropriate..</u></p> | <p>a. <u>Major planning permissions granted and completed.</u></p> <p><u>(b) Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on tall buildings</u></p> | <p><u>A(i) 95% of major planning permissions started within a 3 year period from the date planning permission granted.</u></p> <p><u>B(ii) Zero appeal decisions allowed relating specifically to policies on tall buildings.</u></p> | <p>1) <u>Annual increase in allowed appeal decisions where the council refused a planning permission for tall buildings that does not meet the borough's tall building policy (D12.6) over a three year rolling target from adoption of plan.</u></p> | <p>a) <u>Council to consider the circumstance of the decisions that have led to the trigger and consider whether the policy requirements need to be reviewed as part of a partial or full Local Plan review. Actions could also include additional design codes or guides (which would include community engagement), supplementary planning documents, engagement with landowners.</u></p> | <p><u>Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods.</u></p> <p><u>Policy D12.2 Urban design</u></p> <p><u>Policy T16.5 Supporting transport infrastructure</u></p> <p><u>Policy D12.6 Tall buildings</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
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| <p>7. <u>Heritage (including landscape, architectural and archaeological heritage)</u></p> <p><u>To conserve and enhance the existing historic environment including heritage assets.</u></p> | <p>a. <u>Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on the historic environment including heritage assets.</u></p> <p>b. <u>Number of heritage assets on Historic England's Heritage at Risk Register (not including tombstones).</u></p> <p>c. <u>Number of statutory Listed Buildings demolished as a result of development</u></p> | <p>i. <u>Zero appeal decisions allowed relating specifically to historic environment policies.</u></p> <p>ii. <u>No increase from 2022 baseline (heritage at risk)</u></p> <p>iii. <u>No statutory Listed Buildings demolished as a result of development</u></p> | <p>(i) <u>Annual increase in relevant allowed appeal decisions over a three-year rolling period following adoption of the Local Plan.</u></p> <p>ii <u>No increase from 2022 baseline (heritage at risk) over a rolling three-year period</u></p> <p>iii <u>increase in statutory listed buildings demolished as a result of development over a rolling three-year period</u></p> | <p>a) <u>Council to consider the circumstance of the decision that have led to the trigger and consider whether the policy requirements need to be reviewed as part of a partial or full Local Plan review. Actions could also include engagement with statutory consultees (e.g. Historic England, Gardens Trust) and local historic groups; additional conservation area or associated guides and management plans (which include community engagement), supplementary planning documents, engagement with landowners and potential funders</u></p> | <p><u>Policy D12.3 Ensuring high quality design for all developments</u></p> <p><u>Policy D12.5 Managing heritage assets</u></p> |
| <p>8. <u>Flood risk management</u></p> <p><u>To manage the risk of flooding from all sources and improve the resilience of</u></p> | <p>a. <u>Number of planning permissions granted (either by the council or on appeal) contrary to Environment Agency advice on flood protection and water quality.</u></p> | <p>i. <u>No planning permissions granted or appeals allowed contrary to Environment Agency advice.</u></p> | <p>1) <u>Annual increase in planning permissions granted or allowed appeal decisions where the council refused a planning permission contrary</u></p> | <p>a) <u>Council to consider the circumstance of the decisions that have led to the trigger and consider whether the policy requirements need to be reviewed as part of a partial or full Local Plan</u></p> | <p><u>Strategic Policy F15.7 Flood Risk Management and Sustainable Drainage</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
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| <u>people and property to flooding.</u> | <p>b. <u>Number of completed SUDS incorporated in major development proposals.</u></p> <p>c. <u>Appeal decisions contrary to officers' advice on flooding relating specifically to managing flood risk for basement and subterranean developments</u></p> | <p>ii. <u>All completed major developments incorporating SuDS in accordance with policy</u></p> <p>iii. <u>Zero appeal decisions allowed relating specifically to flood risk management for basement and subterranean developments.</u></p> | <p><u>to Environment Agency advice over a three-year rolling target from adoption of plan.</u></p> <p>2) <u>Reduction in SUDS installed in new major developments in accordance with policy year on year over a three-year rolling period from adoption of plan.</u></p> <p>1) <u>Increase in appeal decisions allowed year on year over a rolling three-year period where the council refused planning for development basement and subterranean proposals that result in unacceptable flood risk</u></p> | <p><u>review. Actions could also include revisions to Merton's Sustainable Design Guide SPD 2020; revisions to Merton's basements and subterranean development SPD; additional engagement with utilities and the Environment Agency; submitting funding bids for greater support to address flooding from all sources; revisions to Merton's Strategic Flood Risk Assessment and local flood risk management plans</u></p> | <p><u>Policy F15.9 Sustainable Drainage Systems (SUDS)</u></p> <p><u>D12.1 Basements and subterranean design</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
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| <p>9. <u>Climate change</u></p> <p><u>To help tackle climate change through reducing greenhouse gas emissions and moving towards a zero carbon Merton by 2050.</u></p> | <p>(a) <u>Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on climate change.</u></p> <p>(b) <u>Average percentage improvement in operational carbon emissions against Part L of the Building Regulations.</u></p> <p>(c) <u>Number of applications achieving 100% improvement against Part L of Building Regulations on site.</u></p> | <p><u>A(i) Zero appeal decisions allowed relating specifically to climate change policies.</u></p> <p><u>B(ii) Achieving the carbon reduction targets set out in policy CC2.2.</u></p> | <p><u>Annual increase in allowed appeal decisions where the council refused planning permission in accordance with the relevant policies over a three-year rolling target from adoption of plan.</u></p> | <p>a) <u>The council to consider the circumstances of the decisions that have led to the trigger.</u></p> <p>a) <u>The council to consider whether Policy CC2.1 CC2.6 requirements need to be reviewed as part of a full or partial review of the Local Plan.</u></p> <p>b) <u>The council to consider whether the cost of carbon needs to be reviewed.</u></p> <p>a) <u>Other contingencies include: producing supplementary planning documents to advise on specific issues, to work with other boroughs and the GLA on updating the London Plan 2021 Energy Assessment Guidance, preparing design guides for specific topics</u></p> | <p><u>Strategic Policy CC2.1 Promoting Sustainable Design to Mitigate and Adapt to Climate Change</u></p> <p><u>Policy CC2.2 Minimising Greenhouse Gas Emissions</u></p> <p><u>Policy CC2.3 Minimising Energy Use</u></p> <p><u>Policy CC2.4 Low Carbon Energy</u></p> <p><u>Policy CC2.5 Minimising Waste and Promoting a Circular Economy</u></p> <p><u>Policy CC2.6 Sustainable Design Standards.</u></p> |
| <p>10. <u>Noise and vibration</u></p> | <p>a. <u>Appeal decisions allowed where the council refused</u></p> | <p>i. <u>Zero appeal decisions allowed relating specifically</u></p> | <p>1) <u>Annual increase in appeal decisions allowed where the</u></p> | <p>a) <u>The council to consider whether policy requirements need to be</u></p> | <p><u>Policy P15.10 Improving Air Quality and</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
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| <u>To minimise noise, vibration levels and disruption to people and communities.</u> | <u>planning permission for development that is contrary to the council's policies on noise and vibration.</u> | <u>to noise pollution policies.</u> | <u>council refused planning permission on the ground that development would have an adverse impact or does not full mitigate or reduce noise impact over a three year rolling period from adoption of plan.</u> | <u>reviewed as part of a full or partial review of the Local Plan.</u> b) <u>Other contingencies include creating a supplementary planning document for noise, updating supplementary planning document for basement and subterranean development.</u> | <u>Minimising Pollution and Land stability.</u> |
| 11. <u>Water consumption</u> <u>Ensuring that Merton has a sustainable water supply, drainage and sewerage system.</u> | a. <u>Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on water consumption.</u> | i. <u>Zero appeal decisions allowed relating specifically to water consumption</u> | 1) <u>Annual increase in appeal decisions allowed where the council refused planning permission on the ground that development would have an adverse impact on sustainable water supply, drainage and sewerage system over a three year rolling period from adoption of plan.</u> | a) <u>The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan. Other contingencies include working with utilities (e.g Thames Water) to improve guidance to developers such as via supplementary planning documents or design guides</u> | <u>Policy CC2.6 Sustainable Design Standards</u> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
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| <p>12. <u>Open space</u></p> <p><u>To protect and enhance Merton's open spaces and natural environment.</u></p> | <p>a. <u>Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on open space.</u></p> <p>b. <u>Extent of the areas of deficiency in access to nature and public Open Space.</u></p> <p>c. <u>Appeal decisions allowed, where the council refused planning permission relating specifically the Urban Greening Factor policy (this includes green walls and green roofs).</u></p> | <p>i. <u>Zero appeal decisions allowed relating specifically to green infrastructure, open space and nature conservation policies.</u></p> <p>ii. <u>No increase in the extent of the areas of deficiency in access to nature and public Open Space.</u></p> <p>iii. <u>Zero appeal decisions allowed relating specifically to failure to meet the relevant Urban Greening Factor targets.</u></p> | <p>1) <u>Increase in appeal decisions allowed where the council refused planning permission that would result in net loss of open space and nature conservation areas over a three-year rolling period from adoption of plan.</u></p> <p>2) <u>Increase in extent of areas of deficiency in access to nature and public Open as a result of planning approvals</u></p> <p>3) <u>Increase in appeal decisions allowed where the council refused planning permission for not providing any Urban Greening within major developments over a three-year rolling target from adoption of plan.</u></p> | <p>a) <u>The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</u></p> <p>b) <u>Other contingencies could include:</u></p> <ul style="list-style-type: none"> - <u>reviewing the councils Open Space Strategy to consider reasons for deficiency in access to open space and nature conservation (e.g., creating new access points to parks or improving access to existing biodiversity areas);</u> - <u>Improving guidance on urban greening factors either via SPDs or design guides and codes</u> | <p><u>Strategic Policy O15.1 Open Space, Green Infrastructure and Nature Conservation</u></p> <p><u>Policy O15.2 Open Space and Green Infrastructure</u></p> <p><u>Policy O15.3 Biodiversity and Access to Nature</u></p> <p><u>Policy O15.5 Urban Greening</u></p> |

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| <p>13. <u>Sustainable transport</u></p> <p><u>To enhance connectivity for all and increase the proportion of journeys made by sustainable and active transport modes.</u></p> | <p>a. <u>Percentage of journeys by walking, cycling and public transport.</u></p> <p>b. <u>Number of registered electric vehicles (EV) in Merton annually.</u></p> <p>c. <u>Appeal decisions allowed, where the council refused planning permission relating specifically to the failure to provide adequate EV charging points and infrastructure or failure to meet cycle parking standards or failure to provide secure, covered cycle parking and facilities in accordance with the London Plan minimum standards and chapter 8 of the London Cycle Design Standard.</u></p> | <p>i. <u>Increase in overall sustainable mode share based on a rolling three-year average - 73% by 2041.</u></p> <p>ii. <u>Increase in EV vehicles registered annually towards 100%.</u></p> <p>iii. <u>Zero appeal decisions allowed relating specifically to failure to meet adequate EV charge points or cycle parking standards</u></p> | <p>1) <u>Reporting identifies under performance on trajectory to meet target for overall sustainable travel mode.</u></p> <p>2) <u>Increase in appeal decisions allowed relating specifically relating to the failure to provide EV charging points on site or failure to meet cycle parking standards over a three-year rolling period from adoption of the plan.</u></p> <p>3) <u>Increase in appeal decisions allowed that do not provide secure cycling electric chargers and secure parking facilities including non-standard cycling provision over a three-year rolling period from adoption of the plan.</u></p> | <p>a) <u>The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</u></p> <p>b) <u>Contingencies include providing design guidance on the installation of EV parking and cycle parking standards (including with the GLA and other London boroughs)</u></p> | <p><u>Strategic Policy T16.1 Sustainable Travel</u></p> <p><u>Policy T16.2 Prioritising active travel choices</u></p> <p><u>Policy T16.4 Parking and Low Emissions Vehicles.</u></p> <p><u>Policy T16.5 Supporting transport infrastructure</u></p> <p><u>Policy D12.2 Urban design</u></p> |
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| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
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| <p>14. <u>Health and wellbeing</u></p> <p><u>To facilitate and improve the health and wellbeing of the population, reduce health inequalities and deliver safer and more secure communities.</u></p> | <p>a. <u>Delivery of healthcare facilities identified in Merton's Local Plan and Infrastructure Delivery Plan.</u></p> <p>b. <u>Developments completed resulting in a loss or gain of sports and recreation facilities.</u></p> <p>c. <u>Number of Health Impact Assessments (HIA) submitted in accordance with policy HW10.2: Delivering healthy places.</u></p> <p>d. <u>Number of new hot food takeaways granted planning permission found within proposals within 400 metres of the boundaries of a primary or secondary school</u></p> | <p>i. <u>(Monitoring will be reported in the Health and Wellbeing Strategy annual update known as the Merton Story and added to the AMR).</u></p> <p>ii. <u>100% of relevant developments required to submit a HIA in accordance with policy HW10.2.</u></p> <p>iii. <u>No planning permission granted for a new hot food take away within the 400 metres of a school.</u></p> | <p><u>A(i) monitoring according to timescales required by the NHS deliver their service plans.</u> <u>B(i) 100% of HIAs submitted within a three-year period in accordance with policy HW10.2.</u> <u>C(i) Yearly increase in new hot food take aways within 400 metres of a primary and secondary school permitted over a three-year rolling period from adoption of plan.</u></p> | <p>a) <u>The council to consider the circumstances surrounding under-delivery and whether the policy requirements need to be review as part of a partial or full review of the Plan.</u></p> <p>b) <u>Other contingencies include working with the NHS in providing services, considering support for health and wellbeing services (e.g., via Community Infrastructure Levy; providing design codes and guides or supplementary planning documents to support healthy places, improving access to the Healthy Catering Commitment</u></p> | <p><u>Strategic policy HW10.1 Health (including mental health) and Wellbeing.</u></p> <p><u>Policy HW10.2: Delivering healthy places.</u></p> <p><u>Policy TC13.8 Food and drink / leisure and entertainment</u></p> <p><u>Policy IN14.3 Sport and Recreation</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy area.</u> |
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| <p>15. <u>Housing</u></p> <p><u>To provide type, quality and tenure of housing (including specialist and affordable provision) to better meet Merton's demographic changes and local housing demand.</u></p> | <p>a. <u>Appeal decisions allowed where the council refused planning permission for development that is contrary to the council's housing policies.</u></p> <p>b. <u>Number of net additional homes granted planning permission.</u></p> <p>c. <u>Number of net additional homes completed.</u></p> <p>d. <u>Progress against borough wide affordable housing targets.</u></p> <p>e. <u>Number of Gypsy and Traveller pitches permitted.</u></p> <p>f. <u>Updated needs assessment for Gypsies and Travellers</u></p> | <p>i. <u>Zero appeal decisions allowed relating specifically to housing policies.</u></p> <p>ii. <u>12,376 homes for the Plan period 2021/22 - 2036/37.</u></p> <p>iii. <u>50% of new homes borough-wide to be affordable across the plan period.</u></p> <p>iv. <u>Of affordable homes, 70% to be low-cost rent and 30% to be intermediate tenure.</u></p> <p>v. <u>No net loss of pitches.</u></p> <p>vi. <u>Up-to-date assessment of Gypsy and Traveller needs to be completed in 2025.</u></p> | <p>1) <u>Increase in appeal decisions allowed where the council refused planning permission – over a three-year rolling period from adoption of plan.</u></p> <p>2) <u>Housing completions fall more than 20% below the Local plan target in any rolling 3-year period.</u></p> <p>3) <u>Meeting the targets in the Housing Delivery Test.</u></p> <p>4) <u>Affordable housing completions do not reach the statutory targets over a rolling 5-year period.</u></p> <p>The council to consider the impact on the Local plan of the Mayor of London's Gypsies and Travellers Accommodation Assessment Study which is scheduled a) The council will explore the</p> | <p>a) <u>The council will explore the circumstances behind under-delivery, the barriers and constraints to housing delivery and consider how these can be resolved.</u></p> <p>b) <u>The council to consider whether the policy requirements need to be reviewed as part of a partial or full review of the Plan.</u></p> <p>c) <u>The Council to review whether Traveller accommodation assessments find that needs have significantly changed, which would trigger a partial update of the Plan.</u></p> <p>d) <u>Other contingencies include undertaking the actions set out in housing delivery test action plans, such as encouraging development to optimise</u></p> | <p><u>Strategic Policy No. H11.1 Housing choice</u></p> <p><u>Strategic policy No. H11.2 Housing Provision</u></p> <p><u>Policy No. H11.3 Housing mix</u></p> <p><u>Policy No. H11.4 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system.</u></p> <p><u>Policy No. H11.5 Student Housing, other housing with shared facilities and bedsits</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
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| | | | <p><u>circumstances behind under-delivery, the barriers and constraints to housing delivery and consider how these can be resolved. b) The council to consider whether the policy requirements need to be reviewed as part of a partial or full review of the Plan. c) The Council to review whether Traveller accommodation assessments find that needs have significantly changed, which would trigger a partial update of the Plan. d) Other contingencies include undertaking the actions set out in housing delivery test action plans, such as encouraging development to Strategic Policy No. H11.1 Housing choice Strategic policy No. H11.2 Housing Provision Policy No. H11.3 Housing mix Policy No. H11.4 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system.</u></p> | <p><u>site density and where appropriate prepare site development briefs design guides etc building on Merton's Small Sites Toolkit and Borough Character Study; Investigate the barriers and constraints to housing delivery by engaging with developers/ agents of sites where it appears that construction activity has not started or stalled; engage with Housing Associations, funders (e.g. GLA) and developers to optimise affordable housing delivery, work with Clarion on pitch delivery and maintenance for travellers</u></p> | <p><u>H11.6 Accommodation for Gypsies and Travellers</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy area.</u> |
|--|--|---|--|---|--|
| | | | <p><u>Policy No. H11.5 Student Housing, other housing with shared facilities and bedsits</u></p> <p><u>H11.6 Accommodation</u></p> <p><u>for publication in 2024 and any further locally specific assessment required as a result of Policy H11.6.</u></p> | | |
| <p>16. <u>Safe environments</u></p> <p><u>To contribute to safe and secure environments for all people including people with Protected Characteristics</u></p> | <p>a. <u>Appeal decisions allowed where the council refused planning permission for development that is contrary to the council's policies on safe environments.</u></p> | <p><u>Zero appeals allowed contrary to the advice of the Metropolitan Police Designing Out Crime Officer.</u></p> | <p>1) <u>Increase in appeal decisions allowed over a three year period from adoption of the plan where the council refused planning permission for major developments that do not adequately meet design and place shaping principles.</u></p> | <p>a) <u>The council to consider the circumstances behind under-delivery.</u></p> <p>b) <u>Contingencies include whether the policy requirements need to be review as part of a partial or full review of the Plan; producing design guides or codes to support developers in enhancing the safety of existing environments</u></p> | <p><u>Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods.</u></p> <p><u>Policy D12.2 Urban design</u></p> <p><u>Policy D12.3 Ensuring high quality design for all developments</u></p> <p><u>Policy HW10.2: Delivering healthy places.</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy area.</u> |
|---|--|---|--|---|---|
| | | | | | <u>Strategic Policy T16.1 Sustainable Travel.</u> |
| <p>17. <u>Infrastructure</u> <u>To ensure that environmental, social and physical infrastructure is managed and delivered to support demographic change</u></p> | <p>a. <u>Delivery of infrastructure projects identified in the Infrastructure Delivery Plan (short, medium and long term as identified in the IDP).</u></p> | <p>i. <u>Number of infrastructure projects delivered in each rolling five years of the plan period to meet need</u></p> | <p>1) <u>Phasing of key infrastructure not being delivered in accordance with need</u></p> | <p>a) <u>Council to consider whether there are any obstacles to the delivery of infrastructure in the first 5 years and later years of the Plan, through annual reviews.</u></p> <p>b) <u>Contingencies include supporting the delivery of necessary infrastructure via Community Infrastructure Levy, considering co-location of public sector services if that helps viability (e.g. support by One Public Estate</u></p> | <p><u>Policy IN14.2 Social and community infrastructure</u></p> <p><u>Policy IN14.2 Social and community infrastructure</u></p> |
| <p>18. <u>Design</u> <u>To create attractive, mixed-use neighbourhoods, ensuring new buildings and</u></p> | <p>b. <u>Appeal decisions allowed where the council refused planning permission for development that is contrary to the council's urban design policies.</u></p> | <p>ii. <u>Zero appeal decisions allowed relating specifically to design policies.</u></p> | <p>2) <u>Increase in appeal decisions allowed where the council refused planning permission that was contrary to the council's</u></p> | <p>c) <u>The council to consider the circumstances of the decision that have led to the trigger for action.</u></p> <p>d) <u>Contingency measures include:</u></p> | <p><u>Strategic Policy D12.1 Delivering well designed and resilient neighbourhood</u></p> <p><u>Policy D12.2 Urban design</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
|---|-----------------------------|-------------------------------|---|--|--|
| <p><u>spaces are appropriately designed and accessible, which promote and enhance a sense of place and distinctiveness.</u></p> | | | <p><u>urban design policies over a three-year rolling period from adoption of plan.</u></p> | <ul style="list-style-type: none"> - <u>Creating local design guides and codes (including to address specific trigger issues) taking account of the National Model Design Code and Guides</u> - <u>Creating new site-specific planning briefs or supplementary planning documents</u> - <u>Revising existing SPDs such as Merton’s Borough Character Study, Merton’s Small Sites SPD, Merton’s Shopfront guide, Merton’s sustainable drainage SPD</u> - <u>(all of the above incorporate community engagement)</u> | <p><u>Policy D12.3 Ensuring high quality design for all developments</u></p> <p><u>Policy D12.4 Alterations and extensions to existing buildings</u></p> <p><u>Policy D12.5 Managing heritage assets</u></p> <p><u>Policy D12.6 Tall buildings</u></p> <p><u>Policy D12.7 Advertisements</u></p> <p><u>Policy D12.8 Digital infrastructure</u></p> <p><u>Policy D12.9 Shop front design and signage</u></p> <p><u>Policy D12.10 Dwelling Conversions</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
|---|--|---|--|--|--|
| <p>19. <u>Education and skills and local employment</u></p> <p><u>To ensure the education and skills provision meets the needs of Merton residents existing and future labour market and improves life chances for all,</u></p> | <p>a. <u>Number of school places meets pupil needs.</u></p> <p>b. <u>Number of Employment and Training Strategies offering local employment and apprenticeships as part of developments of over 150 homes / 10,000 sqm non-residential floorspace.</u></p> | <p>i. <u>Delivery of necessary school places to meet needs.</u></p> <p>ii. <u>All developments of over 150 homes / 10,000sqm non-residential floorspace to provide Employment Strategies including employment and/or training opportunities for local people.</u></p> | <p>1) <u>Failure to provide new school places to meet identified pupil place needs over a three-year rolling period from adoption of plan.</u></p> <p>2) <u>Failure of developments of over 150 homes / 10,000sqm non-residential floorspace to provide employment strategies.</u></p> | <p>a) <u>Council to consider the circumstances of the decision that have led to a trigger.</u></p> <p>b) <u>Contingencies include working with Dept for Education on creating and supporting appropriate school places to meet needs, supporting the creation of school places and facilities with Community Infrastructure Levy; Council to consider whether a review of the policy requirements need to be reviewed as part of a partial or full review of the Plan.</u></p> | <p><u>Policy IN14.2 Social and community infrastructure</u></p> <p><u>Policy TC13.9 Culture, arts and tourism development</u></p> <p><u>Policy EC13.3 Protection of scattered employment sites</u></p> |
| <p>20. <u>Economic growth and town centres</u></p> <p><u>To increase the vitality and viability of existing town centres, local</u></p> | <p>a) <u>Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on town centres and economic development.</u></p> | <p>i. <u>Zero appeal decisions allowed relating specifically to town centre and economic development policies.</u></p> | <p>i. <u>Increase in appeal decisions allowed where the council refused planning permission that was contrary to the council's town centre and</u></p> | <p>a) <u>Council to consider the circumstances of the decision that have led to a trigger.</u></p> <p>b) <u>Contingencies include consider the results of the annual review of shopfront vacancy in</u></p> | <p><u>Strategic policy EC13.1 Promoting economic growth and successful high streets</u></p> <p><u>Policy EC13.2 Business locations in Merton</u></p> |

| <u>Topic</u> | <u>Monitoring indicator</u> | <u>Target (if applicable)</u> | <u>Trigger for action</u> | <u>Contingency for each topic area.</u> | <u>Local Plan policy</u> |
|--|--|--|---|--|---|
| <p><u>centres and parades.</u></p> <p><u>To ensure a sufficient supply of premise to meet demand for industry, logistics and services.</u></p> | <p>b) <u>Extent of Strategic Industrial Locations</u></p> <p>a. <u>Annual review of shopfront vacancy rate in Merton's town centres.</u></p> <ul style="list-style-type: none"> • | <p>ii. <u>No net loss of Strategic Industrial Locations.</u></p> | <p><u>economic development policies over a three-year rolling period from adoption of plan.</u></p> <p>ii. <u>Net loss of Strategic Industrial Locations over a three-year rolling period from adoption of the plan</u></p> <p>1)</p> | <p><u>Merton's town centres and designated parades, support increased footfall and economic activity in town centres through supporting and hosting events, managing markets and liaising with businesses, work with partners such as Merton Chamber of Commerce, Business Improvement Districts and South London Partnership on programmes to promote businesses and jobs</u></p> <p>c) <u>Council to consider whether a review of the policy requirements need to be reviewed as part of a partial or full review of the Plan.</u></p> | <p><u>Policy EC13.3 Protection of scattered employment sites</u></p> <p><u>Policy TC 13.5 Merton's town centres and neighbourhood parades</u></p> <p><u>Policy TC 13.6 Development of town centre type uses outside town centres</u></p> <p><u>Policy TC13.7 Protecting corner / local shops</u></p> <p><u>TC13.9 Culture, arts and tourism development</u></p> |

Core Planning Strategy (2011) policies replaced by the forthcoming Local Plan

| <u>Core Planning Strategy policies</u> | <u>Replaced by forthcoming Policies in the Local Plan (submitted 2nd December 2021)</u> |
|--|---|
| <u>Issues and options.</u> | <u>Good growth chapter</u> |
| <u>Merton's Core Strategy Spatial Vision.</u> | <u>Chapter 01c: Urban development objectives and vision.</u> |
| <u>Key Diagram (Figure 8.1 Key Diagram).</u> | <u>Figure 1: Merton's spatial strategy.</u> |
| <u>Policy CS 1 Colliers Wood.</u> | <u>Policy N3.1: Colliers Wood.</u> |
| <u>Policy CS 2 Mitcham Town Centre.</u> | <u>Policy N4.1 Mitcham.</u> |
| <u>Policy CS 3 Morden Town Centre.</u> | <u>Policy N5.1; Morden.</u> |
| <u>Policy CS 4 Raynes Park Local Centre.</u> | <u>Policy N6.1: Raynes Park.</u> |
| <u>Policy CS 5 Wandle Valley.</u> | <u>Policy O15.6 Wandle Valley Regional Park.</u> |
| <u>Policy CS 6 Wimbledon Town Centre.</u> | <u>Policy N9.1: Wimbledon.</u> |
| <u>Policy CS 7 Centres.</u> | <u>Strategic policy EC13.1 Promoting economic growth and successful high streets.</u> |
| <u>Policy CS 8 Housing Choice.</u> | <u>Strategic Policy H11.1 Housing choice</u> |
| <u>Policy CS 9 Housing Provision.</u> | <u>Strategic Policy H11.2 Housing provision</u> |
| <u>Policy CS 10 Accommodation for Gypsies and Travellers.</u> | <u>Policy No. H11.6 Accommodation for Gypsies and Travellers.</u> |
| <u>Policy CS 11 Infrastructure.</u> | <u>Strategic policy IN 14.1 Infrastructure.</u> |
| <u>Policy CS 12 Economic Development.</u> | <u>Strategic policy EC13.1 Promoting economic growth and successful high streets.</u> |
| <u>Policy CS 13 Open space, nature conservation, leisure and culture.</u> | <u>Strategic Policy O15.1 Open Space, Green Infrastructure and Nature Conservation.</u> |
| <u>Policy CS 14 Design.</u> | <u>Strategic Policy D12.1 Delivering well-designed and resilient neighbourhoods.</u> |
| <u>Policy CS 15 Climate Change.</u> | <u>Strategic Policy CC2.1: Promoting Sustainable Design to Mitigate and Adapt to Climate Change.</u> |
| <u>Policy CS 16 Flood Risk Management.</u> | <u>Strategic Policy F15.7 Flood Risk Management and Sustainable Drainage.</u> |
| <u>Policy CS 17 Waste Management.</u> | <u>Strategic Policy W14.4 Waste Management.</u> |
| <u>Policy CS 18 Active Transport.</u> | <u>Strategic Policy T16.1 Sustainable Travel.</u> |
| <u>Policy CS 19 Public Transport.</u> | <u>Strategic Policy T16.1 Sustainable Travel.</u> |

| <u>Core Planning Strategy policies</u> | <u>Replaced by forthcoming Policies in the Local Plan (submitted 2nd December 2021)</u> |
|---|--|
| <u>Policy CS 20 Parking, Servicing and Delivery.</u> | <u>Strategic Policy T16.1 Sustainable Travel.</u> |
| <u>Chapter 27 Delivery and Implementation (Delivery of the Spatial Strategy and Core Policies).</u> | <u>Main Modification Chapter 17: Monitoring policy 17.1 and monitoring framework</u> |
| <u>Chapter 28 Monitoring Framework.</u> | <u>Main Modification Chapter 17: Monitoring policy 17.1 and monitoring framework</u> |

Sites and Policies Plan (2014) policies replaced by the forthcoming Local Plan

| <u>Sites and Policies Plan policies</u> | <u>Replaced by forthcoming Policies in the Local Plan (submitted 2nd December 2021)</u> |
|--|---|
| <u>DM R1 Location and scale of development in Merton's town centres and neighbourhood parades.</u> | <u>Policy TC 13.5 Merton's town centres and neighbourhood parades.</u> |
| <u>DM R2 Development of town centre type uses outside town centres.</u> | <u>Policy TC 13.6 Development of town centre type uses outside town centres.</u> |
| <u>DM R3 Protecting corner/ local shops.</u> | <u>Policy TC13.7 Protecting corner / local shops</u> |
| <u>DM R4 Protection of shopping facilities within designated shopping frontages.</u> | <u>Policy TC 13.5 Merton's town centres and neighbourhood parades.</u> |
| <u>DM R5 Food and drink / leisure and entertainment uses.</u> | <u>Policy TC13.8 Food and drink / leisure and entertainment.</u> |
| <u>DM R6 Culture, arts and tourism development.</u> | <u>Policy TC13.9 Culture, arts and tourism development.</u> |
| <u>DM R7 Markets.</u> | <u>Policy not taken forward.</u> |
| <u>DM H1 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system.</u> | <u>Policy No. H11.4 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system.</u> |
| <u>DM H2 Housing mix.</u> | <u>Policy No. H11.3 Housing mix</u> |
| <u>DM H3 Support for affordable housing.</u> | <u>Policy No. H11.1 Housing choice</u> |
| <u>DM H4 Demolition and redevelopment of a single dwelling house.</u> | <u>Policy not taken forward.</u> |
| <u>DM H5 Student housing, other housing with shared facilities and bedsits.</u> | <u>Policy No. H11.5 Student Housing, other housing with shared facilities and bedsits</u> |

| <u>Sites and Policies Plan policies</u> | <u>Replaced by forthcoming Policies in the Local Plan (submitted 2nd December 2021)</u> |
|---|---|
| <u>DM C1 Community facilities.</u> | <u>Policy IN14.2 Social and Community Infrastructure</u> |
| <u>DM C2 Education for children and young people.</u> | <u>Policy IN14.2 Social and Community Infrastructure</u> |
| <u>DM E1 Employment areas in Merton.</u> | <u>Policy EC13.2 Business locations in Merton</u> |
| <u>DM E2 Offices in town centres.</u> | <u>Policy EC13.2 Business locations in Merton</u> |
| <u>DM E3 Protection of scattered employment sites.</u> | <u>Policy EC13.3 Protection of scattered employment sites</u> |
| <u>DM E4 Local employment opportunities.</u> | <u>Policy EC.13.4 Local Employment Opportunities</u> |
| <u>DM O1 Open space.</u> | <u>Policy O15.2 Open Space and Green Infrastructure</u> |
| <u>DM O2 Nature conservation, trees, hedges and landscape features.</u> | <u>Policy O15.3 Biodiversity and Access to Nature</u> <u>Policy O15.4 Protection of Trees, Hedges and Other Landscape Features</u> |
| <u>DM D1 Urban design and the public realm.</u> | <u>D12.2 Urban design</u> |
| <u>DM D2 Design considerations in all developments.</u> | <u>D12.3 Ensuring high quality design for all developments</u> |
| <u>DM D3 Alterations and extensions to existing buildings.</u> | <u>Policy D12.4 Alterations and extensions to existing buildings</u> |
| <u>DM D4 Managing heritage assets.</u> | <u>Policy D12.5 Managing heritage assets</u> |
| <u>DM D5 Advertisements.</u> | <u>Policy D12.7 Advertisements</u> |
| <u>DM D6 Telecommunications.</u> | <u>Policy D12.8 Digital infrastructure</u> |
| <u>DM D7 Shop front design and signage.</u> | <u>Policy D12.9 Shop front design and signage</u> |
| <u>DM EP1 Opportunities for decentralised energy networks.</u> | <u>Not taken forward.</u> |
| <u>DM EP2 Reducing and mitigating noise.</u> | <u>Policy P15.10 Improving Air Quality and Minimising Pollution</u> |
| <u>DM EP3 Allowable solutions.</u> | <u>Not taken forward</u> |
| <u>Policy DM EP4 Pollutants.</u> | <u>Policy P15.10 Improving Air Quality and Minimising Pollution</u> |
| <u>DM F1 Support for flood risk management.</u> | <u>Policy F15.8 Managing Local Flooding</u> |
| <u>DM F2 Sustainable urban drainage systems (SUDS) and; wastewater</u> | <u>Policy F15.9 Sustainable Drainage Systems (SUDS)</u> |

| <u>Sites and Policies Plan policies</u> | <u>Replaced by forthcoming Policies in the Local Plan (submitted 2nd December 2021)</u> |
|--|---|
| <u>and water infrastructure.</u> | |
| <u>DM T1 Support for sustainable transport and active travel.</u> | <u>Policy T16.2 Prioritising active travel choices</u> |
| <u>DM T2 Transport impacts of development.</u> | <u>Policy T16.3 Managing the transport impacts of development</u> |
| <u>DM T3 Car parking and servicing standards.</u> | <u>T16.4 Parking, deliveries and servicing</u> |
| <u>DM T4 Transport infrastructure.</u> | <u>T16.5 Supporting transport infrastructure</u> |
| <u>DM T5 Access to the Road Network.</u> | <u>Not taken forward</u> |
| <u>Appendices (A –L).</u> | <u>Chapter 17: Appendices</u> |
| <u>Policies Map (2014)</u> | <u>Polices Map (submitted 2022)</u> |

MM Appendix 4 – after page 602 (MM353)

Metropolitan Open Land (MOL) – boundary amendments and exceptional circumstances

The following pages set out details of all the boundary amendments to Metropolitan Open Land (MOL), in accordance with national policy (NPPF 2021 para 140) and London Plan 2021 (Policy G3).

Relevant policies for MOL are set out in Chapter 15 (Strategic Policy O15.1 and Policy O15.2).

The new boundaries of all MOL sites are illustrated on the Policies Map.

MOL-01 – Cannon Hill

Site Description (including relevant physical boundary features):

Cannon Hill MOL is located on the border of the Morden and Raynes Park Neighbourhoods. It includes Cannon Hill Common, Joseph Hood Recreation Ground, Martin Way Allotments and a number of sport and recreation facilities.

The physical boundaries include:

- North – Bushey Road,
- East – The David Lloyd building footprint, fencing and rear of residential properties surrounding Martin Way Allotments and Joseph Hood Recreation Ground.
- South – Cannon Hill Lane, Parkway and the fenced rear boundaries of residential properties.
- West – Fenced rear boundaries of residential properties facing Grand Drive to the west.

Description of MOL boundary change (including any exceptional circumstances):

To realign the MOL boundary with the current building line, which has changed through approved planning applications since the 2014 Sites and Policies Map was adopted. This boundary amendment is made to accurately reflect what is built on site, namely the outline of the David Lloyd building along with associated entrances and exits to the outdoor sporting features, fencing to the north and landscaping to the east.

The remainder of the site continues to meet the MOL criteria 1, 2 and 3 from the London Plan and maintains openness as detailed in the NPPF.

There would be no harm to the wider MOL function through the removal of this building. In fact, the building itself is deemed to harm the openness of wider the Cannon Hill MOL.

Relevant Planning Application: [19/P3979](#).

This boundary change results in an addition of 0.54ha MOL (from 55.25ha to 55.79ha), which is a 0.98% change.

Map illustrating boundary change:



MOL-03 – Lower Morden

Site Description (including relevant physical boundary features):

The Lower Morden MOL is located within the Morden Neighbourhood.

The physical boundaries include:

- North – fenced residential properties on both sides of Arthur Road, along Marina Avenue, Tennyson Avenue, Westway and Meadowsweet Close.
- East – Grand Drive, fenced residential properties off St Catherine’s Close, Derwent Road, Coniston Close and Buttermere Close, Eveline Day Nursery, St John Fisher Primary School and Lower Morden Lane.
- South – Garth Road, landscaped edge of Morden and Sutton Joint Cemetery abutting built form of adjoining industrial area.
- West – the western boundary primarily follows the pedestrian walkways which provide a link from Trafalgar Avenue, along the rear of the industrial area, cemetery and equestrian centre, up and around Sir Joseph Hood Memorial Playing Fields, along the Beverley Brook. It should be noted that this also forms the borough boundary with LB Sutton.

Description of MOL boundary changes (including any exceptional circumstances):

There are four separate boundary changes:

1. Land off Meadowsweet Close. A minor amendment is proposed to realign the MOL boundary with the current building line which has changed since the 2014 Policies Map was adopted. The site is physically and visually separated, with a nursery building, outdoor play area and site boundary fence offering no connections to the MOL.

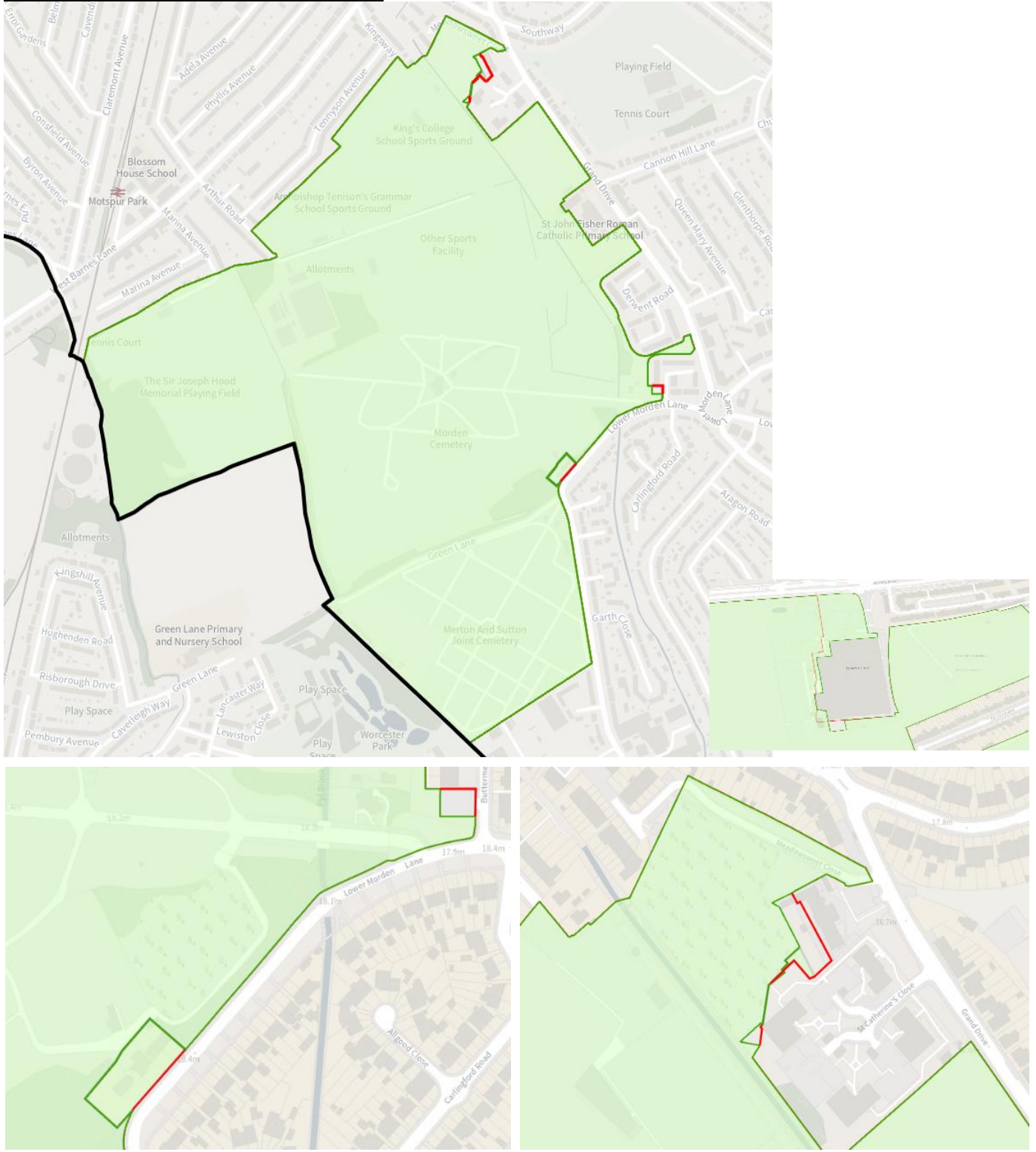
2. Correction to cartographic boundary error near Eveline Day Nursery & St Catherine’s Close.

3. Land off Buttermere Close. A minor boundary amendment is proposed to realign the MOL boundary and remove a residential carpark. The carpark is ancillary to the adjoining residential units and is not linked to the cemetery. It does not contribute to the openness of the Lower Morden MOL. This appears to be an error in the 2014 Policies Map.

4. Proposed boundary amendments to remove four houses next to the cemetery from Lower Morden MOL. This is an error from the 2014 Policies Map. While the houses are directly adjacent to the cemetery, they are freehold properties separately owned and are not related to the cemetery. They do not contribute to the openness of the MOL.

These boundary changes represent a reduction of 0.2ha (from 81ha to 80.8ha), which is a 0.25% change.

Maps illustrating boundary changes:



MOL-04 – Beverley Brook / A3

Site Description (including relevant physical boundary features):

The Beverley Brook/A3 MOL is located within the Raynes Park Neighbourhood. It includes several sports & recreation grounds and part of the Malden Golf Course.

The physical boundaries include:

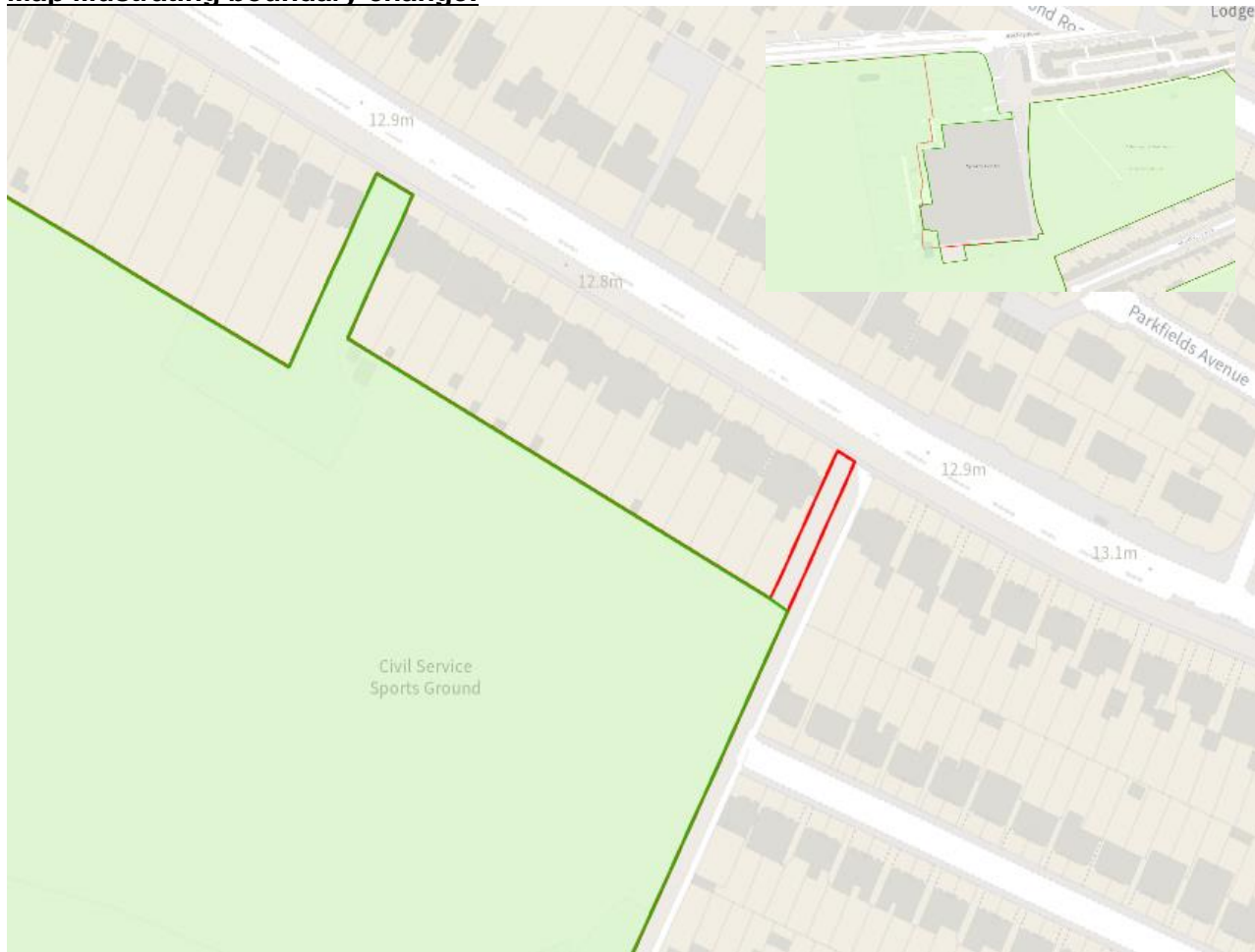
- North – Fenced residential properties off Somerset Avenue, Camberley Avenue, Coombe Lane, Coombe Gardens and Beverley Way.
- East – The A3, fenced residential properties off Aboyne Drive and Taunton Avenue.
- South – The built form of the adjoining industrial area and the landscaped edge of the overground railway line.
- West – The A3 and the Beverley Brook, which also forms the borough boundary with LB Kingston.

Description of MOL boundary change (including any exceptional circumstances):

This part of the site appears to have been included as MOL in error in the 2014 Sites and Policies Plan. It does not meet the MOL criteria set out in the London Plan and is therefore recommended to be removed. The site is privately owned, is physically separated from the adjoining MOL, does not offer sports, leisure, recreation, art or cultural activities and does not contain features or landscapes of a national or metropolitan value.

These boundary changes represent a reduction of 0.02ha (from 28.96ha to 28.94ha), which is a 0.07% change.

Map illustrating boundary change:



MOL-05 – Copse Hill

Site Description (including relevant physical boundary features):

The Copse Hill MOL is located within the Wimbledon Neighbourhood. It includes Morley Park and other green spaces around the Atkinson Morley and former Wilson Hospital residential developments.

The physical boundaries include:

- North – Built form at Atkinson Morley and the former Wilson Hospital.
- East – Fenced residential properties off Heights Close, Cottenham Place and Prospect Place.
- South – Cottenham Park Road.
- West – Primary School and fenced residential properties off Melville Avenue and Burdett Avenue.

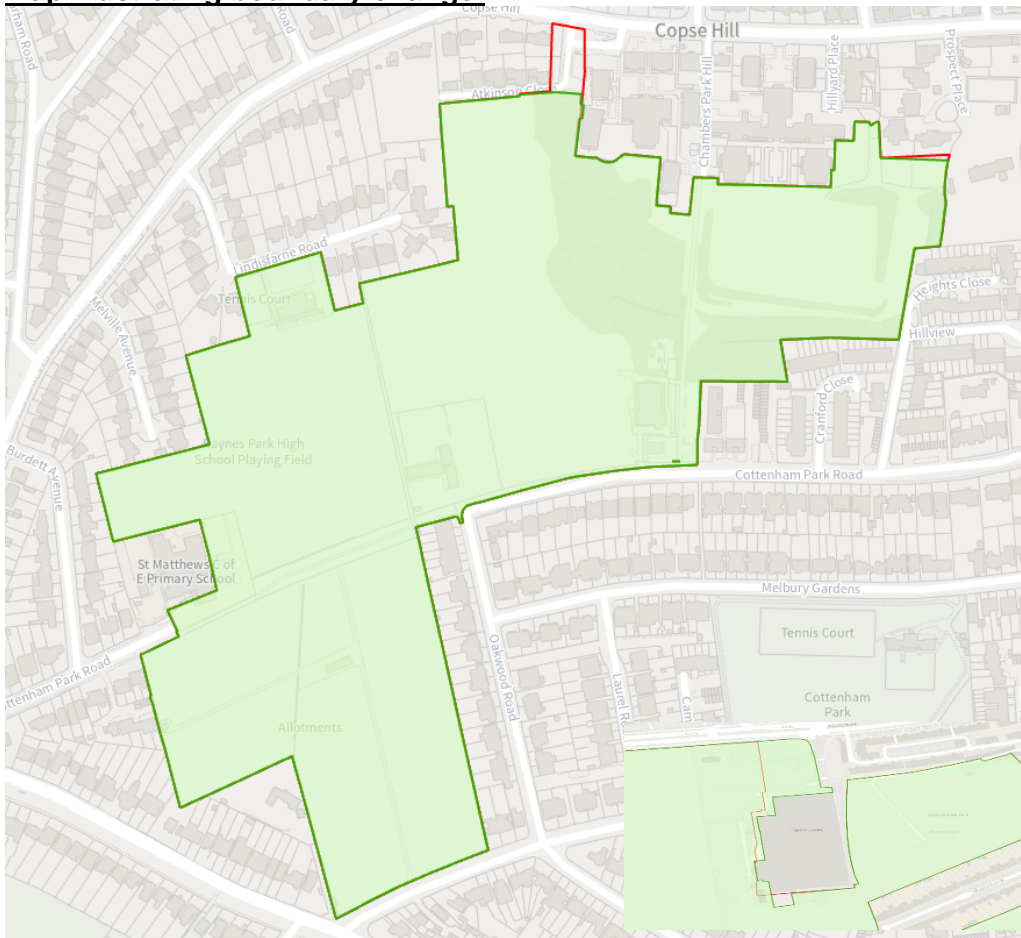
Description of MOL boundary change (including any exceptional circumstances):

Boundary changes are proposed to reflect the approved planning applications and new built form for this site. The built form of the new developments at Atkinson Morley and the former Wilson Hospital sites set the physical boundaries of the northern edge of this MOL.

Relevant planning applications: [13/P2722](#) and [16/P4853](#).

These boundary changes represent a reduction of 0.1ha (from 16.1ha to 16ha), which is a 0.62% change.

Map illustrating boundary change:



MOL-12 – Wimbledon Common

Site Description (including relevant physical boundary features):

The Wimbledon Common MOL is located within the Wimbledon Neighbourhood. It includes the Royal Wimbledon Golf Club, Wimbledon Common, and various sports, leisure and recreation facilities.

The physical boundaries include:

- **North – Borough boundary with LB Wandsworth.**
- **East – The A219.**
- **South – Southside Common and fenced residential properties.**
- **West – The A3.**

Description of MOL boundary change (including any exceptional circumstances):

No boundary changes.

Map illustrating boundary change:

N/A

MOL-14 – Mitcham Common

Site Description (including relevant physical boundary features):

The Mitcham Common MOL is located in the Mitcham Neighbourhood. It includes Mitcham Golf Club, Mitcham Common, Cranmer Nature Reserve, and various sports, leisure and recreation facilities.

The physical boundaries include:

- **North – Commonside East.**
- **East – Borough boundary with LB Croydon.**
- **South – Borough boundary with LB Sutton.**
- **West – Railway and Tram lines, A239.**

Description of MOL boundary change (including any exceptional circumstances):

No boundary changes

Map illustrating boundary change:

N/A

MOL-16 – Morden Park

Site Description (including relevant physical boundary features):

The Morden Park MOL is located within the Morden Neighbourhood. It includes Morden Cricket Club, Morden Park and other recreation and leisure facilities.

The physical boundaries include:

- **North – Railway line and rear fenced residential properties off Hillcross Avenue.**
- **East – A24.**
- **South – Lower Morden Lane.**
- **West – Residential properties off Hillcross Avenue, Lower Morden Garden Centre.**

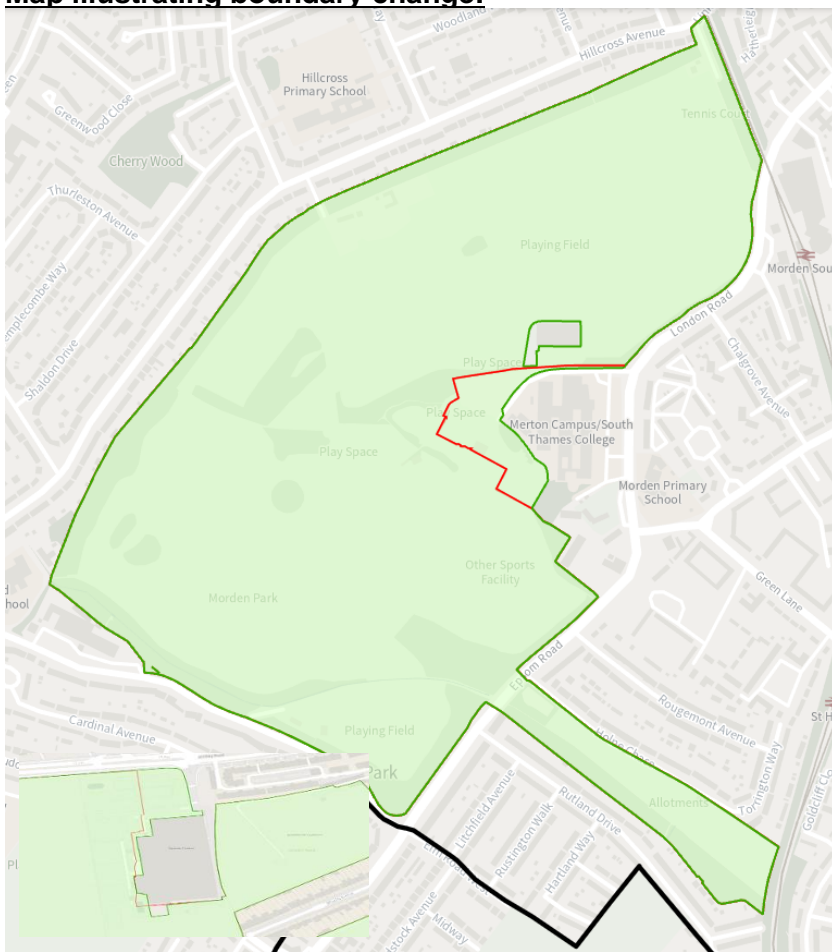
Description of MOL boundary change (including any exceptional circumstances):

Boundary amendment to the former and new Morden Leisure Centre site and minor extension to the MOL boundary to include the adjoining carpark, play area and other ancillary features to the park. This proposed amendment is to reflect the location of the new Morden Leisure Centre, approved with a MOL land swap through a planning application and ensure all areas of Morden Park that meet the MOL criteria are included for protection. The former leisure centre building has been demolished and this area has now been restored for nature conservation purposes.

Relevant planning application: [16/P0882](#)

These boundary changes represent an addition of 1.56ha MOL (from 73.24ha to 74.8ha), which is a 2.13% change.

Map illustrating boundary change:



MOL-18 – Wandle Valley

Site Description (including relevant physical boundary features):

The Wandle Valley MOL stretches across a large area of the borough, through the Mitcham, Morden, Colliers Wood and Wimbledon Neighbourhoods.

The physical boundaries include:

- North – Borough boundary with LB Wandsworth.
- South – Borough boundary with LB Sutton.
- East and West – The MOL follows the River Wandle and broadly encompasses the Wandle Valley Regional Park sites, which stretch across a thin corridor from north to south of the borough.

Description of MOL boundary change (including any exceptional circumstances):

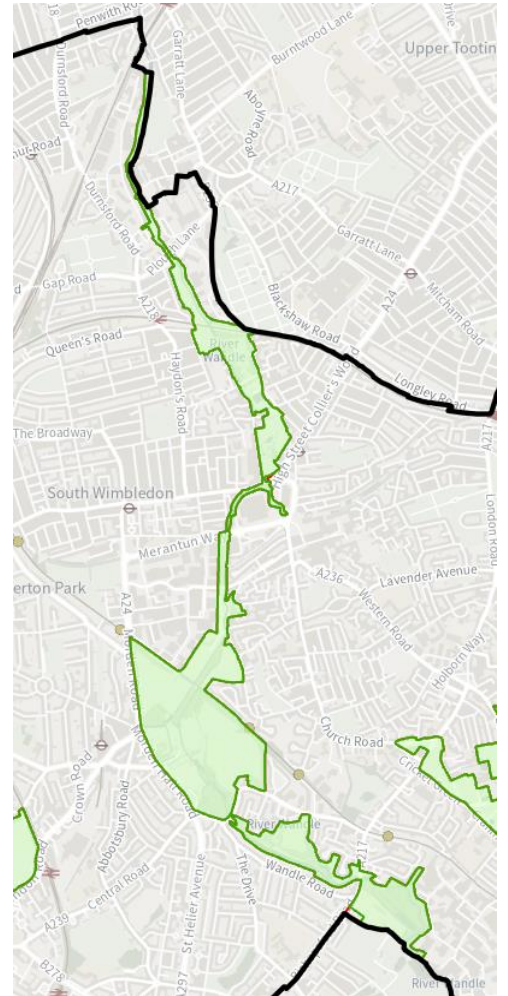
1. 222 High Street, Colliers Wood. The removal of this retail property and adjacent car park is proposed and necessary to correct an error in the 2014 MOL boundary. This site does not form part of the Wandle Valley MOL corridor and is an anomaly that needs to be corrected. The built form and ancillary carpark are clearly separated from the park and do not contribute to the openness of the MOL.

2. Tooting and Mitcham Hub. As demonstrated through the approved planning application, this site meets very special circumstances and MOL is to be removed as per the granted permission and S106 agreement. The approved residential development will not contribute to the openness of the MOL and will act as a physical barrier to the surrounding area.

Relevant planning application: [19/P4094](#)

These boundary changes represent a reduction of 0.3ha (from 103ha to 102.7ha), which is a 0.29% change.

Maps illustrating boundary change:

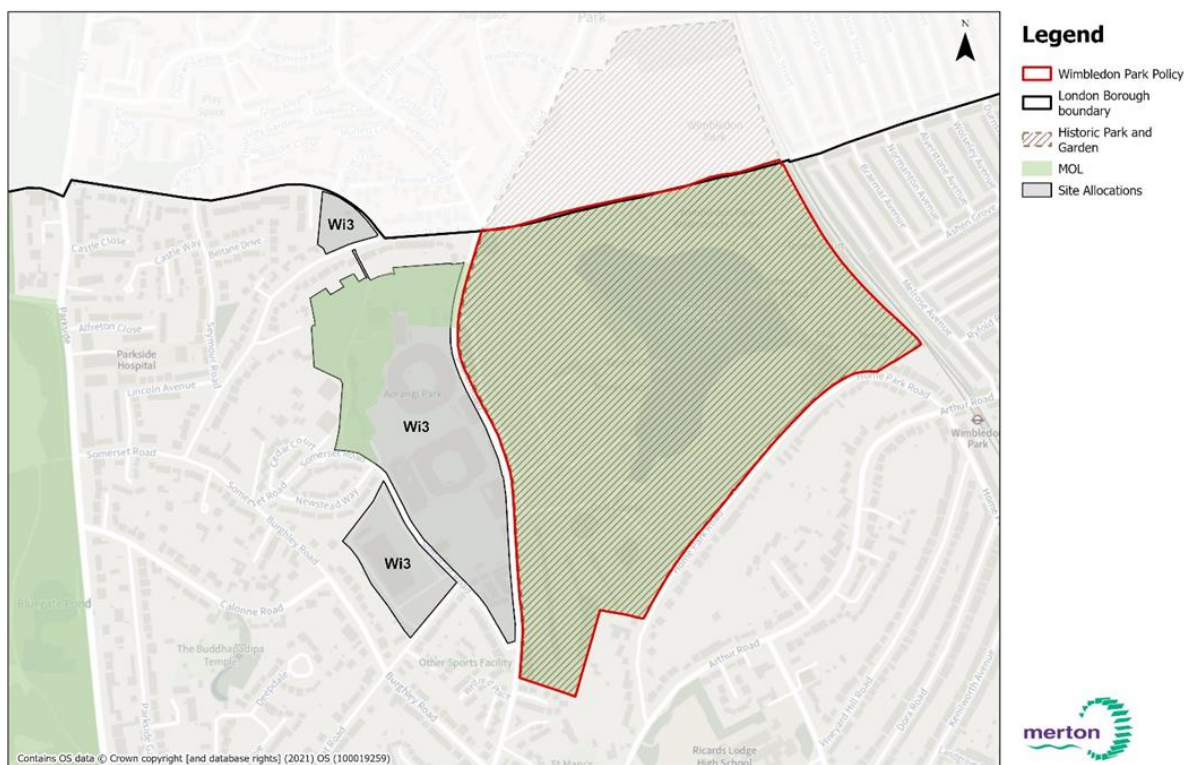


WIMBLEDON PARK – POLICY N8.1

To address the reasons why the Grade II* Wimbledon Park is on Historic England's Heritage at Risk Register and to recognise and support its sporting, recreation, ecological and amenity functions.

We will do this by:

- a. **Supporting, the park's sport, recreation, play and amenity uses and enhancing access to them, ensuring their successful integration with historic and biodiversity designations.**
- b. **Preparing a landscape management plan to help all landowners co-ordinate the long-term management and maintenance of Wimbledon Park.**
- c. **Securing investment in the former golf course to conserve and enhance the historic landscape, biodiversity, sport and recreation and secure public access.**
- d. **Improving public access around the whole lake, alongside biodiversity, sporting, public safety, flood risk, while ensuring compliance for reservoir safety.**
- e. **Addressing the lake's poor condition and seeking restoration of its historic shape and form.**
- f. **Ensuring the lake continues to operate safely and in line with the national requirements for a large raised Reservoir, while managing flood risk.**
- g. **Identifying and protecting historic trees and other trees of significant amenity value and considering a programme for their renewal.**
- h. **Considering the removal of insensitive tree and other non-native planting, particularly on the former golf course and around the athletics track.**
- i. **Protecting and enhancing biodiversity, increasing the ecological interest of the park and its waterbodies.**
- j. **Respecting the site's historic setting, enhancing historic and new views to and across the lake, and to St Mary's Church, and supporting greater public access to these views.**



SUPPORTING TEXT

- 8.1.1. Wimbledon Park is a Grade II* Historic Park and Garden, lying to the north of the borough and crossing the borough boundary between Merton and Wandsworth. The majority (c48ha) of the park lies within the London Borough of Merton; a smaller proportion(c12ha) lies within the London Borough of Wandsworth.**
- 8.1.2. Wimbledon Park is the remnants of a larger Lancelot “Capability” Brown landscape, designed in the late 1700s originally for a nearby Manor House (since demolished). The Wimbledon Park Conservation Area Character Appraisal for Wimbledon Park contains details of the successive Manor Houses and the evolution of Wimbledon Park to what it is today.**
- 8.1.3. Wimbledon Park is in three ownerships: Merton Council, the All England Lawn Tennis Club and the Wimbledon Club. About a third of Wimbledon Park, owned by Merton Council is currently publicly accessible. The All England Lawn Tennis Club’s main grounds lies to the west of Wimbledon Park across Church Road and the whole park has been used for many years to support the successful functioning of the Wimbledon Tennis Championships each summer. Planning application 21/P2900 has been submitted to Merton and Wandsworth Councils relating to the former golf course within Wimbledon Park.**

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- 8.1.4. The whole of Wimbledon Park is designated as Metropolitan Open Land, designated Open Space and Green Corridor. Wimbledon Park lies within Wimbledon North Conservation Area and a Tier 2 Archaeological Priority Area. Except for the public park, the site lies within a Site of Importance for Nature Conservation (SINC) Borough Grade 1. These designations are addressed by other policies in the Development Plan.
- 8.1.5. Wimbledon Park lake is the clearest surviving feature of Capability Brown's original design. Other surviving landscape features over 200 years old include veteran trees and the presence of woodland at Horse Close and Ashen Grove. The lake is also a registered 'large raised' Reservoir under the Reservoir Act 1975, an active watersports destination and a Site of Importance for Nature Conservation, containing protected species and their habitats. The Lake connects via the Wimbledon Park Brook and surface water sewer network into the River Wandle downstream in Earlsfield.
- 8.1.6. In addition to the historic and natural environment designations, Wimbledon Park is an intensively used sporting venue across all three land ownerships, hosting watersports, tennis, beach volleyball, cricket, hockey and golf until 2023. The public part of the park is also important for recreation, play and amenity. Wimbledon Park meets multiple priorities for green and blue infrastructure and associated amenity, education, health and wellbeing benefits as set out in Merton's Green Infrastructure Study 2020.

Sports, recreation and play

- 8.1.7. NPPF 2023 paragraph 98 states "Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change." The London Plan supports retaining and enhancing formal and informal sporting and recreational facilities to encourage physical activity and deliver a range of social, health and wellbeing benefits. The London Plan also recognises that the co-location of sporting facilities can increase participation.
- 8.1.8. Wimbledon Park supports a wide range of sports and recreational uses including angling, watersports, athletics, bowls, hockey, cricket, mini-golf, tennis and beach volleyball. It also provides open space for informal sports and recreation, particularly on the Great Field in the public park, walking around the park and parts of the lakeshore, the recently deculverted brook and in the children's playgrounds and splash play. In line with policy IN14.3 we will safeguard existing sport and recreation facilities, encourage further opportunities for sport, recreation and play, encourage co-location of services and improve community access.
- 8.1.9. The public park is intensively used and this policy seeks to maintain this and improve public access to private land ownership where possible. This policy

supports the provision of well-maintained and adequately sized paths, bridges, toilets, drainage and other ancillary services to support access to and enjoyment of more of the park for people of all ages and abilities.

Enhancing biodiversity and access to nature

- 8.1.10. Wimbledon Park, including the lake, has multiple land use designations to support biodiversity and nature conservation. Protected species including different species of bat and birds, stag beetle, common frog and toad, European eel, veteran trees and other flora. There is also potential to improve biodiversity resilience by better habitat management, for example addressing the poor condition of the lake, removing recent planting located too close to veteran trees, replacing non-native with native species, and reducing pollutants in grassland management. In line with policy O15.3 biodiversity and access to nature we will protect and enhance biodiversity and improve accessibility to nature.

The historic environment

- 8.1.11. Paragraph 190 of the NPPF 2023 state “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.

- 8.1.12. In 2016 the Wimbledon Park Registered Park and Garden was added to Historic England’s Heritage At Risk Register due to the following issues:

- Uncertainty around the future [of the entire historic landscape].
- The impacts of divided ownership on landscape management.
- Obscured views.
- The deterioration of the Lake.

Addressing the future of the historic landscape and landscape management

- 8.1.13. Wimbledon Park is currently owned by three freeholders. The 9 hectare lake and c18 hectares of Wimbledon Park is owned by Merton Council and used as a public park, including part that lies within the London Borough of Wandsworth.

-
- 8.1.14. The remainder is privately owned and is not publicly accessible. 29 hectares is the freehold of the All England Lawn Tennis Club. In 2016 when Wimbledon Park was added to Historic England’s “Heritage at Risk” register, Wimbledon Park Golf Club was the leaseholder of this land which was used as a golf course for many decades until January 2023. The remaining c4 hectares is owned by the Wimbledon Club.
- 8.1.15. Wimbledon North Conservation Area Character Appraisal 2006 (sub-area 2) describes the remnants of the Capability Brown landscape at Wimbledon Park, and positive and detrimental features. For many decades landscape management has been divided across four organisations (the council, the Wimbledon Club, AELTC and their leaseholder, the Wimbledon Park Golf Club). The sites were being managed intensively and largely independently in accordance with their main purpose: either as a public park including sporting and recreational uses, a private sporting venue or a golf course.
- 8.1.16. Wimbledon north conservation area character appraisal 2006 identifies positive and negative landscape features within and just beyond Wimbledon Park. Addressing the negative features in Wimbledon Park’s landscape, enhancing the positive features and, where possible, better co-ordinating landscape management across the whole site will help to address the reasons that Wimbledon Park is on the Heritage at Risk Register.
- 8.1.17. To this end we will secure the production of a landscape management and maintenance plan as part of any development proposals that may come forward. This will provide a comprehensive plan for the conservation, enhancement and ongoing management of the entire registered park and garden that takes full account of the site’s historic development and significance, acting as a common agreed baseline for all parties to work from.

Addressing obscured views

- 8.1.18. In the eighteenth century the original Capability Brown landscape was curated across a larger area in the “English Landscape” style, using the existing topography and man-made features including the creation of the lake with spurs to resemble river entrances, open parkland interspersed by carefully placed trees and woodland all giving rise to curated views, including of St Mary’s Church spire. Veteran trees, particularly oak and some dating or pre-dating the 1800s, remain across the former golf course and within the council-owned public park. The woodland belts at Horse Close Wood and Ashen Grove were also part of the Brownian layout.
- 8.1.19. Younger, faster growing trees have been planted to create fairways as part of the former golf course operations; sometimes obscuring the views and parkland setting and sometimes in too close proximity to veteran trees. Faster growing conifers and polars planted to screen the athletics track also dominate the landscape negatively.

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- 8.1.20. Due in part to the reservoir dam face, trees, and C20th buildings and structures built within the park, the parkland and lake are difficult to see from key publicly accessible points, including Home Park Road, the closest entrance to Wimbledon Park Station. The topography (rising at either end and including the lake's dam face) both helps and hinders views across the area. Buildings on or adjacent the lakeshore in the public park and the Wimbledon Club site obscure views across the lake.
- 8.1.21. The following measures should be considered for addressing obscured views, including those derived from Wimbledon North Conservation Area Character Appraisal 2006:
- 8.1.22. To improve the historic view lines across the lake:
- a) Removing insensitive tree planting, particularly around the athletics track and on the former golf course.
 - b) Improving the appearance of buildings or removing them and to co-locating their services within other facilities while maintaining easy access to the lakeshore for watersports equipment and people.
- 8.1.23. To improve views across the whole park and lake, improving historic views and creating new views:
- a) Removing insensitive fairway tree and other planting on the former golf course and anywhere else it is found,
 - b) Improving public access to currently private land and particularly around the whole lake.
 - c) Ensuring that viewing points are accessible to people of all abilities by creating or maintaining paths, fences and planting so as not to create a barrier to access or views.
 - d) Ensuring that buildings or development are co-located wherever possible and designed to minimise their impact on the landscape.

Addressing the deterioration of the lake

- 8.1.24. Wimbledon Park lake is the largest and most visible remaining feature of Capability Brown's man-made landscape. The spurs that feed into the lake have been partially filled in, reducing the lakes size, form and shape. The Lake is fed by overland flow paths and the surface water sewer network, principally by two large surface water sewers and outfalls both of which are currently adopted by Thames Water. The total catchment area which feeds the lake is approximately 230ha of which 40ha is direct catchment and 190ha is indirect catchment from urbanised areas, including highway runoff.

-
- 8.1.25. It is a registered as a Grade A large raised reservoir, regulated under the Reservoir Act 1975. The reservoir is retained by an earthfill embankment, some 320m long. The height of the embankment varies from approximately 1m to a maximum of about 4m. The Lake flows into the River Wandle downstream in Earlfield via the Wimbledon Park Brook and the surface water sewer network.
- 8.1.26. The Lake is not used for drinking water supply purposes. The current poor quality of the Lake and its setting is one of the reasons that Wimbledon Park is on the “heritage at risk” register.
- 8.1.27. As well as being a large raised reservoir, the lake is intensively used for a variety of activities including angling, watersports and by wildfowl (including visitors feeding the birds) and has high localised amenity value. Over the years, the lake has suffered from pollution incidents, as a result of flytipping waste into drains or via drainage misconnections from private properties which inadvertently connects household foul drains to the surface water sewer network which ultimately feeds into the lake. Several of these pollution incidents have resulted in fish kills, particularly in summer when oxygen levels in the lake are low and water depths are shallow.
- 8.1.28. The lake is generally shallow in depth, sited in an urban area and in terms of water quality it is nutrient rich. During summer, when the water heats up and oxygen levels are low and nutrient levels are high, the suffers from algal blooms, some of which can be hazardous to wildlife, pets and the public. Since its formation, the Lake has over time silted up quite considerably. This siltation is in part due to detritus ingress through the outfalls into the Lake, vegetation (leaf fall) and wildfowl habitat, combined with a relatively stagnant water passage through the lake being artificially dammed over hundreds of years.
- 8.1.29. A Section 10 Reservoir Act inspection report was carried out in 2014 which included statutory requirements that needed to be actioned to ensure compliance with the Act for Reservoir Safety. The council carried out a bathymetric survey of the silt levels in 2015. The council completed the Wimbledon Park Lake Reservoir Safety scheme in 2022, which has addressed reservoir safety requirements and made some improvements to the landscape and lake edge. As part of the wider opportunities of this project, the Council were able to deculvert an open section of the Wimbledon Park Brook in the public park to help create additional flood storage and improve the landscape and biodiversity. However the lake needs de-silting to ensure its amenity and historic value, to ensure water quality is not compromised, as the climate changes and hotter summers become more frequent. De-silting will be likely to help to reduce the number and length of algal blooms, improve it ecological capacity, increase oxygenation and continue to use the Lake it safely and fully for watersports, angling, heritage, biodiversity and amenity.
- 8.1.30. Given the size of this historic asset and its London location, the lake shoreline currently has very limited public access. We will work with all landowners to

improve public access around the whole lake, taking into account biodiversity habitats, sporting, safety and reservoir management considerations.

Site Wi3: All England Lawn Tennis Club - Church Road, Wimbledon, SW19 5AE



Ward: Wimbledon Park

Site description:

1. The All England Lawn Tennis and Croquet Club site, and specifically the Wimbledon Championships has long been internationally recognised as the premier tennis tournament in the world on grass. This long-established competitive tennis venue is the reason that “Wimbledon” is an internationally recognised and valued brand.
2. The site is the All England Lawn Tennis Club (AELTC), an internationally recognised tennis venue with 18 outdoor and indoor tennis courts and supporting hospitality, offices, catering, press, players, security etc in a series of buildings and structures across the site.
3. The site is occupied all year around but is used intensively and in its entirety during the two weeks of the Wimbledon Championships when it employs more than 10,000 people on-site, is visited by more than 500,000 spectators and broadcast to more than a billion people in +200 countries. The combined annual economic activity associated with The Championships and the activities of the AELTC was estimated in 2015 to be £180m for London and £280m for the UK (based on figures provided by AELTC).
4. The main site is approximately 14 ha, with a smaller site of approximately 3ha across Somerset Road housing covered courts to the west and 22 grass courts in a site to the north; all of which are part of the AELTC site.

5. Wimbledon Park, including Wimbledon Park Lake, lies at the other side of Church Road to the east of the site. The remaining surrounding area are made up of detached, semi-detached and terraced homes, many set in large plots in tree-lined streets.
6. AELTC now owns the former golf course in Wimbledon Park and proposes that this becomes part of the hosting estate for the Wimbledon Championships, enabling the entire site to support the qualifying rounds and the Championships themselves by 2030. **In August 2021 the AELTC submitted planning application 21/P2900 to Merton Council.**
7. ~~The golf course is part of a Capability Brown designed Grade II* Registered Park and Garden (along with Wimbledon Park and the Wimbledon Club) and is designated as Metropolitan Open Land, a Site of Importance for Nature Conservation, designated Open Space and within a Conservation Area. Any tennis related development on the golf course will need to respond to these sensitive designations.~~
8. ~~The AELTC have commenced the preparation of an updated masterplan new masterplan to investigate and identify the future development opportunities for the AELTC estate and The Championships incorporating the golf course.~~

Site owner: All England Lawn Tennis and Croquet Club

Site area:-17.83 hectares

Existing uses:

1. Part of the AELTC estate used mainly between May to September and intensively during the two weeks of the internationally recognised Wimbledon Championships.
2. Outside The Championships period the site remains in use for member, club and charitable activities and includes the AELTC's Wimbledon Lawn Tennis Museum which attracts 100,000 visitors per year.
3. ~~Wimbledon Park Golf course is currently an 18-hole golf course with club house and maintenance facilities This use will cease from January 2022.~~

Site allocation: World class sporting venue of national and international significance with support for continued and long-term investment in all sites towards this end and to improve community access, particularly to Wimbledon Park Lake.

Site deliverability: 5-10 years

Design and accessibility guidance:

1. Development of the site provide an opportunity to ~~master planning the golf course land to create environmental, social and economic benefits to the wider area, to host more sporting activities, upgrade and improve AELTC's facilities to continue the prominence of The Championships and the opportunity to host more of the pre-Championship activities within Merton.~~ Other opportunities benefits are:
 - a. Make the most of the substantial economic benefits (directly and indirectly) of the site for the borough and for London.
 - b. In combination with the AELTC Raynes Park site, to support the capacity of the Wimbledon Junior Tennis Initiative, in providing better facilities for the free tennis coaching programme for primary school aged children in Merton and Wandsworth schools.
 - c. ~~Secure investment in the former golf course to invest in and reimagine the historic landscape and secure pedestrian access to areas of formerly private land such as more of the lakeside and the land at the former golf course. This includes the opportunity to address the reasons why Wimbledon Park is on Historic England's "heritage at risk" register by AELTC former golf course landowner) working with other landowners Merton and Wandsworth Councils (public park landowner) and The Wimbledon Club (sports facilities landowner) all within Wimbledon Park.~~
2. Development proposals must respect the site's historic setting including the views to St Mary's

Church and the surrounding area and the views from the Grade II* listed Wimbledon Park, **from Bathgate Road conservation area and those views identified in the Wimbledon north conservation area appraisal.**

- Development proposals will need to investigate the potential impact of the proposed development on archaeological heritage.

Infrastructure Requirements:

- The AELTC site is used in a highly intensive manner, usually for less than two months per year, and relatively little outside the tennis grass court season given its size, scale and bespoke use. Any assessments relating to buildings or structures (e.g. transport assessments, carbon savings etc) should take account of any unusual usage patterns prevalent at the time and predicted for its future use.**
- Development proposals for this site must **refer to the** ~~have regard to~~ Merton's Infrastructure Delivery Plan **and ensure infrastructure requirements have been addressed by the proposal and Green Infrastructure Study 2020.**
- Transport for London are engaged in the master planning of the site and may have infrastructure requirements relating to the amended use of the former golf course site. A travel plan will also be required to incorporate all the AELTC's landholdings and the Championships, which should support how people access the site in a sustainable way.
- The developer should contact Thames Water and SGN (~~Southern Gas Networks~~) to discuss requirements for any improvements to the water, wastewater and gas infrastructure network.
- This site is in an area ~~identified as being deficient~~ **of deficiency** in access to nature. The Council will ~~require~~ **expect** proposals to ~~alleviate~~ **address** this deficiency in accordance with the Green Infrastructure policies.
- ~~This site is in an area identified as being deficient in access to public open space. The Council will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in accordance with the Green Infrastructure policies.~~
- To assess any potential environmental impacts to Wimbledon Common (Special Area of Conservation), any substantial development proposal must be supported by measures set out in planning policies for on-site and off-site environmental monitoring proportionate to the scale of development proposed. Such proposals will be required to submit a full Construction Logistics Plan - outlining all phases of construction' and proposals must support the installation of air quality monitoring devices along the A219 (Parkside) during the construction of the site.**

The site location

Impacts Listed Buildings or undesignated heritage assets.

Yes, the AELTC golf course, together with Wimbledon Park (owned by Merton Council) and the Wimbledon Club (privately owned) are the remains of a 18th-century Capability Brown designed landscape which is now a Grade II* listed Historic Park and is on the "heritage at risk register". Various listed buildings and structures **including Grade II* listed St Mary's Church and Wimbledon Park, a Grade II* listed Historic Park on the "heritage at risk register"** are also visible from the site.

Impacts a Conservation Area.

Yes. The north end of the site sits within

| | |
|--|--|
| | Bathgate Road conservation area. The whole of the site is within an archaeological priority zone. Wimbledon N orth conservation area lies to the west and the south of the site |
| Impacts an Archaeological Priority Area. | Yes No |
| Impacts a Scheduled Ancient Monument. | No |
| In a Flood Zone. | No, however the AELTC owned land at the golf course borders Wimbledon Park Lake, a key part of the man-made historic landscape features which is also a Category A reservoir (regulated by the Environment Agency). Merton Council are undertaking improvements to Lake and the raised dam to ensure compliance with the Reservoirs Act. |
| Is in a Town Centre. | No |
| Is in an Opportunity Area. | No |
| Impacts a designated open space. | Yes, part of the site to the north and north-west is designated as Metropolitan Open Land (MOL) and designated open space. |
| Impacts ecology designations. | No Yes, the golf course and surrounding land and lake are designated as Sites of Importance for Nature Conservation and green corridors. |
| Public Transport Accessibility Level (PTAL). | PTAL 2 poor access to public transport |

12 Appendix A1 – Schedule of Modifications to the Policies Map

- 12.1. The page and paragraph numbers are those in the [Stage 3 pre-submission draft Local Plan consulted on 22 July to 6 September \(Ref. 0D1\)](#).
- 12.2. The table below assess whether a modification requires further SA work. If a modification is screened out of assessment, it is considered to not have any sustainability implications and no likely effects to the policy or Plan due to the nature of the proposed modifications.

Figure 14: SA screening ('in' or 'out') and reasoning for modifications.

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------------|------|---------------------------------------|---|---|---|
| MM-MOL Map-01a | Map | Policies Map – Metropolitan Open Land | <i>Remove the properties at 1, 2, 2a, 3 The Cottages, Lower Morden Lane SM4 4NU from Lower Morden Metropolitan Open Land (MOL-3).</i> | This site contains 4 residential properties which do not form part of the adjoining cemetery and are physically separated. They do not meet any of the MOL criteria set out in the London Plan and officers consider that their inclusion in the MOL is an anomaly from the previous policy maps and they should be removed to correct this error. The modifications ensure that the Local Plan is 'justified'. Refer to maps Appendix 1 for details | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-MOL Map-01b | Map | Policies Map – Metropolitan Open Land | <i>Slight boundary amendments around the Eveline Day Nursery SW20 9NA from Lower Morden Metropolitan Open Land (MOL-3).</i> | Corrections to the MOL boundary have been made to fix a GIS cartographic error from the Regulation 19 maps where the MOL boundary did not align with the property boundaries. The modifications ensure that the Local Plan is 'justified'. Refer to maps Appendix 1 for details | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Open | Map | Policies Map – Open Space | <i>Remove the properties at 1, 2, 2a, 3 The Cottages, Lower Morden Lane SM4 4NU</i> | This site contains 4 residential properties which do not form part of the adjoining cemetery. They do not meet the Open Space | Screened out. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|----------------------|------|---------------------------|---|---|---|
| Space Map-02 | | | <i>from Merton and Sutton Joint Cemetery Surrounds Open Space (M074).</i> | criteria set out in the Merton Green Infrastructure Study 2020. Officers consider that their inclusion in the Open Space designation is an anomaly and they should be removed. The modifications ensure that the Local Plan is 'justified'. Refer to map Appendix 1 for details. | Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Open Space Map-03 | Map | Policies Map – Open Space | <i>Remove part of Tooting and Mitcham Imperial Sports Ground from Open Space (P028), in accordance with approved planning application 19/P4094.</i> | In accordance with approved Planning Application 19/P4094. This is to align with the amendment made to the MOL boundary, as per the Stage 3 Policy maps. The site was reviewed by officers prior to Stage 3 consultation; however it was left off the published map in error. The modifications ensure that the Local Plan is 'justified'. Refer to map in Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Open Space Map-04 | Map | Policies Map – Open Space | <i>Remove part of the Eastfields estate site owned by Clarion Housing Group from Streatham Park Cemetery Open Space (C004).</i> | This is to align with the approved planning application 17/P1717. This change was highlighted by Clarion Housing Group through their response to the Stage 3 Local Plan consultation. The modifications ensure that the Local Plan is 'justified'. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Open Space Map-04 | Map | Policies Map – Open Space | <i>Remove part of the Long Bolstead Recreation Ground owned by Clarion Housing Group from Long Bolstead Recreation Ground Open Space (M060).</i> | This is to align with the approved planning application 17/P1717. This change was identified by officers following the Clarion Housing Group response to the Stage 3 Local Plan consultation. The modifications ensure that the Local Plan is 'justified'. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|-----------------|------|--|---|--|--|
| MM-SINC Map-05 | Map | Policies Map – Sites of Importance for Nature Conservation | <i>Wimbledon Park SINC (MeBI02) - An additional area of land needs to be included in this SINC as the land contains a number of veteran trees and other wildlife interest.</i> | <p>Reviewed following Stage 3 Local Plan response (D .Dawson) and confirmed by Martin Boyle (LBM Greenspaces team). As part of the recent Wimbledon Park Lake project this land has been extensively surveyed and it holds nature conservation interest in line with the SINC designation. It is considered that the site was excluded in error. This change was identified through a Stage 3 Local Plan consultation response and has been confirmed with the Council’s Ecologist. The modifications ensure that the Local Plan is ‘justified’.</p> <p>Refer to map Appendix 1 for details.</p> | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM-SINC Map-06 | Map | Policies Map – Sites of Importance for Nature Conservation | <i>Myrna Close SINC (MeBII10) - The SINC boundary needs to be amended in accordance with approved planning application 16/P3430.</i> | <p>In accordance with approved Planning Application 16/P3430 to reflect the residential properties that have been built and the new ecology area created on site. The site was reviewed by officers prior to Stage 2a consultation; however it was left off the published map in error. The modifications ensure that the Local Plan is ‘justified’.</p> <p>Refer to map Appendix 1 for details.</p> | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |
| MM-SINC Map-06a | Map | Policies Map – Sites of Importance for Nature Conservation | <i>Morden Park SINC (MeBI11) - The SINC boundary needs to be amended to align with the details in the approved and implemented landscaping condition (9) of application 16/P0882.</i> | <p>To ensure the boundaries accurately align with approved and implemented landscaping details that include hardstanding for parking and access to an electrical substation, which are not designated as being part of the SINC. The modifications ensure that the Local Plan is ‘justified’.</p> | <p>Screened out.</p> <p>Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings.</p> |

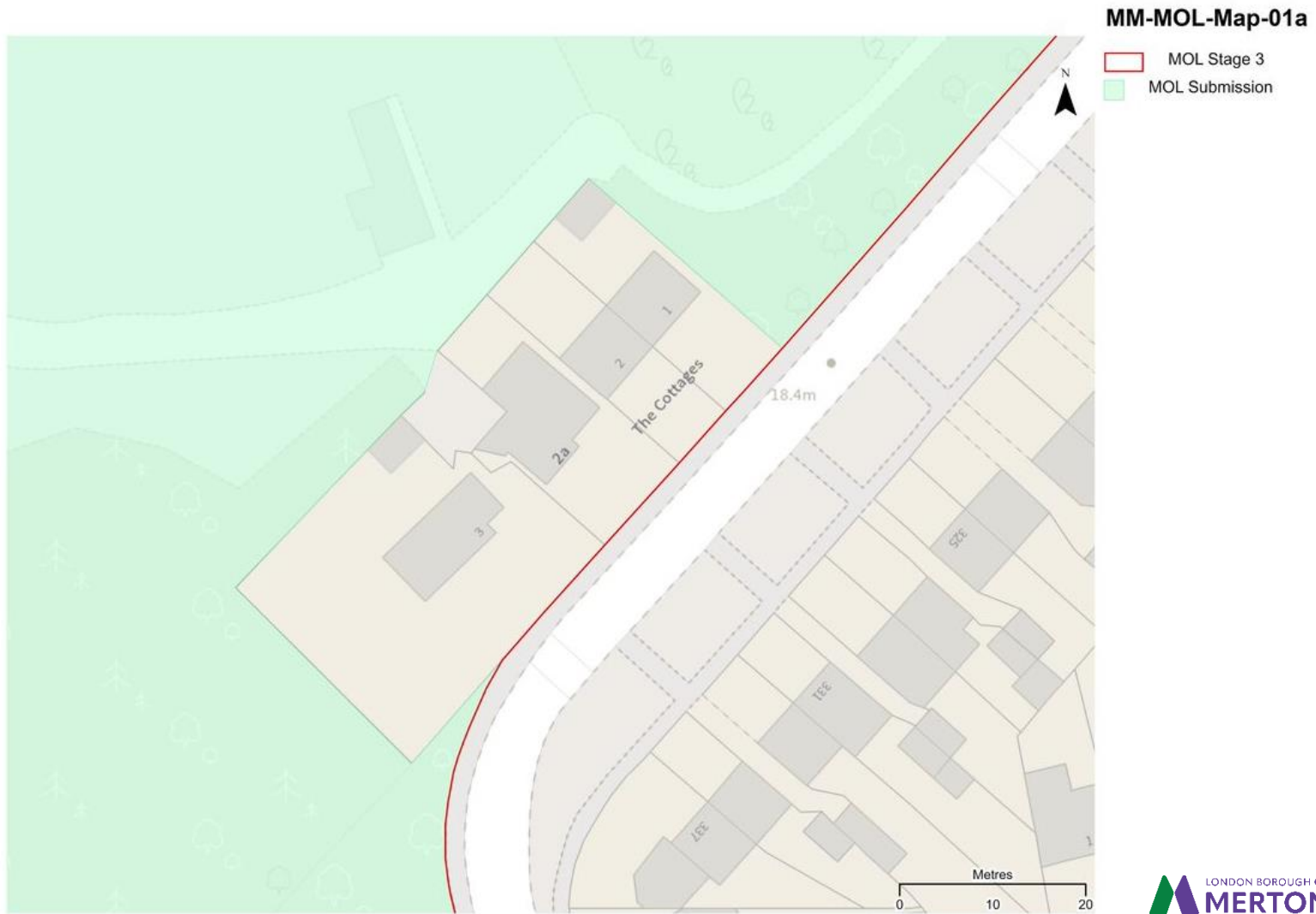
| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|------------------------------|------|--|--|---|---|
| | | | | Refer to map Appendix 1 for details. | |
| MM-Green Corridor Map-07 | Map | Policies Map – Green Corridor | <i>Ridge Road to Wimbledon Park Green Corridor (GC19) - The Green Corridor boundary needs to be amended to remove part of the Thames Water site at Byegrove Road, Colliers Wood.</i> | In discussions with Thames Water officers agree that this part of the site does not meet the Green Corridor criteria and therefore should be removed from the Policies Map. Up to date site photos were provided by Thames Water following the Stage 3 submission. The modifications ensure that the Local Plan is 'justified'. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Green Corridor Map-07a | Map | Policies Map – Green Corridor | <i>Morden Park and Surrounds (GC10) - The Green Corridor boundary needs to be amended to align with the details in the approved and implemented landscaping condition (9) of application 16/P0882.</i> | To ensure the boundaries accurately align with approved and implemented landscaping details that include hardstanding for parking and access to an electrical substation, which are not designated as being part of the Green Corridor. The modifications ensure that the Local Plan is 'justified'. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-APZs-Map-08 | Map | Policies Map – Archaeological Priority Zones | <i>Removed the map showing Archaeological Priority Zones from the Policies Map.</i> | For accuracy and to ensure that the Local Plan is 'justified', this data has been removed because it has been superseded by Archaeological Priority Areas according to the latest information from Historic England. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Conservation Areas-Map-09 | Map | Policies Map Conservation Areas | <i>Added labels to the map showing the Conservation Area codes and also a table below the legend with the name of each of the Conservation Areas</i> | For clarity and to ensure the Local Plan is "justified", the Conservation Areas map has been labelled. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|---|------|---|--|---|---|
| | | | | | implication for the SA findings. |
| MM-Listed Buildings -Map-10 | Map | Policies Map Listed Buildings | <i>Updated to provide the latest information.</i> | For accuracy this map has been updated with the latest information from Historic England. This modification ensures that the Local Plan is “justified” | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Locally Listed Buildings -Map-11 | Map | Policies Map Locally Listed Buildings | <i>Updated to provide the latest information.</i> | For accuracy this map has been updated with the latest information from Merton Council. This modification ensures that the Local Plan is “justified”. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Wandle Trail/ National Cycle Network Route 20 (NCN20) - Map-12 | Map | Policies Map Wandle Trail/ National Cycle Network Route 20 (NCN20) | <i>New map to highlight the cycle routes that are part of the Wandle Trail</i> | For clarity the cycle network that is part of the Wandle Trail has been added as a separate map to highlight its importance in enabling active travel choices. This change was requested at the Stage 3 consultation from the Wandle Valley Forum. The name of the map has also been updated to improve clarity. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Wandle Trail proposed “missing | Map | Policies Map New map Wandle Trail proposed | <i>Cycle network routes have been updated to show the Wandle Missing Link</i> | For accuracy and to ensure that the Local Plan is ‘justified’, the cycle network map has been updated to reflect the latest agreement on the Wandle Missing Link on the borough boundary between Merton and Wandsworth. | Screened out. Changes are for clarity, effectiveness and soundness. |

| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|--------------------------------|------|-------------------------------------|--|--|---|
| link” route- Map-13 | | “missing link” route -Map13 | | The name of the map has also been updated to improve clarity. Refer to map Appendix 1 for details. | Therefore, no implication for the SA findings. |
| MM-Neighbourhood Parade Map-14 | Map | Policies Map – Neighbourhood Parade | <i>Neighbourhood Parade at 211-219 Manor Road - The Neighbourhood Parade boundary needs to be amended to correct a drafting error and display all the properties as listed in Table 13.5b ‘Neighbourhood Parades in Merton’, i.e. 211 Manor Road is to be shown to be within the Neighbourhood Parade.</i> | To improve accuracy, effectiveness, and ensure that the Local Plan is ‘justified’. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Neighbourhood Parade Map-15 | Map | Policies Map – Neighbourhood Parade | <i>Neighbourhood Parade at 172b - 196–172B Streatham Road - The Neighbourhood Parade boundary needs to be amended to correct a drafting error and display all the properties as listed in Table 13.5b ‘Neighbourhood Parades in Merton’, i.e. 196 Streatham Road is to be shown to be within the Neighbourhood Parade.</i> | To improve accuracy, effectiveness, and ensure that the Local Plan is ‘justified’. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Site Allocation Map-16 | Map | Policies Map – Site Allocations | <i>Site Allocation Mo5 Morden Medical Centre – change the boundary line location at the south eastern corner of the site, to ensure that the whole of the eastern site boundary aligns with the parts of Morden Road that are designated as ‘TfL Red Route’.</i> | To improve accuracy and effectiveness. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |
| MM-Site Allocation Map-17 | Map | Policies Map – Site Allocations | <i>Site Allocation Wi3 All England Lawn Tennis Club –amend boundary to exclude any parts on Wimbledon Park and therefore only include the portions to</i> | To ensure the plan is effective and consistent with national policy. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness |

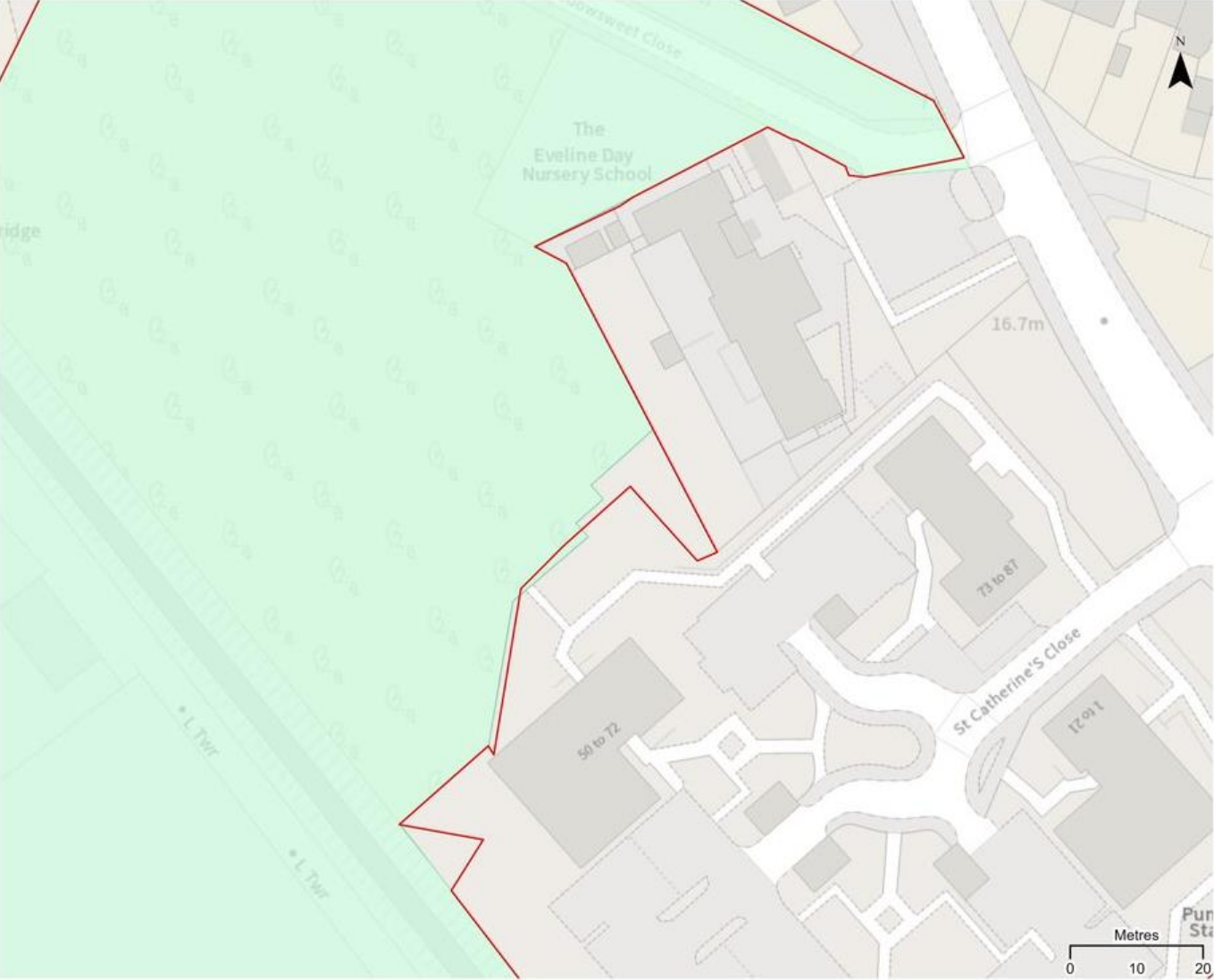
| Mod Ref. | Page | Plan Ref. | Proposed Changes | Reason for the MM | SA Screening |
|------------|------|------------------------|--|---|---|
| | | | <i>the west of Church Road.</i> | | and soundness. Therefore, no implication for the SA findings. |
| MM-SAC Map | Map | Policies Map – new map | <i>New map to show extent of Special Area of Conservation(SAC) on Wimbledon Common</i> | To improve clarity and ensure that the extent of the SAC, which is referred to in Policy O15.3, is shown on the Policies Map. Refer to map Appendix 1 for details. | Screened out. Changes are for clarity, effectiveness and soundness. Therefore, no implication for the SA findings. |



Appendix 1 – Mapping changes



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MM-MOL-Map-01b





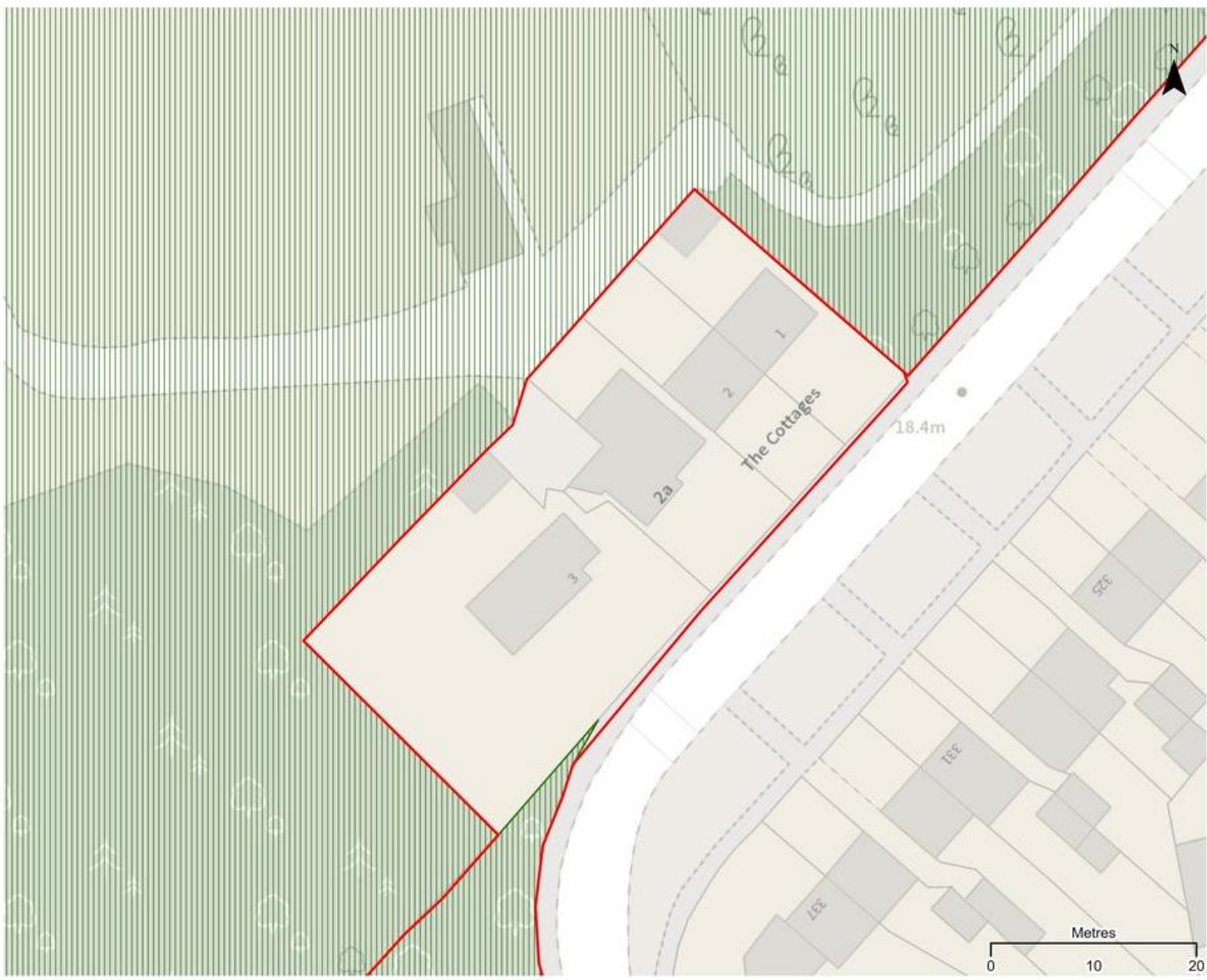
-  MOL Stage 3
-  MOL Submission

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**MM-Open Space-
Map-02**

-  Open Space Stage 3
-  Open Space Submission



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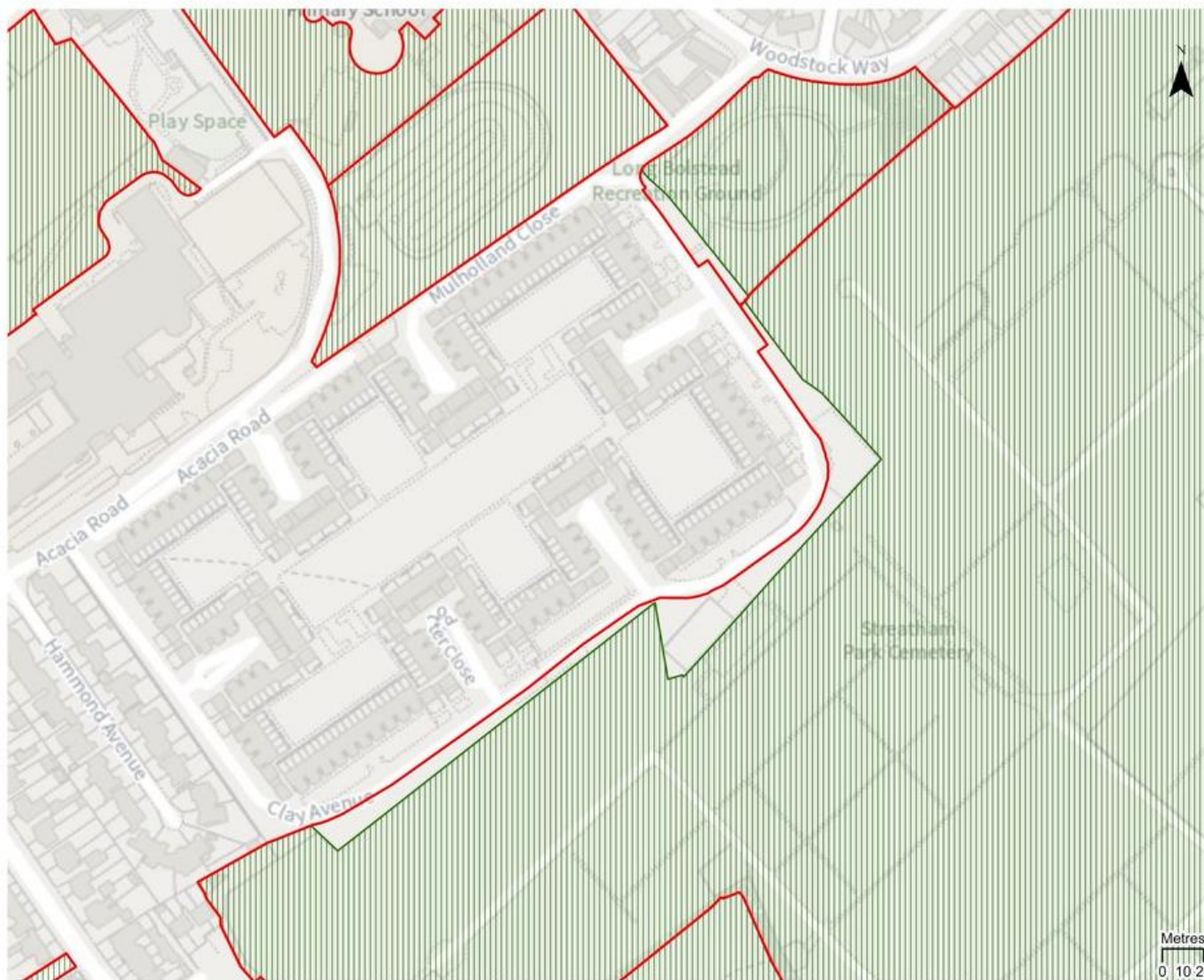


**MM-Open Space-
Map-03**

- Open Space Stage 3
- Open Space Submission

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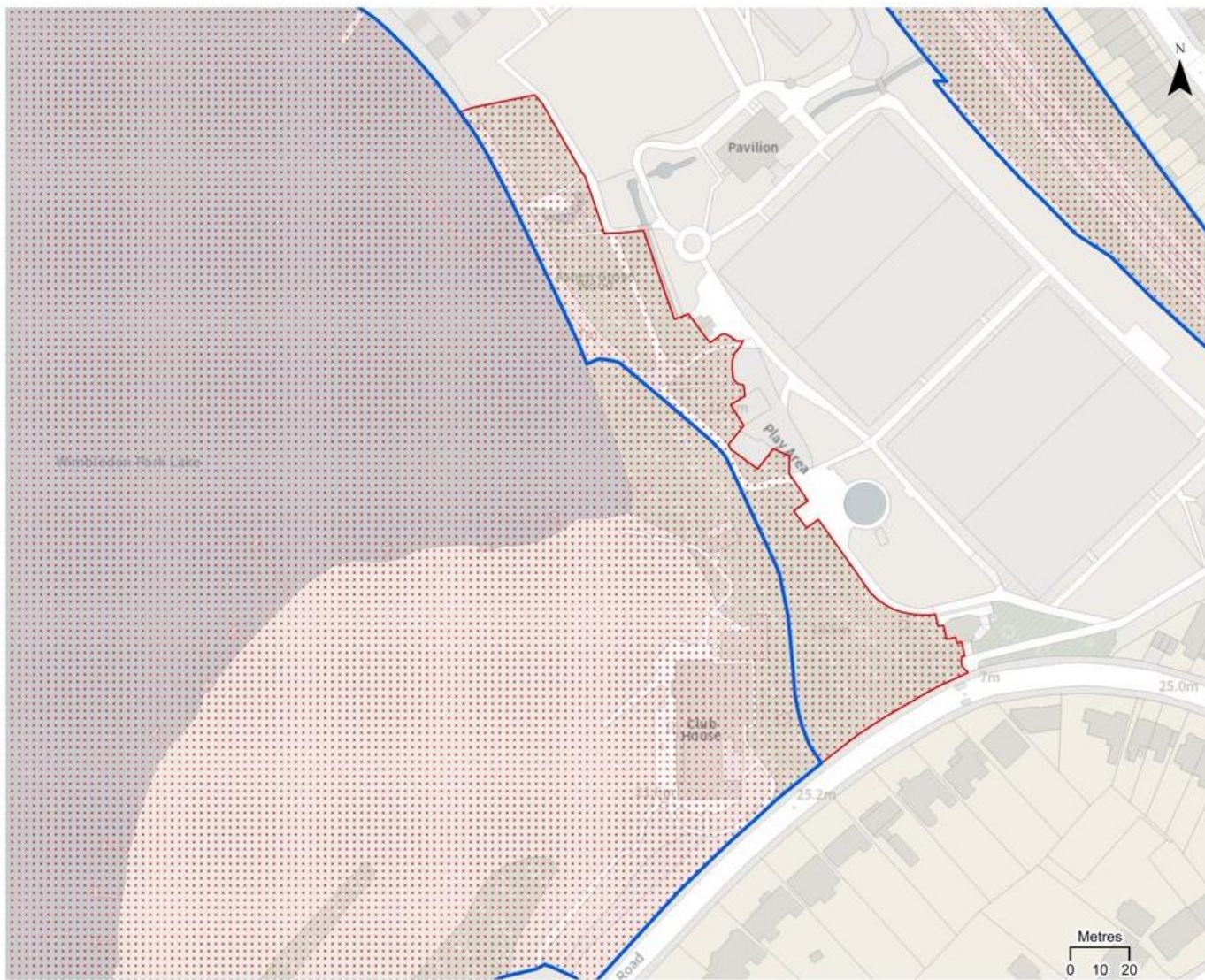
**MM-Open Space-
Map-04**



- Open Space Stage 3
- Open Space Submission



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MM-SINC-Map-05

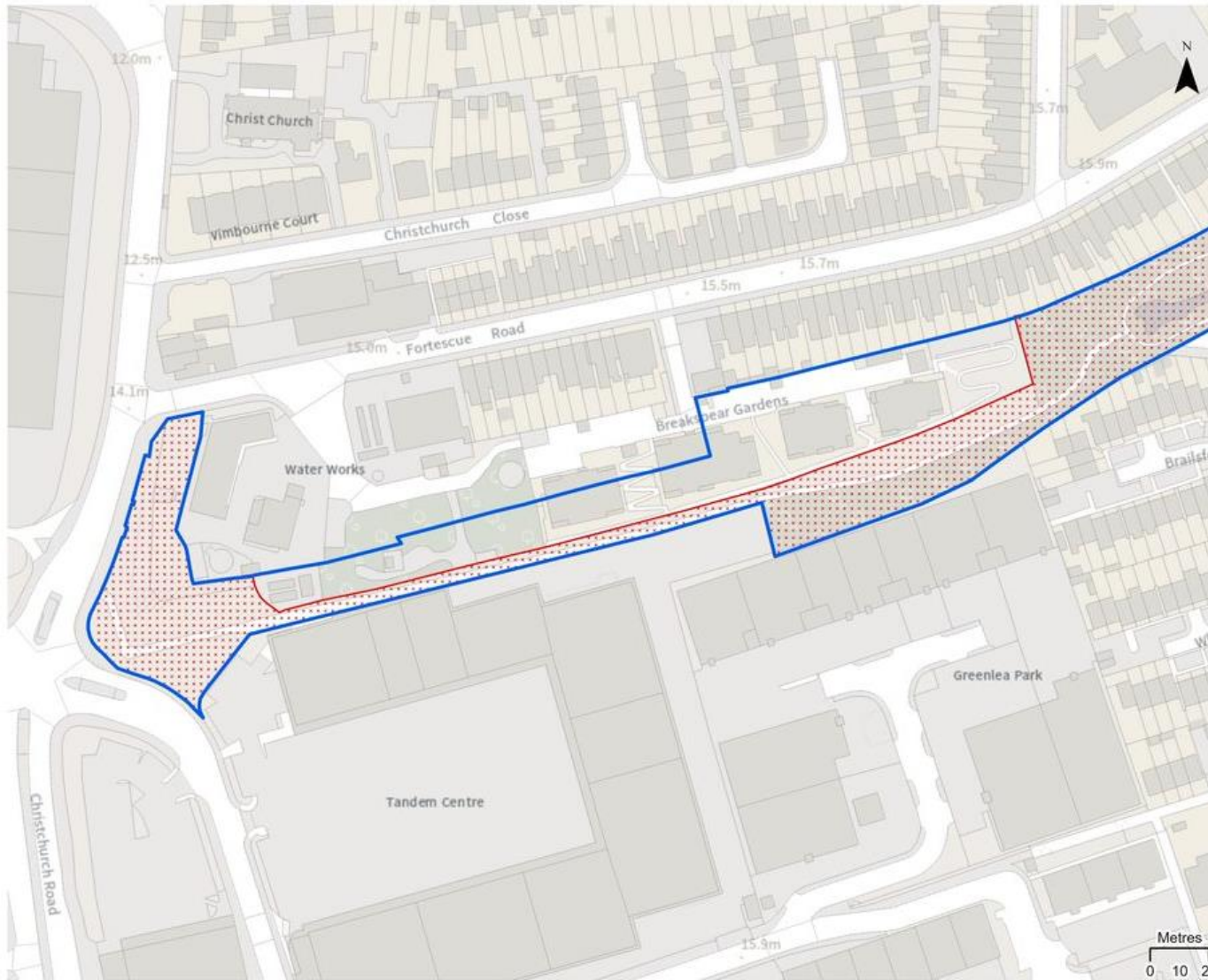




-  SINC Stage 3
-  SINC Submission

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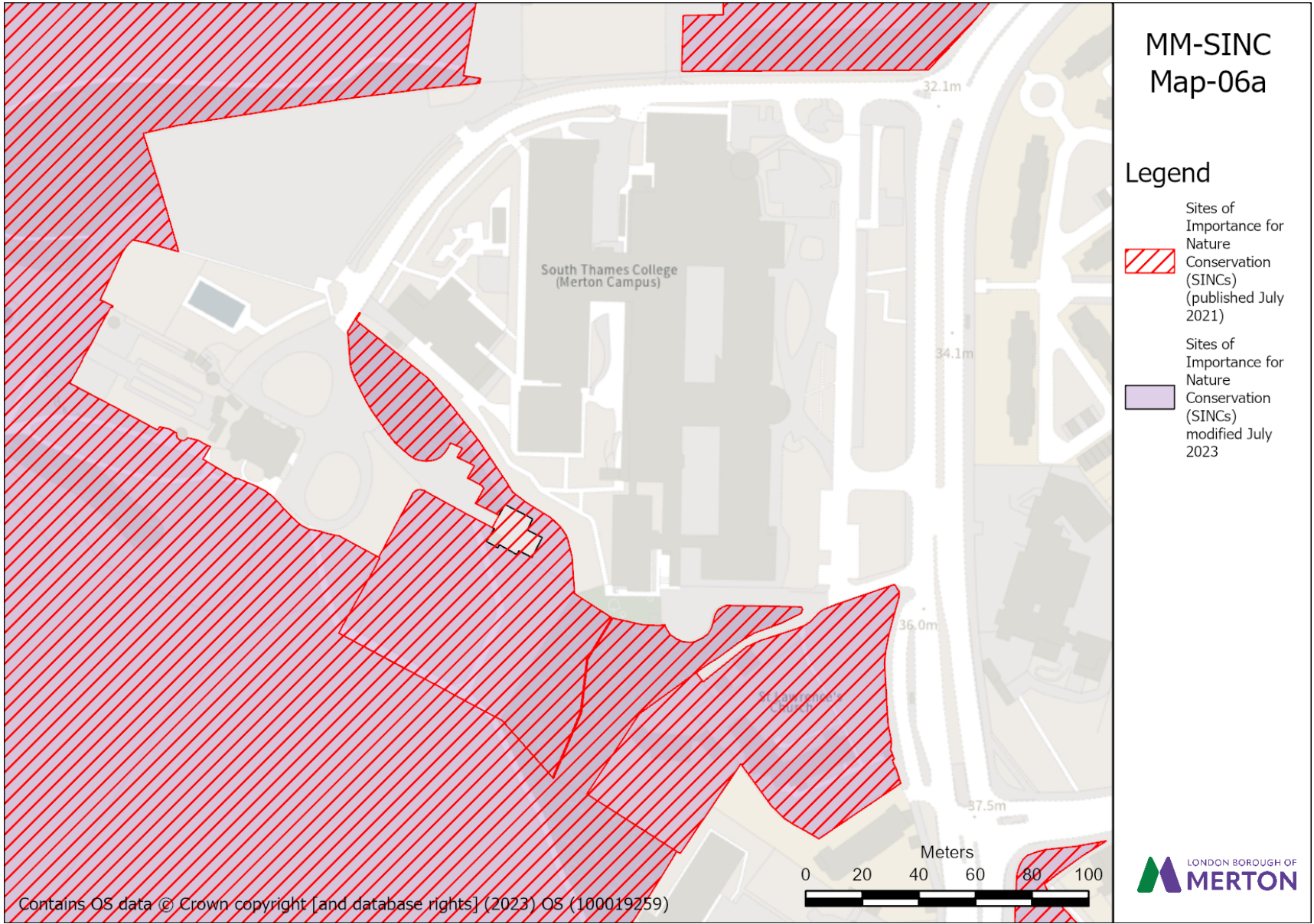
MM-SINC-Map-06



-  SINC Stage 3
-  SINC Submission



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MM-SINC Map-06a

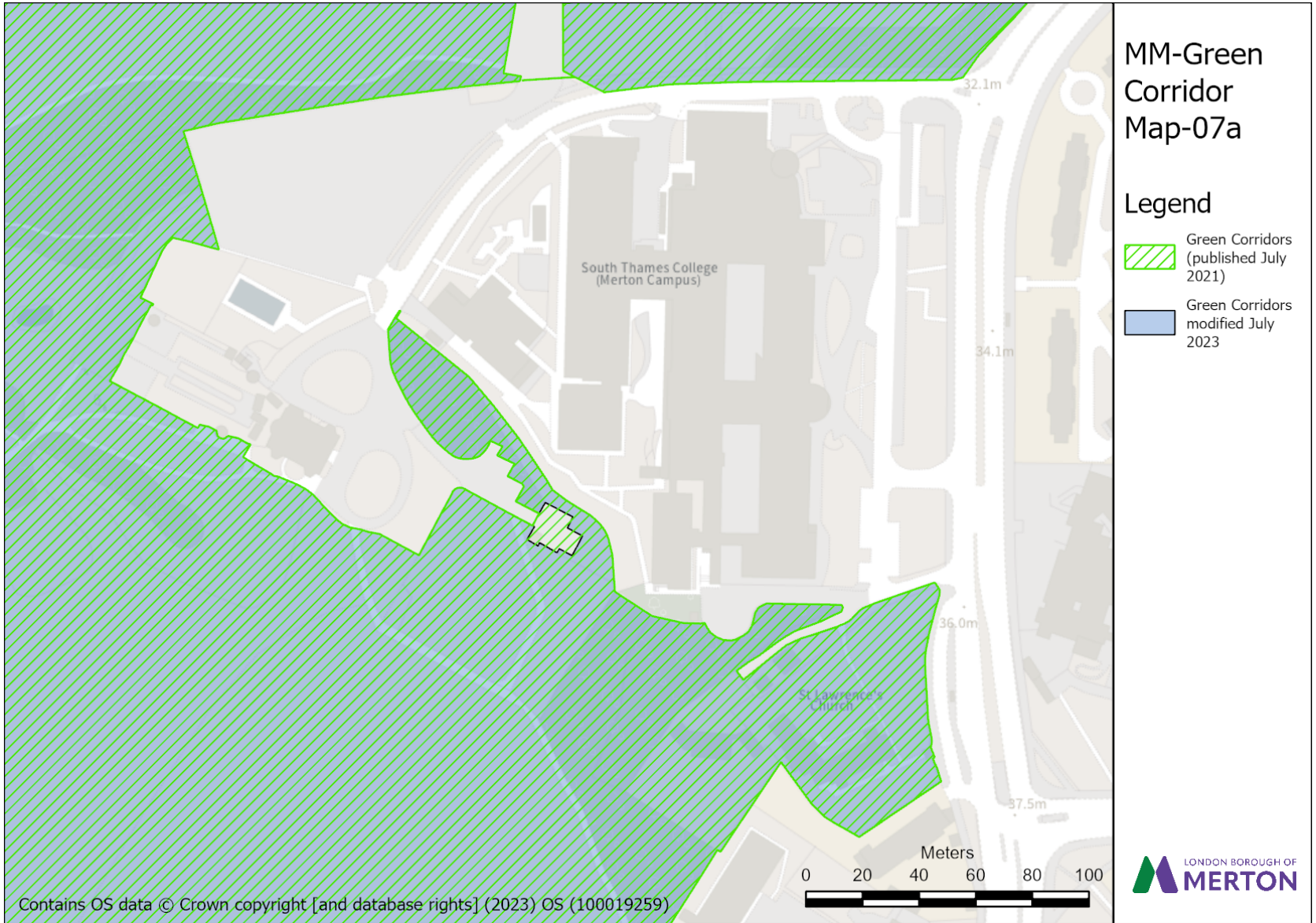
Legend

-  Sites of Importance for Nature Conservation (SINCs) (published July 2021)
-  Sites of Importance for Nature Conservation (SINCs) modified July 2023

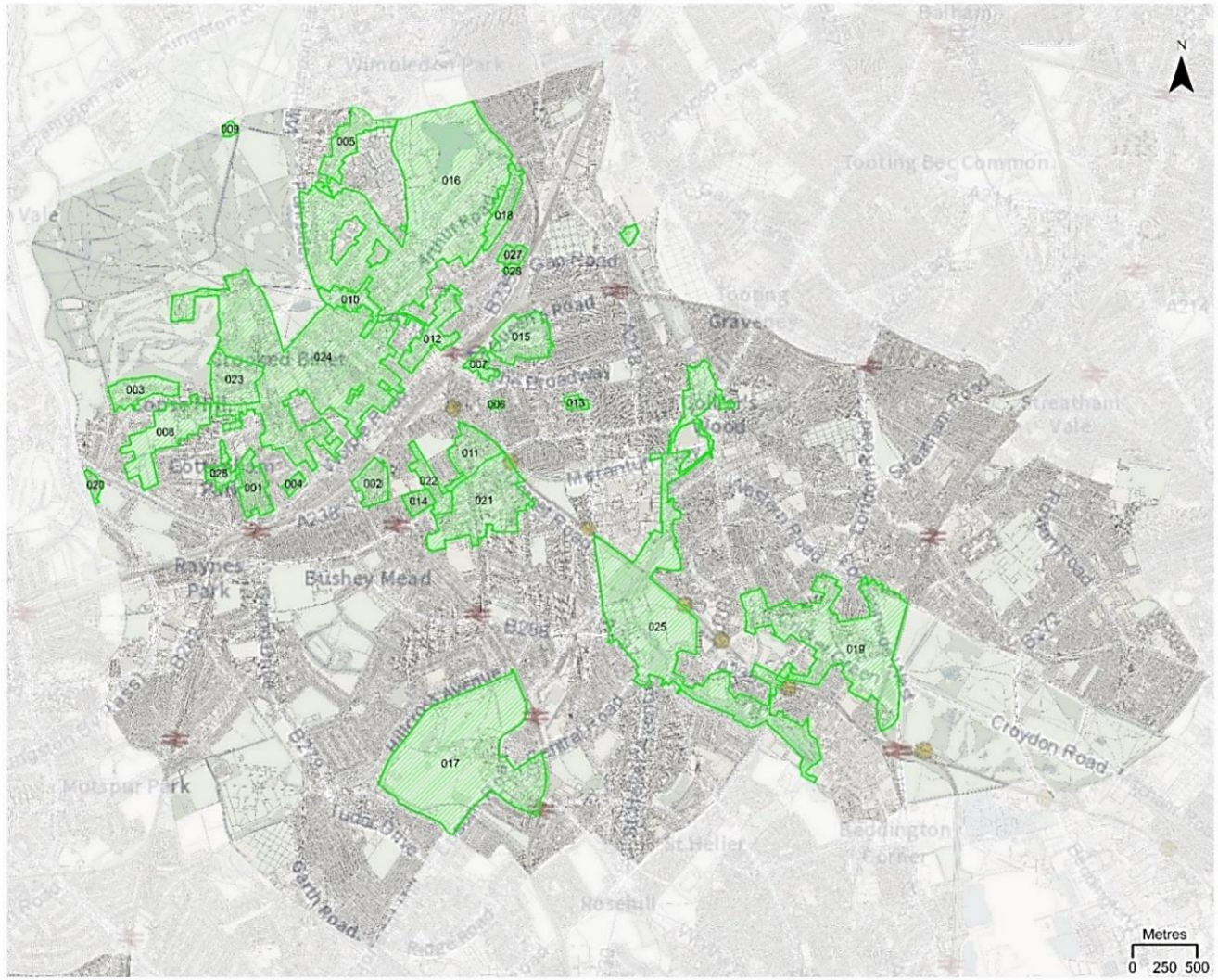
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MM-Conservation Areas-Map-09



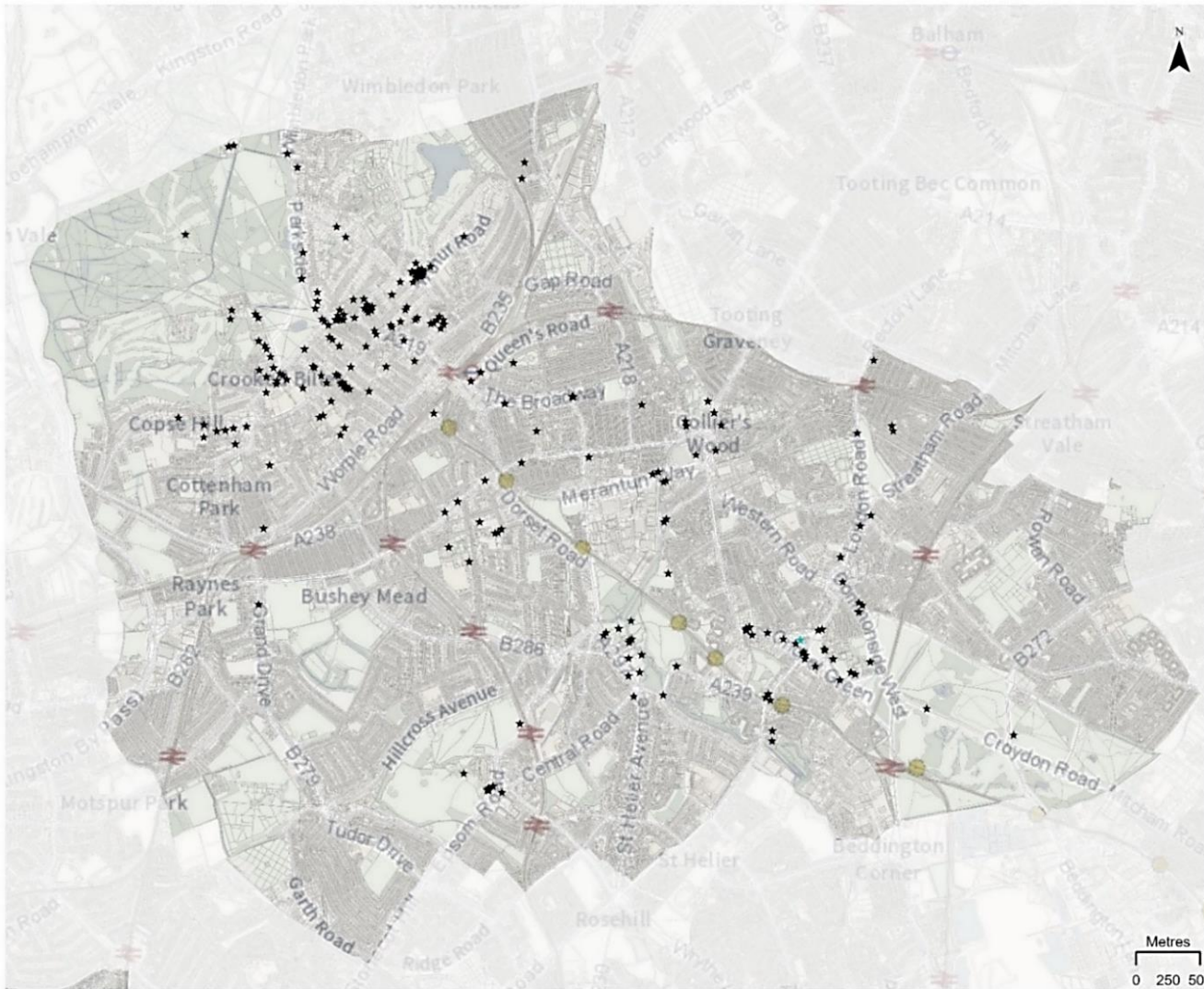
 Conservation Areas

| Area Code | Area Name |
|-----------|-----------------------------|
| 001 | Lambton Road |
| 002 | Dennis Park Crescent |
| 003 | Drax Avenue |
| 004 | Dunmore Road |
| 005 | Bathgate Road |
| 006 | Bertram Cottages |
| 007 | The Broadway |
| 008 | Copse Hill |
| 009 | Wimbledon Windmill |
| 010 | Wimbledon Village |
| 011 | John Innes- Wilton Crescent |
| 012 | Wimbledon Hill Road |
| 013 | Pelham Road |
| 014 | Wimbledon Chase |
| 015 | South Park Gardens |
| 016 | Wimbledon North |
| 017 | Upper Morden |
| 018 | Vineyard Hill Road |
| 019 | Mitcham Cricket Green |
| 020 | Westcoombe Avenue |
| 021 | John Innes- Merton Park |
| 022 | Merton Hall Road |
| 023 | Wool Road |
| 024 | Wimbledon West |
| 025 | Wandle Valley |
| 026 | Durham Road |
| 027 | Kenilworth Avenue |
| 028 | Leopold Road |

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MM-Listed Buildings-Map-10

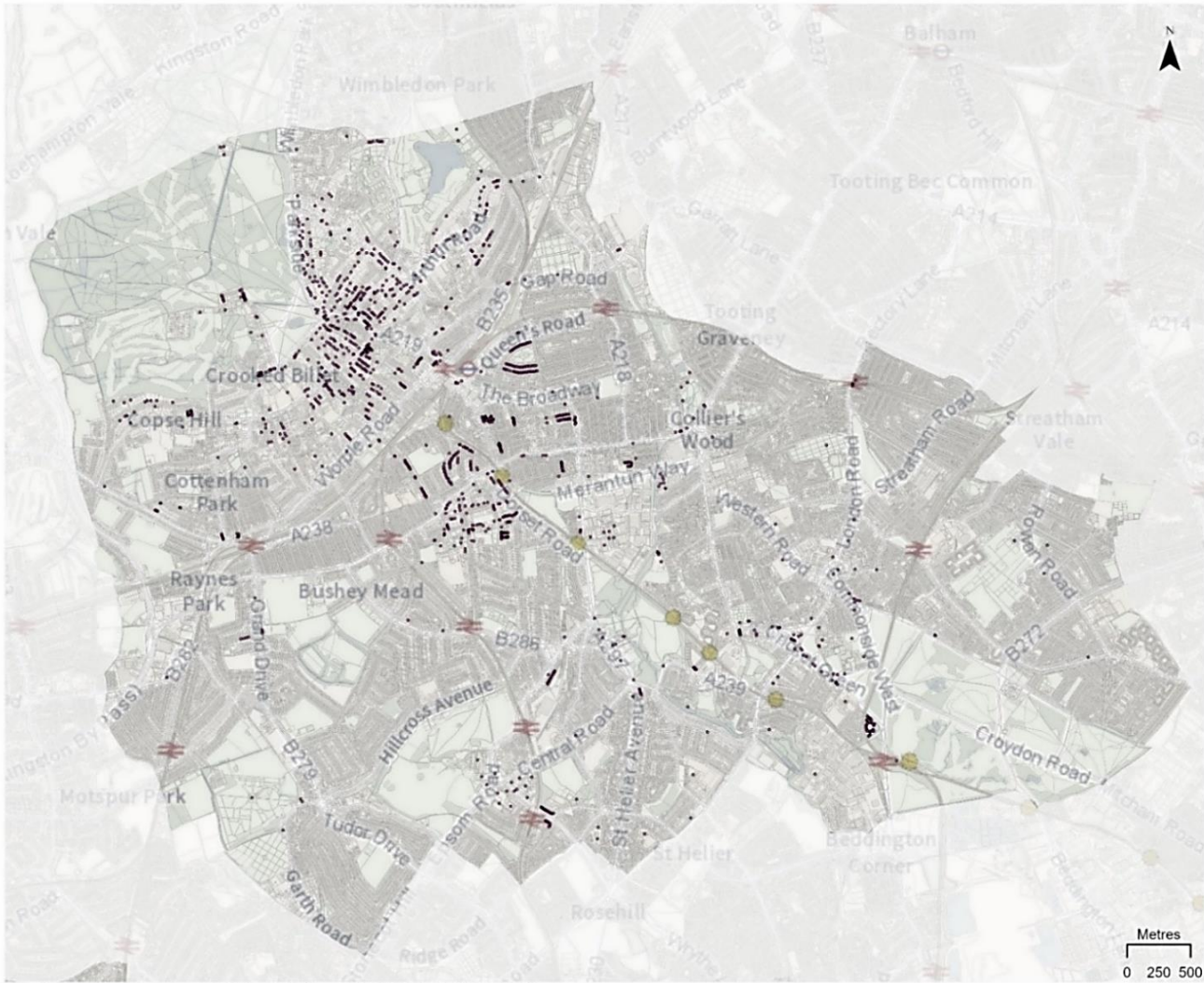


★ Listed Buildings

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MM-Locally Listed Buildings-Map-11

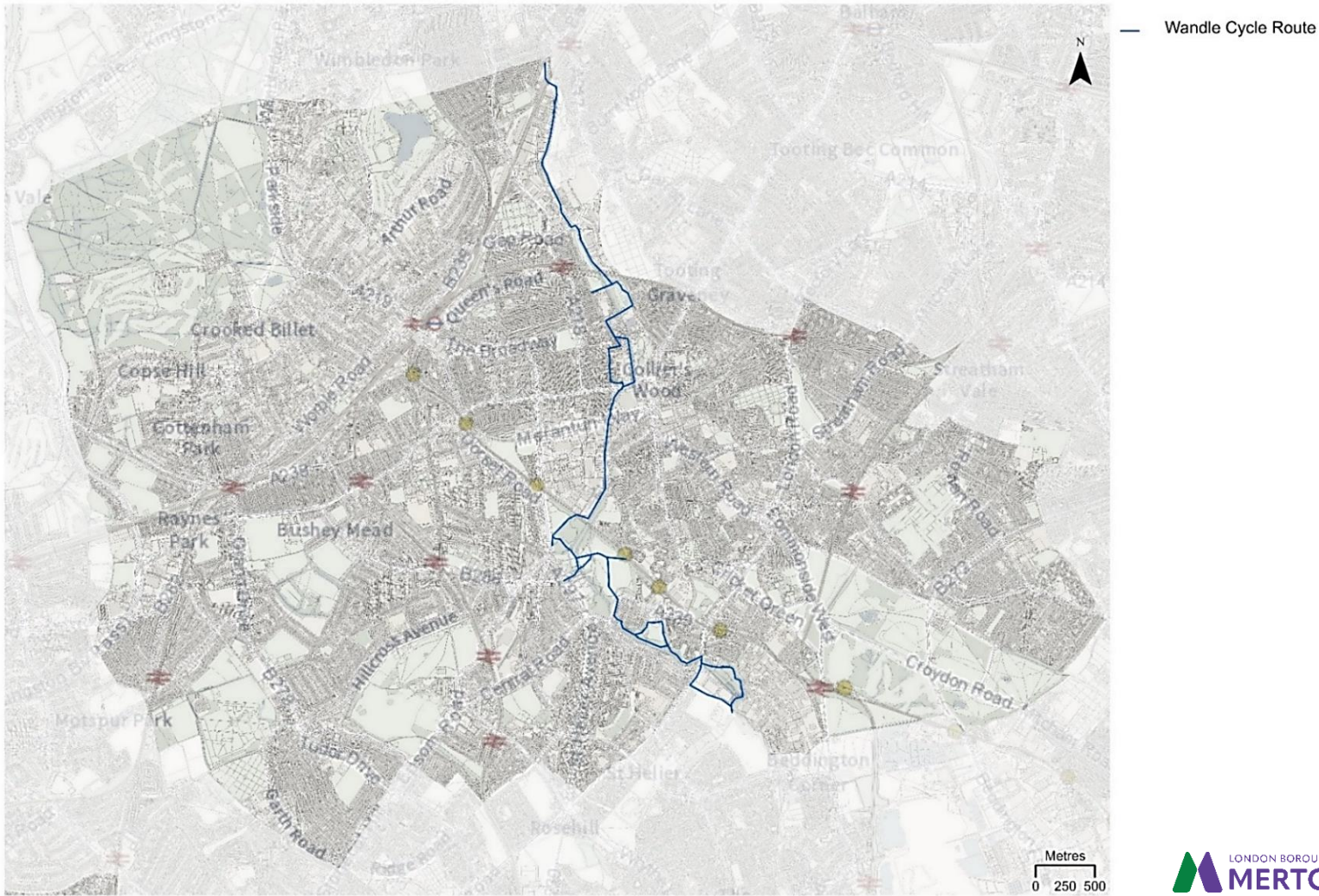


● Locally Listed Buildings

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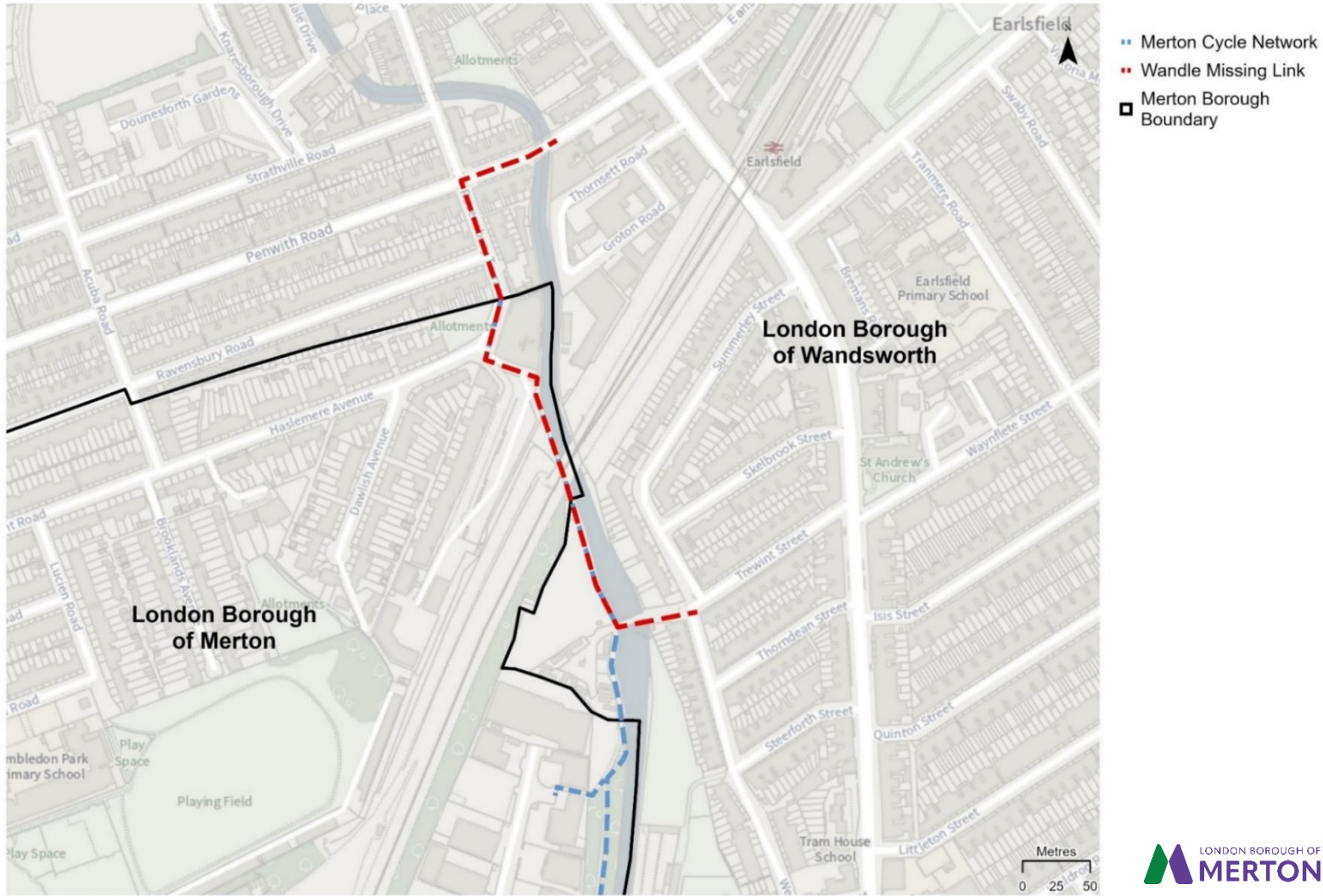


MM-Wandle Trail/ Cycle Network Route 20 (NCN20)-Map-12



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MM-Wandle Trail proposed 'missing link' route-Map-13





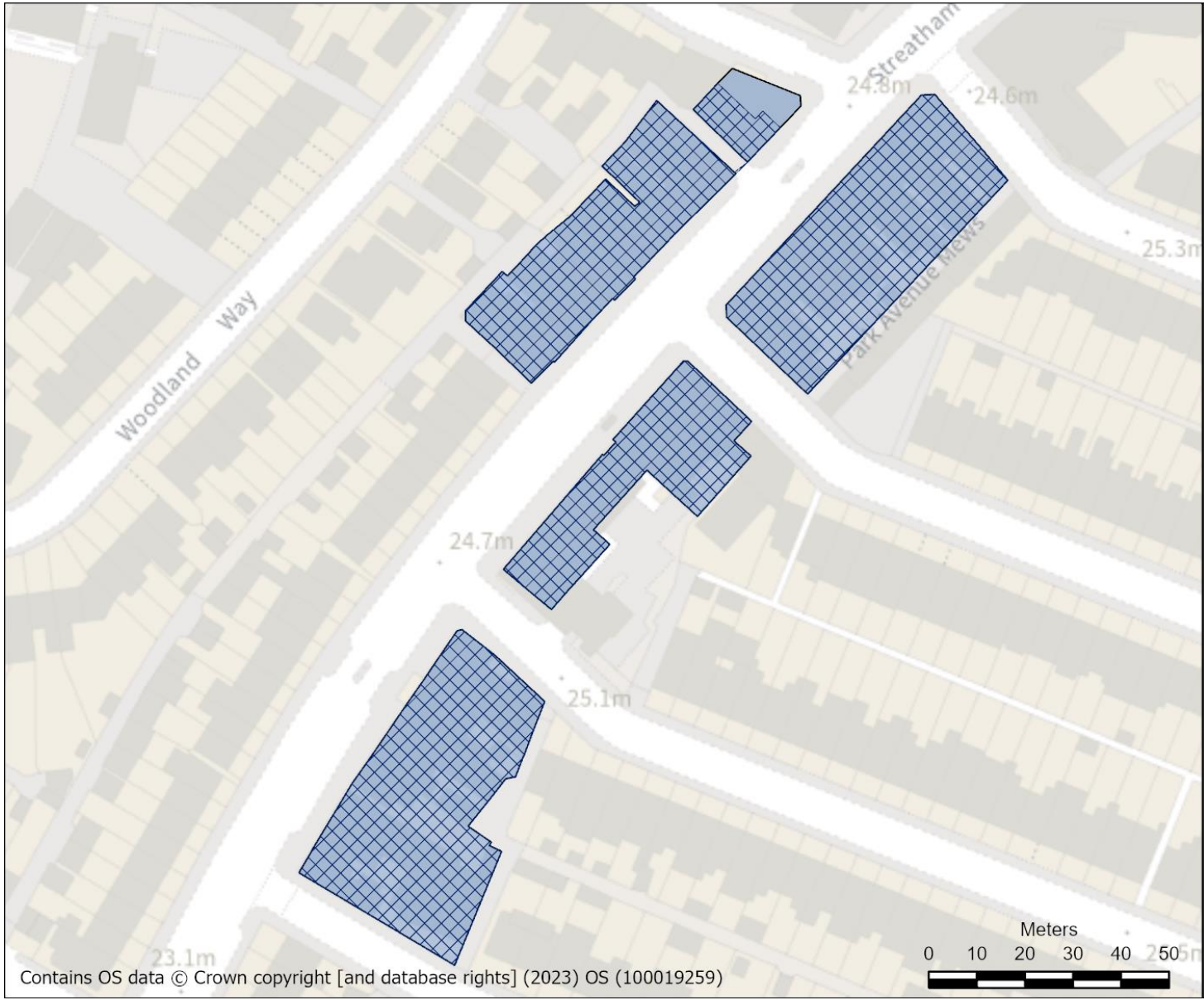
MM-Neighbourhood Parade Map-14

Legend

-  Neighbourhood Parades (Published July 2021)
-  Neighbourhood Parades July 2023


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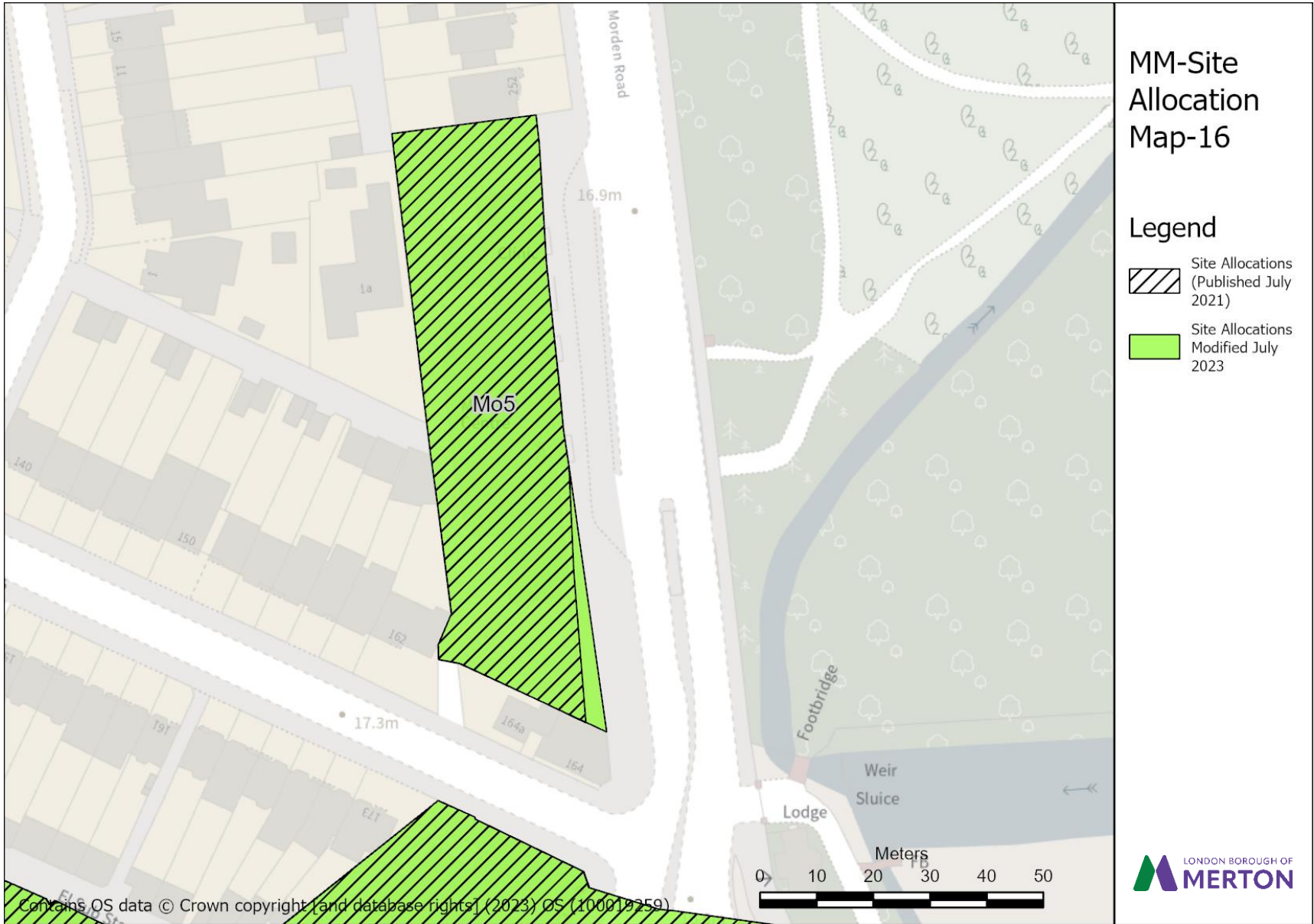


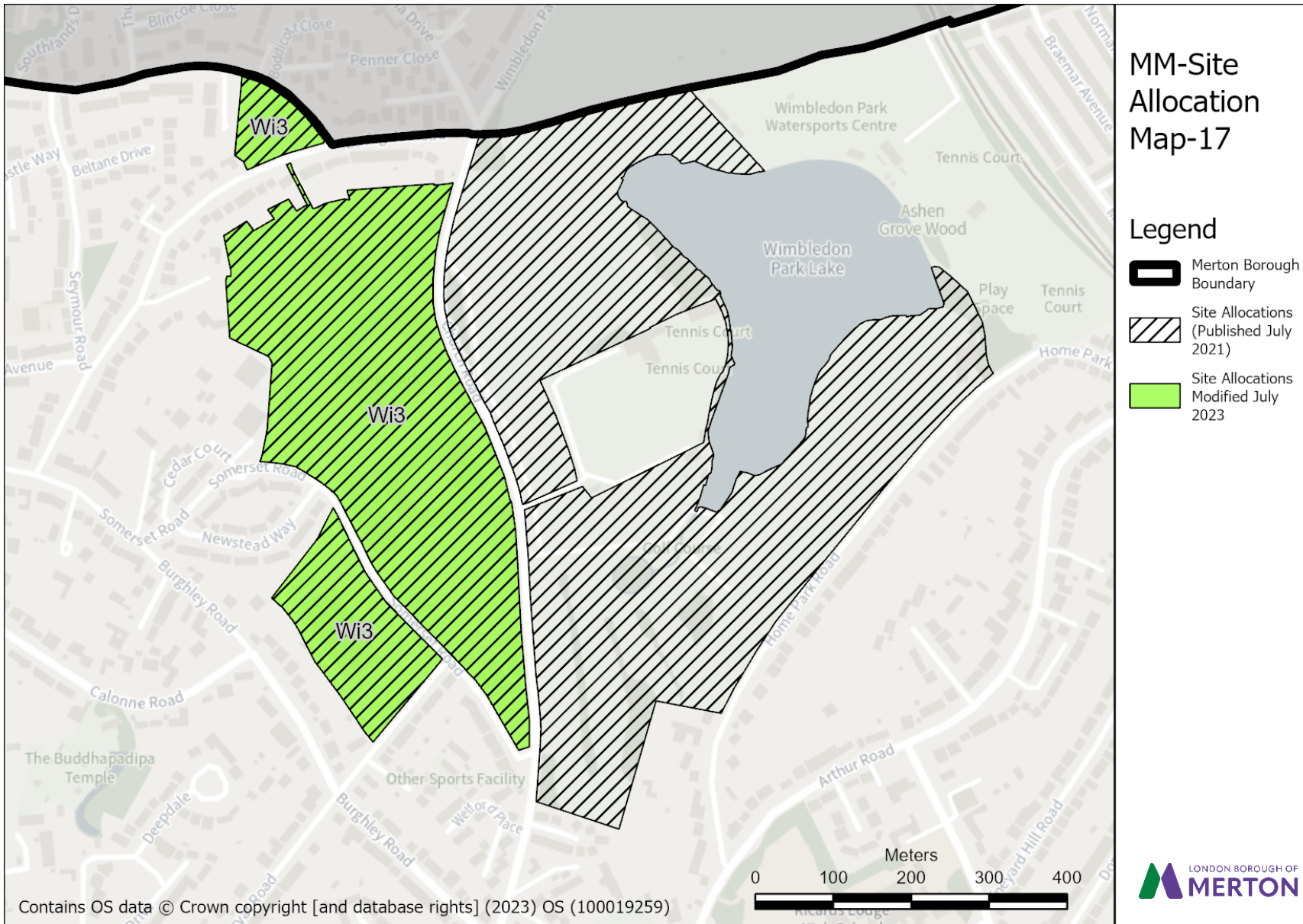
MM-Neighbourhood Parade Map-15

Legend

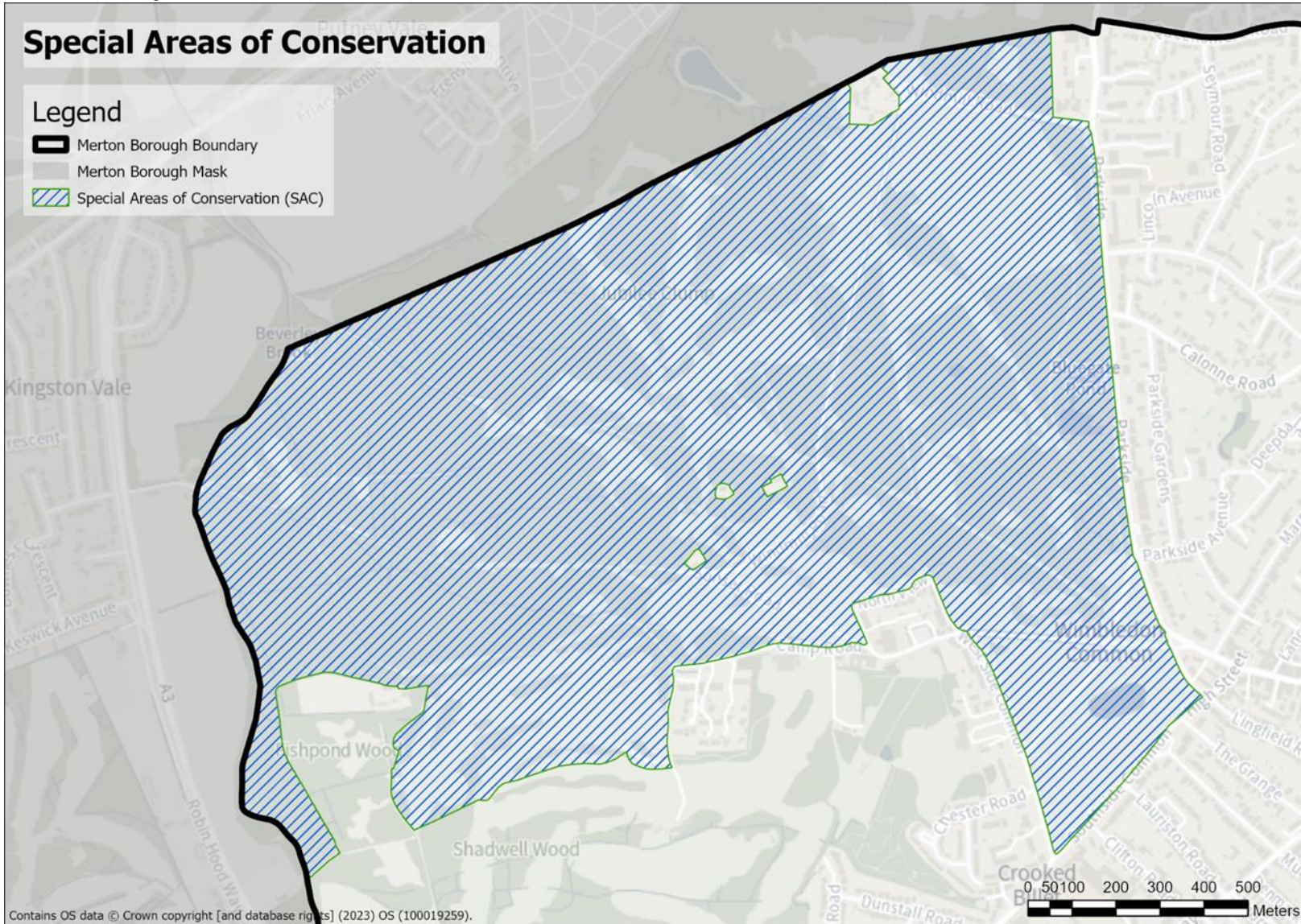
-  Neighbourhood Parades (Published July 2021)
-  Neighbourhood Parades July 2023







MM-SAC Map



13 Appendix B Baseline summary: Social baseline data

- 13.1. This section is an updated to the submission SA/SEA (OD3) July 2021 and OD5) SA/SEA incorporating main modifications (OD5) baseline data (Appendix A) following the 2021 Census and Census data release in 2022 and onwards.
- 13.2. The 2021 Census found that Merton's population increased to 215,187 persons, 7.8% increase since the 2011 census. This figure is also higher than the 2020 based housing led population projections produced by Greater London Authority (GLA) Demography Team. The GLA projection estimated there would be 204,399 persons living in Merton in 2021. The projection is based on the Census 2011 and annual estimates.
- 13.3. In January 2023, the GLA released new population projections using the 2021 mid-year estimate, the first using the findings of the 2021 Census data. The housing-led population projection using the 2017 Strategic Housing and Land Availability Assessment (SHLAA) projects a population increase of 22,785 persons between 2021 and 2041 in Merton. Below is a summary of the 2021 census for Merton.

Figure 15: Merton's population (gender and age)



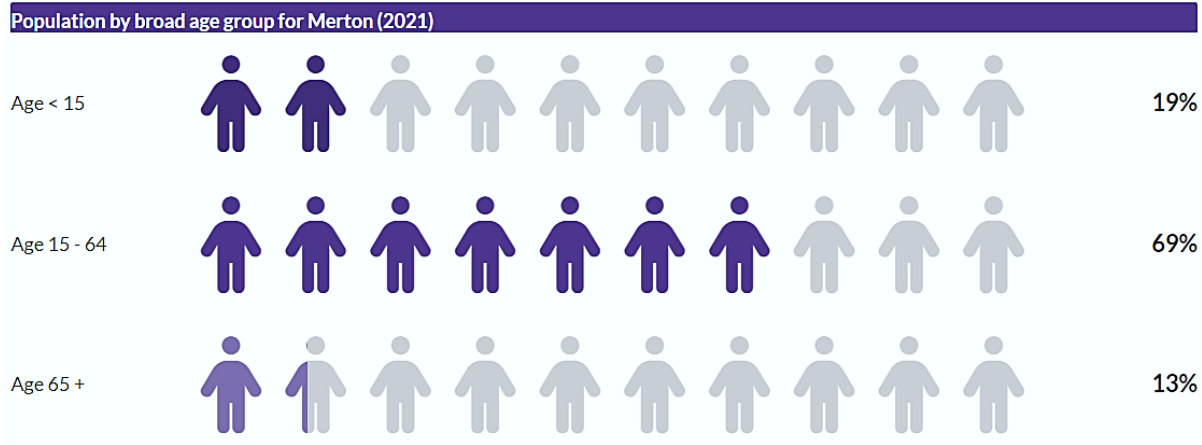
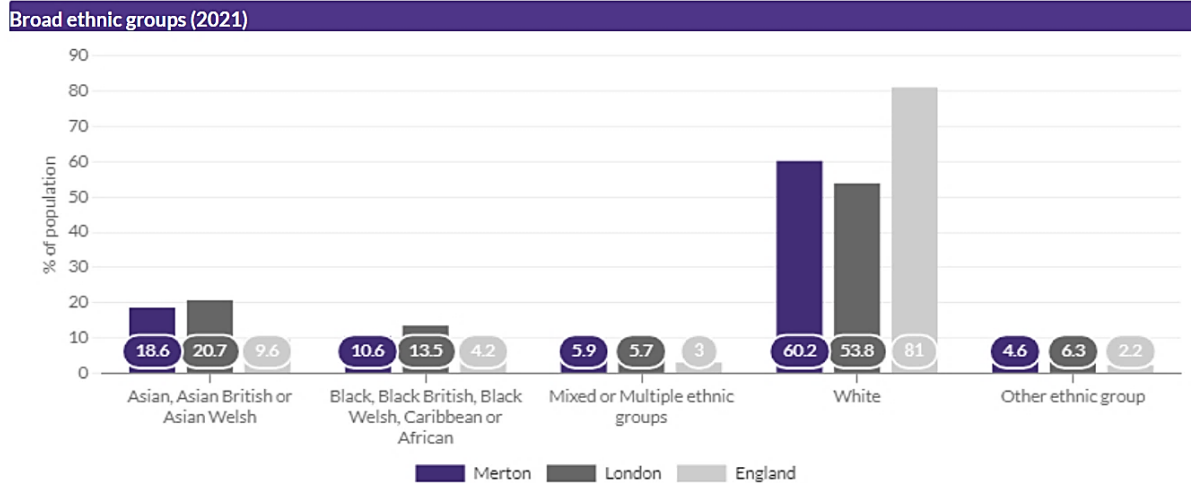


Figure 16: Population by 5 year period



13.4. The 2021 Census records Merton’s Black, Asian and other Minority Ethnic population as 85,570, which is 39.7% of the population.

Figure 17: Ethnic groups breakdown (summary)



13.5. The census found an of 8.3% increase in households to 85,940 households in Merton. The median house price in Merton in 2022 is £560,000, for London it is £530,000. 1% of properties in Merton are bungalows, 41% are flats/maisonettes, 43% are terraced houses, 11% are semi-detached houses and 4% are detached houses.

Figure 18: Housing tenure in Merton

Median property price by type (Jan 2022 - Dec 2022)

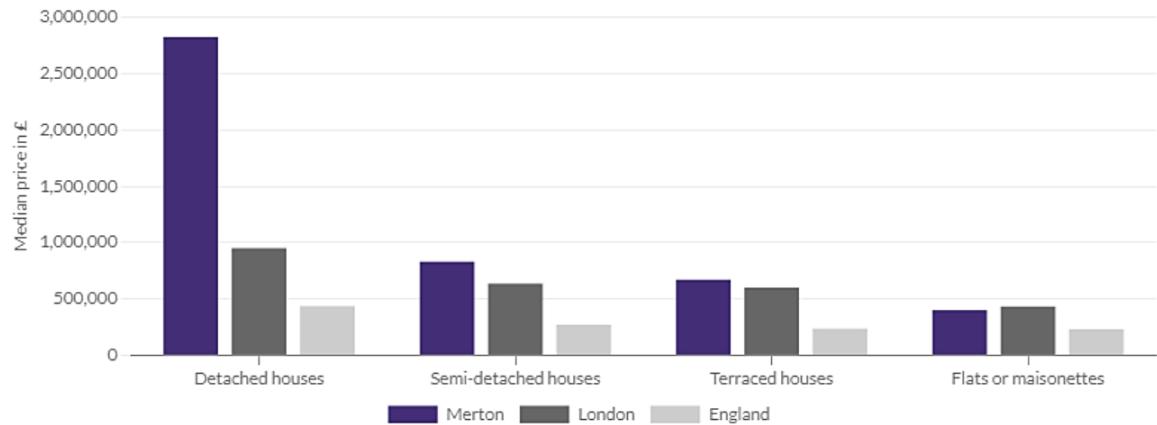
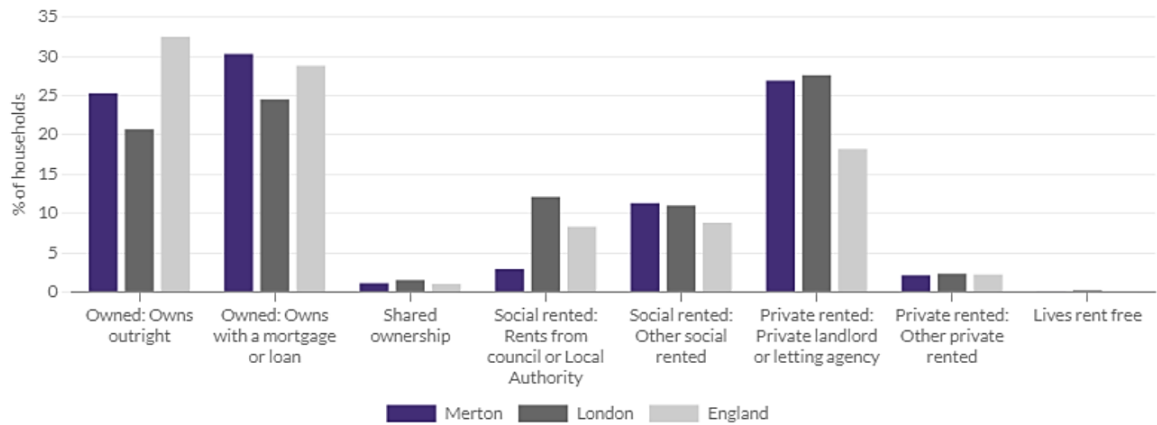


Figure 19: Housing ownership by type

Ownership and tenancy by type (2021)



Source: ONS



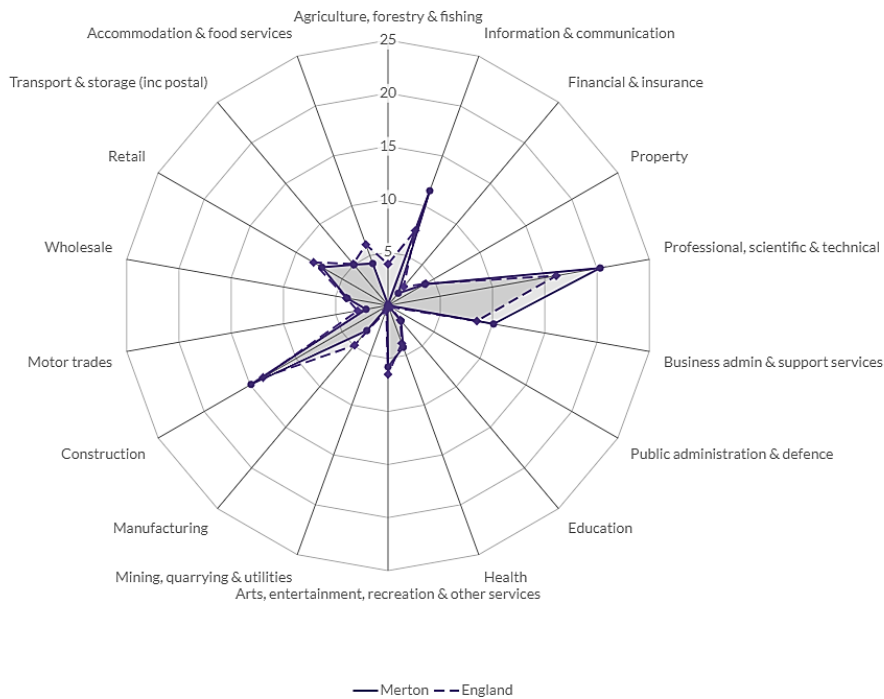
13.6. 55.6% of households in the borough are owner occupied, either owned outright or with a mortgage, higher than, the London average of 45.2%. In Merton 1.1% of residents are living in shared ownership properties and 29% are privately rented through a private property owner or letting agency. While 14.2% of households are social rented, with 2.9% rented from the council.

Economic baseline summary

- 13.7. Served by 12,770 (2021) active businesses, the borough's main commercial centres are Mitcham, Morden and Wimbledon, of which Wimbledon is the largest. Other smaller centres include Raynes Park, Colliers Wood, South Wimbledon, Wimbledon Park and Pollards Hill, each with well-developed characters of their own. The borough is predominantly suburban in character, with high levels of commuter flows in and out of central London.

Figure 20: Employment sector by type in Merton

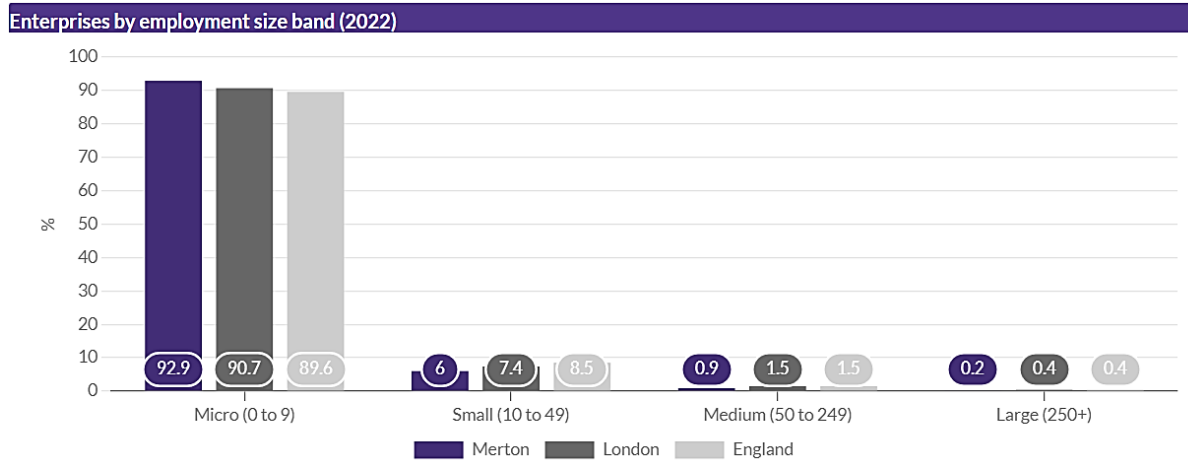
Percentage of enterprises by industry (2022)



Source: IDBR

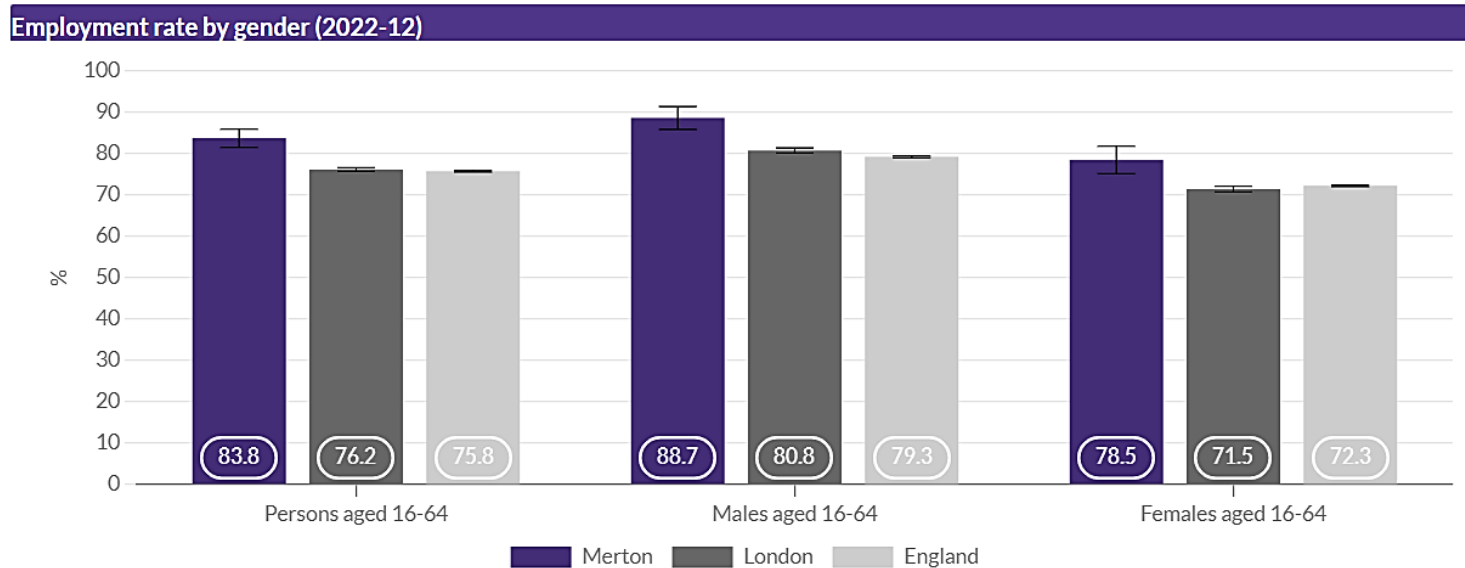


Figure 21: Size of businesses in Merton



13.8. The employment rate for as of December 2022 is 83.8%, higher than the London average of 76.2%. Unemployment in the borough was 3.2% between April 2022 and March 2023, below the London average of 4.3%. The median gross annual pay for male full-time workers in Merton as of 2022 is £41,802, above the England average of £35,658. For female full-time workers in Merton it is £32,737, above the England average of £29,699.

Figure 22: Merton's workforce (in employment) by age and gender

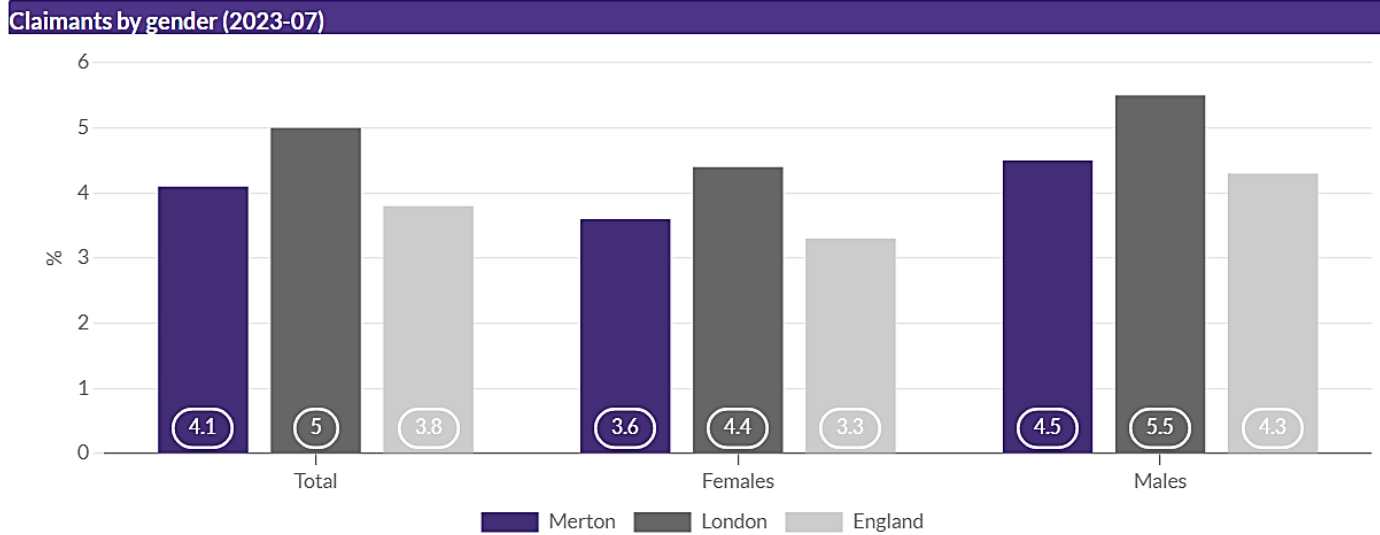
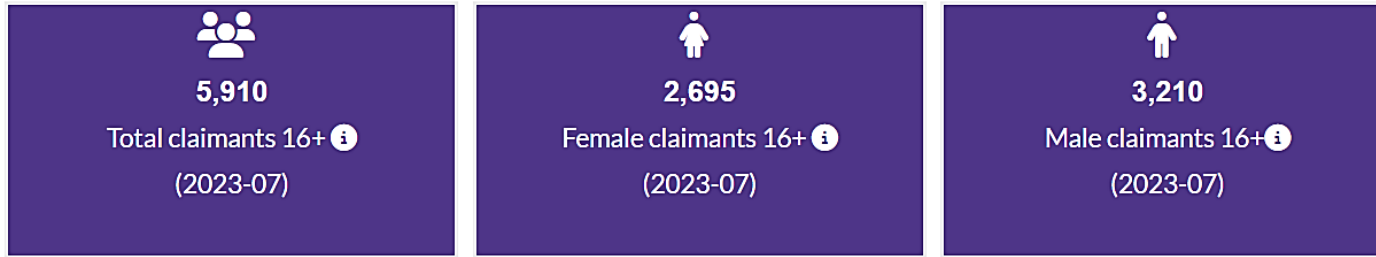


Source: APS



- 13.9. The percentage of persons in full time employment in Merton is 85.7%, above the London average of 79.6%. Merton has fewer residents who are self-employed (9.2%) compared to the London average of 10.6% in December 2022. The occupation type of Merton residents is shown below for December 2021. The greatest proportion is 35.6% professional occupations and 20.9% associate professional and tech occupations.
- 13.10. As of July 2023, the total claimants aged over 16 years was 5,910 persons. The claimant rate in Merton was 4.1%, lower than the London rate of 5%. The overall economic inactivity rate for persons aged 16-64 in Merton is 14% (September 2020).

Figure 23: Claimants by gender (Merton)

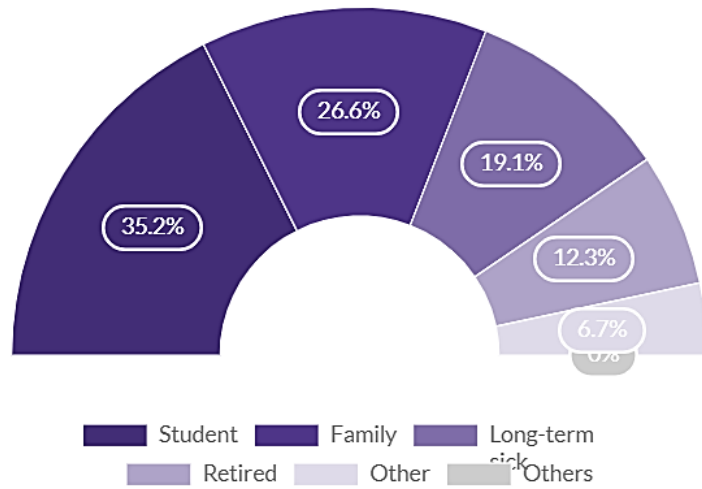


Source: ONS



Figure 24: Economic in active (reasons and those wanting a job)

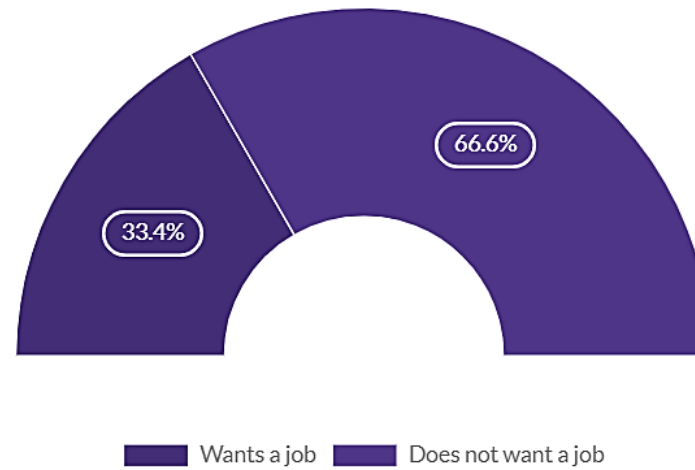
Reason for economic inactivity for Merton (2022-12)



Source: APS



Economically inactive who want a job for Merton (2022-12)



Source: APS

