

**Legal Compliance Self Assessment**

**Sites and Polices; and Policies Map (part of Merton Local Plan)**



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1. Introduction

This document sets out the Council’s legal compliance self-assessment for the Sites and Policies Plan and Policies Map (part of Merton’s Local Plan).

This checklist has been updated for PAS by SNR Denton. It supersedes the previous checklist and is based on Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012. It should be used with the Soundness Self Assessment Checklist (also updated January 2013).

Glossary:

- "Act" means the Planning and Compulsory Purchase Act 2004 (as amended)
- "NPPF" means the National Planning Policy Framework published March 2012
- "Regulations" means the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012
- LDS means Local Development Scheme
- SCI means Statement of Community Involvement
- Local Plan means a group of development plans

Stage one: The early stages

Where the ‘possible evidence’ column refers to a document that will not be complete until a later stage (for example, the sustainability appraisal report), documents that will contribute to that report are relevant at the earlier stages. This way, the submitted report provides the evidence at submission, with an audit trail back to its source. In terms of legal compliance, the main issues for the early stage are in relation to:

- planning for community engagement
- planning the sustainability appraisal (including consultation with the statutory environment consultation bodies)
- identifying significant cross boundary and inter-authority issues
- ensuring that the plan rests on a credible evidence base, including meeting the Act’s requirement for keeping matters
- affecting the development of the area under review.

## 2. The beginning

Activity	Legal requirement	Guidance reference	Additional notes	The London Borough of Merton compliance evidence
1. Is the Sites and Policies and Policies Map identified in the adopted LDS? Have you recorded the timetable for its production?	The Act section 15(2) and section 19(1)	NPPF para 153		<p>In accordance with the Act section 15 (2) the Sites and Policies and Policies Map is identified within the 7<sup>th</sup> within the 7<sup>th</sup> edition of Merton Local Development Scheme (LDS) (<b>EIP ref SP3.2</b>) and was approved by full Council July 2011.</p> <p>In September 2012 the Council approved changes to the LDS time table  <a href="http://www.merton.gov.uk/environment/planning/planningpolicy/2012-09-24_merton_s_lds_minor_update.pdf">http://www.merton.gov.uk/environment/planning/planningpolicy/2012-09-24_merton_s_lds_minor_update.pdf</a></p>
2. How will community engagement be programmed into the preparation of the Sites and Policies and Policies Map?	The Act section 19(3)  Regulation 18	NPPF paras 150, 155 and 157	If the SCI is up-to-date, use that. If not set out any changes to community engagement as a result of changes in legislation.	<p>Merton's LDS (<b>EIP ref SP3.2</b>) identifies the stages in the production of the Sites and Policies and Policies Map.  <a href="http://www.merton.gov.uk/environment/planning/planningpolicy/lds_final-2.pdf">http://www.merton.gov.uk/environment/planning/planningpolicy/lds_final-2.pdf</a></p> <p>Merton's Statement of Community Involvement (SCI) ( 2006) (<b>EIP ref SP3.3</b>) sets out how the Council will engage with the community at each stage of the preparation of Local Plan  <a href="http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/merton_s_statement_of_community_involvement.pdf">http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/merton_s_statement_of_community_involvement.pdf</a></p> <p>Legislative changes since the adoption of Merton's SCI in 2006, most recently via the Town and Country Planning (Local Planning) (England) Regulations 2012 have resulted in minor amendments to the procedures (for example, public notices are no longer required at the start of consultations). In addition, new media avenues since 2006 (e.g. Twitter, blogging) have resulted in increased opportunities to distribute material.</p> <p>Merton's Statement of Consultation (<b>SP.4.6</b>) sets out the consultation undertaken and the methods used in accordance with Merton's SCI and legislation.</p>
3. Have you considered the appropriate bodies you should consult?	Regulation 18	NPPF paras 4.25 -4.26	<p>Regulation 2 defines the general and specific consultation bodies.</p> <p>The possible evidence may duplicate each other. Only use what you need to.</p>	In accordance with Regulation 18 the Council notifies each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare and invited each bodies and person to make representation on the Sites and Policies and Policies Map. The Statement of Consultation ( <b>SP4.6</b> ) and the Duty to Co-operate report ( <b>EIP ref SP4.11</b> ) show how and with whom the council consulted, contains issues raised by these bodies where appropriate and identifies all the relevant bodies.
4. How you will co-operate with other local planning authorities, including counties, and prescribed bodies, to identify and address any issues or strategic priorities that will have a significant impact on at least two planning areas?	The Act section 33A(1)(a) and (b), section 33A(3)(d) (e) and (4)  The Act Section 20(5)(c)  Regulation 4	<p>NPPF paras 178 to 181 (which comprise the guidance referred to in the Act section 33A(7))</p> <p>Under NPPF Para 182, to be 'Effective' a plan should be based on effective joint working on cross-boundary strategic priorities.</p> <p>Strategic priorities are listed at NPPF Para 156</p>	<p>Section 33A (4) defines a "strategic matter".</p> <p>Under section 33A(6) the required engagement includes considering joint approaches to the plan making activities (including the preparatory activities) and considering whether to agree joint local development documents under section 28.</p> <p>The bodies prescribed by section 33A (1) (c) are set out at Regulation 4(1).</p>	In accordance with Act section 33A(1)(a) and (b), section 33A(3)(d) (e) and (4) Section 20(5)(c) and Regulation 4 the council consulted and engaged with the specific bodies listed under Regulation 4 or the London equivalent. Merton's Statement of Consultation ( <b>SP4.6</b> ) and Duty to Cooperate (EIP ref <b>SP4.11</b> ) identifies how the Council consulted and with whom.
5. How you will co-operate with any local enterprise partnerships (LEP) or local nature partnerships (LNP) to identify and	The Act section 33A(1)(c) and section 33A(9), section 33A(3)(d)	NPPF paras 178 to 181	<p>Section 33A(4) defines a "strategic matter".</p> <p>Strategic priorities are listed at NPPF Para 156.</p>	<p>Merton Council is part of the pan London LEP and LNP and prescribed bodies in addressing strategic cross boundary issues.</p> <p>The LEP provides a means for greater local coordination around the areas for growth outlined in the London Plan and also, working with LEPs across the Greater South East support cross-boundary working in the growth</p>

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address any issues or strategic priorities that will have a significant impact on at least two planning areas?	and (e)  The Act section 20(5)(c).  Regulation 4		Regulation 4(2) prescribes LEPs and LNPs for the purposes of section 33A(9).  Under section 33A(6) the required engagement includes consulting on joint approaches to relevant activities.	corridors that stretch from London into the Greater South East  <a href="http://www.london.gov.uk/priorities/business-economy/london-enterprise-panel/priorities">http://www.london.gov.uk/priorities/business-economy/london-enterprise-panel/priorities</a>
6. Is baseline information being collected and evidence being gathered to keep the matters which affect the development of the area under review?	The Act section13	NPPF paras 158 - 177		In accordance with the Act section 13 the Council gathered baseline evidence by way of Sustainability Appraisal and numerous studies including the Joint Strategic Needs Assessment (healthcare) (( <b>SP5.5</b> );Merton's Childcare sufficiency audit (( <b>SP5.7</b> ) Merton's school places reviews ( <b>SP5.8</b> ) ( <b>SP5.10</b> ) and other evidence base materials listed with SP5 references.
7. Is baseline information being collected and evidence being gathered to set the framework for the sustainability appraisal?	The Act section19(5)	NPPF paras 165 and 167  Strategic Environmental Assessment Guide, chapter 5		In accordance to the Act section 19(5) the Council collected and gathered evidence to set a framework the Sustainability Appraisal with incorporating Strategic Environment Assessment. (references <b>SP4.2</b> submission sustainability appraisal and <b>sp4.15</b> , <b>SP4.17</b> and <b>SP4.19</b> for earlier iterations)
8. Have you consulted the statutory environment consultation bodies for five weeks on the scope and level of detail of the environmental information to be included in the sustainability appraisal report?	Regulations 9 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633.	NPPF paras 165 and 167  SEA Guide chapter 3	The Strategic Environmental Assessment consultation bodies are also amongst the 'specific consultation bodies' which are defined in Regulation 2).	The Council in accordance with Regulation 9 and 13 the council invited the environment bodies to make representation of the Sustainability Appraisal and incorporating Strategic Environment Assessment. Copies of these documents were sent and a copy made available on the dedicated consultation webpage. The consultation bodies feedback is attached as an appendix to this document.

### 3. Plan preparation

Activity	Legal requirement	Guidance reference	Additional notes	The London Borough of Merton compliance evidence
1. Have you notified: <ul style="list-style-type: none"> <li>the specific consultation bodies?</li> <li>the general consultation bodies that have an interest in the subject of the Sites and Policies and Policies Map and invited them to make representations about its contents?</li> </ul>	Regulation 18(1) and (2)(a) (b)	NPPF paras 159 – 173	Specific and general consultation bodies are defined in Regulation 2.	The Council in accordance with Regulation 18(1) and 2 (a) (b), invited residents, specific bodies listed in Regulation 2 and other interested parties. Details can be found in the Statement of Consultation ( <b>SP4.6</b> ) and the Duty to Co-operate report ( <b>EIP ref SP4.11</b> )
2. Are you inviting representations from people resident or carrying out business in your area about the content of the Sites and Policies and Policies Map?	Regulation 18(1) and (2)(c)	NPPF paras 159 – 173		Yes, the Council in accordance with Regulation 18(1) and 2 (a) (b), invited residents in the borough and well as those listed in question 1 above.  In addition the Council held meetings with local residents groups and organisation. Details can be found in the Statement of Consultation ( <b>SP4.6</b> ) and the Duty to Co-operate report ( <b>EIP ref SP4.11</b> )
3. Are you engaging with stakeholders responsible for delivery of the strategy?	Regulation 18	NPPF para 155	NPPF paras 160-171 4.29 give examples of relevant bodies which should be consulted.	In accordance with Regulation 18 the council consulted with and invited representation from stakeholders, Details can be found in the Statement of Consultation ( <b>SP4.6</b> ) and the Duty to Co-operate report ( <b>EIP ref SP4.11</b> )
4. Are you taking into account representations made?	Regulation 18(3)	NPPF para 155	Evidence from participation is part of the justification. Show how you have taken representations into account.	In accordance with Regulation 18 (3) the Council when preparing the Sites and Policies Plan and Policies Map took representation made into account. The Statement of Consultation ( <b>SP4.6</b> ) show who the Council invited and how the Council addressed the representations.
5. Does the consultation contribute to the development and sustainability appraisal of alternatives?	The Act section19(5)  Regulations 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633	NPPF paras 165 – 168  SEA Guide, chapter 3		Representations made contributed to the development of the plan and the Sustainability Appraisal and incorporating SEA. ( <b>SP4.2</b> )
6. Is the participation: <ul style="list-style-type: none"> <li>following the principles set out in your SCI?</li> <li>integrating involvement with the sustainable community strategy?</li> <li>proportionate to the scale of issues involved in the Sites and Policies and Policies Map?</li> </ul>	The Act section19(3)	NPPF para 155		The Council in accordance to the Act section 19(3) when inviting representation have been in with accordance to Merton Statement of Community Involvement (SCI) (EIP ref <b>SP3.3</b> ). .
7. Are you keeping a record of: <ul style="list-style-type: none"> <li>the individuals or bodies invited to make representations?</li> <li>how this was done?</li> <li>the main issues raised?</li> </ul>	The Act section20(3)  Regulation 17	NPPF paras 158 - 171	You will need to submit a statement of representations under Regulation 22 (1) (c): see Submission stage below. Regulation 35 deals with the availability of documents and the time of their removal.	The Council kept a record of how, when and the issues raised. Details can be found in the Statement of Consultation ( <b>SP4.6</b> ) and the Duty to Co-operate report ( <b>EIP ref SP4.11</b> )
8. Are you inviting representations on issues that would have significant impacts on both your areas from another local planning authority? Or county issues from an affected county council that is not a planning authority? Or significant cross-boundary issues and strategic priorities of a body prescribed under Section 33A(1)(c)?	The Act section 33A(1)(a) (b) and (c), section 33A(3)(d) and (e) section 33A(4) section 33A(9)  The Act section 20 (5)(c)	NPPF paras 178 to 181	Section 33A(3)(d) and (e) requires cooperation on significant cross-boundary issues before and during plan preparation.  Section 33A(2) requires you to engage constructively, actively and on an on going basis.	Yes, the Council invited neighbouring boroughs to make representations on the plan and specific cross boundary issues and matters. Details can be found in the Statement of Consultation ( <b>SP4.6</b> ) and the Duty to Co-operate report ( <b>EIP ref SP4.11</b> )

Activity	Legal requirement	Guidance reference	Additional notes	The London Borough of Merton compliance evidence
9. Are you inviting representations on cross-boundary issues and strategic priorities from a local enterprise partnership (LEP) or a local nature partnership (LNP)?	<p>The Act section 33A(1)(c) and Section 33A(9).</p> <p>The Act section 20(5) (c).</p> <p>Regulation 4</p>	<p>NPPF paras 178 to 181</p>	<p>Section 33A(3)(d) and (e) requires cooperation on significant cross-boundary issues before and during plan preparation.</p> <p>Section 33A(2) requires you to engage constructively, actively and on an on going basis.</p>	<p>Yes the Council did invited representations pan London LEP and LNP.</p> <p>The council did invite neighbouring boroughs in line with the Localism Act 'Duty to Cooperate'.</p> <p>Full details of issue raised and outcomes can be found in the Statement of Consultation (<b>SP4.6</b>) and the Duty to Co-operate report (<b>EIP ref SP4.11</b>)</p>
10. Are you developing a framework for monitoring the effects of the Sites and Policies and Policies Map?	<p>The Act section 35</p> <p>Regulation 34</p> <p>Regulation 17 of The Environmental Assessment of Plans and Programmes Regulations 2004 No1363</p>	<p>NPPF paras 165 - 1687</p> <p>SEA Guide, Chapter 5</p>	<p>It is a matter for each council to decide what to include in their monitoring reports while ensuring they are prepared in accordance with relevant UK and EU legislation" Chief Planning Officer letter 30 March 2011 withdrawing ODPM guidance.</p>	<p>The Council's monitoring and indicators are listed in the Core Planning Strategy (part of Merton's Local Plan). The development policies within the Site and Policies Plan and Policies Map are implementing the core policies of Merton's Local Plan . The Authority Monitoring Report will report on the performance of Local Plan annually. (SP3.4 is the reference for the latest AMR)</p>



#### 4. Plan preparation – writing the plan

Activity	Statutory requirement	Guidance reference	Additional notes	The London Borough of Merton compliance evidence
1. Are you preparing reasonable alternatives for evaluation during the preparation of the Sites and Policies Plan and Policies Map?	Regulation 12 (2) of The Environmental Assessment of Plans and Programmes Regulations 2004 No. 1633	NPPF paras 152 - 182  SEA Guide, Chapter 5	The sustainability appraisal report and supporting documents relevant to the preparation of the DPD are part of the proposed submission documents (see Regulation 17).	There were a more limited number of reasonable alternatives to this plan given the London Plan 2011 and Merton's Core Planning Strategy 2011 already set the strategic framework. Where reasonable, alternatives were set out in the consultation documents (for example, just below the policies in <b>SP4.18</b> ) Merton's Sustainability Appraisals stages 2 and 2a ( <b>SP4.17</b> and <b>SP4.19</b> ) and the Statement of Consultation ( <b>SP4.6</b> ) show the alternatives considered preparing the plan.
2. Have you assessed alternatives against: <ul style="list-style-type: none"> <li>consistency with national policy?</li> <li>general conformity with the regional spatial strategy where still in force?</li> </ul>	The Act section19 (2), section 24	NPPF para 151	For London boroughs and local authorities where regional strategies are still in force general conformity is tested formally later but you need to consider it during preparation of the DPD.	The council has demonstrated consistency with national policy in tables 1-3 of this legal compliance and NPPF consistency report. The Mayor of London confirms general conformity with the Spatial Development Strategy for London: The London Plan ( <b>SP4.12</b> )
3. Are you having regard to (where relevant): <ul style="list-style-type: none"> <li>adjoining regional spatial strategies?</li> <li>the spatial development strategy for London?</li> <li>Planning Policy for Wales?</li> <li>the National Planning Framework for Scotland?</li> </ul>	The Act sections19 (2) and 24 (1) and (4)  Regulation 10 and 21		Where the regional strategy has been revoked you should record that fact.	Merton is one of the 33 boroughs that are part of London. The Mayor of London confirms general conformity of the Sites and Policies Plan and Policies Map The with the Spatial Development Strategy for London: The London Plan ( <b>SP4.12</b> )
4. Are you co-operating with other local planning authorities including counties, to address significant cross boundary issues? Have you discussed doing joint local development documents?	The Act section 33A(2)(a)  Section 33A(6)(a)(b)  Section 20(5) (c)	NPPF paras 181 and 185	.	The council co-operates with other authorities by a wide number of methods: via the Greater London Authority (conformity with the London Plan), via joint evidence base preparation (e.g. Strategic flood risk assessment 3 other authorities ( <b>SP5.37a</b> ) and preparation of joint DPDs (South London Waste Plan ( <b>SP5.38</b> ))  For the <i>sites and policies plan</i> , shared evidence has been prepared with Transport for London on sites in Morden ( <b>SP3.10</b> ) and with community groups on sites in Mitcham ( Mitcham Cricket Green Charter <b>SP5.40</b> ) In addition, all London boroughs regularly co-operate with each other and the Mayor of London on matters such as housing planning and delivery (e.g. the London-wide Strategic Housing Land Availability Assessment 2013) Since the South London Waste Plan (joint DPD) was adopted in 2012, Merton and surrounding boroughs have considered but have not proposed further joint DPD work at this stage (e.g. on traveller accommodation needs (see Duty to Co-operate <b>SP4.11</b> for more details)
5. Are you cooperating with a person prescribed for the purposes of Regulation 33A(1)(c) to address significant cross boundary issues including preparing joint approaches?	The Act section 33A(2)(a), section 33A(6)(a)  The Act section 20 (5) (c)  Regulation 4	NPPF paras 181 and 182	The bodies prescribed by The Act section 33A(1)(c) are set out at Regulation 4 (1).	The council cooperated with the persons prescribed for the purposes of Regulation 33A(1), The Council did this at every consultation stage and continuously during the preparation of the Sites and Policies and Polices Map. Further, details are outlined in the Duty to co-operate statement ( <b>SP4.11</b> ) and the Statement of Consultation ( <b>SP4.6</b> )
6. Are you cooperating with having regard to the activities of the LEP and LNP?	The Act section 33A(2)(b) and section 33A(9). Regulation 4 (2)	NPPF para 181 and 182		In accordance The Act section 33A(2)(b),section 33A(9) and Regulation 4 (2) Merton's Duty to Cooperate(EIP ref: SP4.11) demonstrates how the Council carried out this function
7. Are you having regard to: <ul style="list-style-type: none"> <li>your sustainable community strategy or of other authorities whose area comprises part of the area of the council?</li> <li>any other local development documents</li> </ul>	The Act section19(2)			The Sites and Policies Plan and Policies Map has been influenced and informed by the Merton's Community Plan (EIP ref 3.1). and other adopted development plan documents: South London Waste plan (2012) (Joint DPD) (SP5.38) Merton's Core Planning Strategy (2011) (EIP ref: SP3.2))

Activity	Statutory requirement	Guidance reference	Additional notes	The London Borough of Merton compliance evidence
adopted by the council?				
8. Do you have regard to other matters and relevant strategies relating to: <ul style="list-style-type: none"> <li>resources</li> <li>the local/regional economy</li> <li>the local transport plan and transport facilities and services</li> <li>waste strategies</li> <li>hazardous substances</li> </ul>	The Act section19(2)  Regulation 10		As well as the matters and strategies listed in the Act and Regulations there are likely to be other matters identified in planning policy statements, regional and local strategies that you will need to have regard to in preparing the DPD.	Under The Act section19 (2) Regulation 10 the, Council has regard to the Mayor of London's strategies relating to London, including the London Plan, Mayor's Transport Strategy, the London Enterprise Panel and other London-wide initiatives. Many of these strategies are more pertinent to the London Plan, Merton's Core Planning Strategy and the South London Waste Plan : <a href="http://www.london.gov.uk/">http://www.london.gov.uk/</a>
9. Are you having regard to the need to include policies on mitigating and adapting to climate change?	The Act section19(1A)	NPPF paras 93 -108		Yes, the council has had regard to this in Merton's Core Planning Strategy and the <i>Sites and policies Plan</i> . Merton's Climate Change Strategy <b>SP5.32 and 5.33</b> ) are also relevant
10. Have you undertaken the sustainability appraisal of alternatives, including consultation on the sustainability appraisal report?	The Act section19(5)  Regulation 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633	NPPF para 182  SEA Guide, Chapter 5	Regulation13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633 sets out the consultation procedures.	The Council has at every stage of the draft plan undertaken an environmental report. The Strategic Environmental Assessment and its accompanying environmental Sustainability Appraisal. These documents were made available by the Council for the purposes of consultation in accordance with the provisions of this regulation. ( <b>SP4.15, SP4.17 and SP4.17</b> )
11. Are you setting out reasons for any preferences between alternatives?	Regulation 8(2)	NPPF para 182	This will include Information from the sustainability appraisal.	In accordance with Regulation 8(2) this has been reported in Merton Statement of Consultation and the Sustainability Appraisals , particularly <b>SP4.17 and SP4.19</b>
12. Have you taken into account any representations made on the content of the Sites and Polices and Policies Map and the sustainability appraisal? Are you keeping a record?	Regulations 17, 18(3) and 22 (1) (c) (iv)  Regulation 13(4) of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633	NPPF paras 150, 155, 157 and 159-171	Records on the sustainability appraisal should also include recording any assessment made under the Habitats Directive.	The Council in accordance with Regulation 17 has submitted the plan to the Secretary of State with supporting document including Sustainability; a full list of all the supporting documents can be found in the Examination Library.  The Council in accordance with regulation 18(3) has taken into account representations received during the consultation stages. Full detail of responses received by the Council can be viewed in Merton Statement of Consultation. ( <b>sp4.6</b> )  .
13. Where sites are to be identified or areas for the application of policy in the DPD, are you preparing sufficient illustrative material to: <ul style="list-style-type: none"> <li>enable you to amend the currently adopted policies map?</li> <li>inform the community about the location of proposals?</li> </ul>	Regulations 5 (1)(b) and 9	NPPF para 157	Regulation 2 defines the terms 'submission' and 'adopted' proposals map.  A map showing changes to the adopted policies map is part of the proposed submission documents defined in Regulation 17.	The Council's Policies Map part of the Site and Polices plan have shown the changes Local Plan Polices Map from the previous UDP Proposal Map (2003) , especially at the earliest consultation stages 2 and 2a ( <b>SP4.18 and SP4.16</b> ) Where appropriate, these documents set out how the council has assessed the new land designations.
14. Are the participation arrangements compliant with the SCI?	The Act, section 19(3)  Regulation 18	NPPF paras 150 and 155		In accordance with Regulation 18, the council has ensured that it's Statement of Consultation (SP4.6) shows how the council has complied with its Statement of Involvement (EIP ref:SP3.3)..

## 5. Publication

Activity	Statutory requirement	Guidance reference	Additional notes	The London Borough of Merton compliance evidence
1. Have you prepared the sustainability appraisal report?	The Act section19(5)  Regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004 No 1633	NPPF paras 165 - 168  SEA Guide Chapter 5		In accordance with Regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004 No 1633, the Council has prepared a Sustainability Appraisal incorporating a Strategic Environmental Assessment ( <b>SP4.2</b> ). This is in accordance with paragraphs (2) and (3) of this regulation.  The report identified, described and evaluated the likely significant effects on the environment of the site allocations and Policies. Both the Sustainability Appraisal and the Strategic Environmental Assessment have been subject to consultation. (
2. Have you made clear where and within what period representations must be made?	Regulation 17, 19, 20 and 35		The period must not be less than 6 weeks from when you publish under Regulations 19 and 35 (see below).	. Each consultation stage was in accordance with Regulation 19 and 35. This is set out at the front of Stage 4 <i>Sites and Policies Plan and Policies Maps pre-submission publication plan</i> ( <b>SP4.1</b> ) and on correspondence, including the website, relating to the consultation
3. Have you made copies of the following available for inspection: <ul style="list-style-type: none"><li>the proposed submission documents?</li><li>the statement of the representations procedure?</li></ul>	Regulation 19(a)		Regulation 17 gives definitions.	In accordance with Regulation 19(a) the Council made copies of each of the proposed submission documents and a statement of the representations available. The statement of representations is contained in the introduction of Stage 4 <i>Sites and Policies Plan and Policies Maps pre-submission publication plan</i> ( <b>SP4.1</b> ) and on correspondence, including the website, relating to the consultation
4. Have you published on your website: <ul style="list-style-type: none"><li>the proposed submission documents?</li><li>the statement of the representations procedure?</li><li>statement and details of where and when documents can be inspected?</li></ul>	Regulations 19 and 35		Regulations 2 and 17 give definitions.	In accordance with Regulation 19 and 35, the Council made available copies of the Sites and Policies Plan and Policies Map available in Merton's reference libraries and at Merton Civic Centre. <a href="http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites_policies_plan.htm">http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites_policies_plan.htm</a>
5. Have you sent to each of the specific consultation bodies invited to make representations under Regulation 18(1): <ul style="list-style-type: none"><li>A copy of each of the proposed submission documents</li><li>The statement of the representations procedure?</li></ul>	Regulation 19(b)		Regulations 2 and 17 give definitions.	In accordance with Regulation 19(b) the Council invited and made copies of the plan and supporting documents available for specific consultation bodies. Details can be found in the Statement of Consultation ( <b>SP4.6</b> )
6. Have you sent to each of the general consultation bodies invited to make representations under Regulation 18(1): <ul style="list-style-type: none"><li>the statement of the representations procedure?</li><li>where and when the documents can be inspected?</li></ul>	Regulation 19(b)		Regulations 2 and 17 give definitions.	In accordance with Regulation 19(b) and under Regulation 18(1) the council sent out notification of all the consultation stages for the Sites and Policies and Polices Map. These notices advised the public were copies could be inspected (e.g. Merton's libraries) and informed the public that hard copies were available on request.
7. Have you requested the opinion of the Mayor of London (if a London Borough or Mayoral DC) on the general conformity of the Sites and Polices and Policies Map spatial development strategy?	The Act section 24  Regulation 21		The request must be made on the day you publish the documents under Regulation 19(a) and a response must be made within six weeks from the request (Regulation 21).	In accordance to the Act section 24 and regulation 21 the Council requested under section 24(4)(a) of the Act from the GLA to comply with regulation and make representation for each consultation stages of the Sites and Policies and Polices Map. The responses are available at <b>SP4.12</b> (specific correspondence with the Mayor of London )and <b>SP4.5</b> (general correspondence)

## 6. Submission

Activity	Legal requirement	Guidance reference	Additional notes	The London Borough of Merton compliance evidence
1. Has the Sites and Polices and Policies Map been prepared in accordance with the LDS? Does the Sites and Polices and Policies Map listing and description in the LDS match the document? Have the timescales set out in the LDS been met?	The Act section 19(1)		The Act section 15(2) sets out the matters specified in the LDS. As at January 2013, no further matters are prescribed in the Regulations.	The Council in accordance with the Act section 19 (1) – the Council prepared a Local Development Scheme (LDS) (EIP ref: SP3.2), the current version edition 7. LDS 7 <sup>th</sup> edition plus associated amendment (Sept 2012) <b>SP3.6 and SP 3.6a</b> ) clearly sets out the timescales of the development document for Merton.
2. Has the Sites and Polices and Policies Map had regard to any sustainable community strategy for its area (like a county and district)?	The Act section 19(2)	NPPF para 182		Merton's Sites and Polices and Policies Map (EIP ref: SP4.3) in accordance to Act section 19(2) has regard to the Sustainable Community Strategy also know as the Community Plan 2009-2019 ( <b>EIP ref 3.1</b> ).
3. Is the Sites and Polices and Policies Map in compliance with the SCI (where one exists)? Has the council carried out consultation as described in the SCI?	The Act section 19(3)  Regulation 22(1)(c)		Before the SCI is formally amended to take into account the changes in the regulations, you may need to set out how the community engagement that you carried out met the regulations (as amended).	The Council in accordance with the Act section 19(3) and regulation 22(1) has prepared the plan in compliance with Merton's Statement of Community Involvement (SCI) (EIP ref SP3.3). The Council has carried each stage of consultation of the plan in accordance to Merton's SCI.  The Council has set out how it consulted the public for each stage in the Council's Statement of Consultation ( <b>EIP ref SP4.6</b> ).
4. Have you identified and addressed any issues which are likely to have a significant impact on at least two planning areas. In doing so, have you co-operated with other local planning authorities, county councils where they are not a planning authority, LEPs, LNPs and the prescribed bodies in identifying and addressing any strategic cross-boundary issues  If you have not agreed on the approach is there a justification?	The Act section 33A(1) and section 20(5)	NPPF paras 181 and 182	Under NPPF para 182, the plan should be based on effective joint working on cross-boundary strategic priorities to be found 'Effective'.	The Council has consulted and cooperated with neighbouring Council's as required by the Localism Act on strategic cross boundary issues. An element of this duty for the Council was to examine significant impact of the Sites and Polices and Policies Map to their boroughs. This is set out in the Duty to co-operate ( <b>SP4.11</b> )  Merton Council is part of the pan London LEP and LNP and prescribed bodies in addressing strategic cross boundary issues.
5. Has the Sites and Polices and Policies Map been subject to sustainability appraisal?  Has the council provided a final report of the findings of the appraisal?	The Act section 19(5)  Regulation 22(1)(a)	NPPF para 165  SEA Practical Guide, chapter 5		The Council prepared with findings a final Sustainability Appraisal with incorporating Strategic Environment Assessment (EIP <b>SP4.2</b> ) of the Sites and Polices and Policies Map ( <b>EIP ref: 4.3</b> ).
6. Is the Sites and Polices and Policies Map to be submitted consistent with national policy?	The Act section 19(2) and Schedule 8	NPPF para 151		The Council believe the submission Sites and Polices and Policies Map (EIP ref: 4.3) to the Secretary of State is consistent with the NPPF. Tables 1-3 of this report (EIP ref: SP4.8) in section demonstrates consistency with the NPPF
7. Does the Sites and Polices and Policies Map contain any policies or proposals that are not in general conformity with the regional strategy where it still exists?  If yes, is there local justification?  If the LPA is a London borough or a mayoral development corporation has it requested an opinion from the Mayor of London on the general conformity of the plan with the spatial development strategy?	The Act section 24(1)(a) and 24(4)  Regulation 21	NPPF para 218 footnote 41	In London the requirement is for general conformity with the spatial development strategy (The London Plan).	The Sites and Polices and Policies Map (EIP ref: 4.3) does not contain any policies that are not in conformity with the Spatial Development Strategy for London: the London Plan.  The Council has consulted with Mayor of London, GLA other offices held by the mayor on general conformity of the Sites and Polices and Policies Map; proof of this can be the key correspondence with the Mayor of London ( <b>SP4.12</b> ) and the Statement of Consultation (EIP ref <b>SP4.6</b> )
8. Has the council published the prescribed documents, and made them available at their principal offices and their website?	The Act section 20(2), 20(3) and 20(5)(b)	NPPF para 182	Requirements relating to publication of the prescribed documents are listed later in this table.	The Council in accordance with Regulation 19 made available a copy of the proposed submission plan in Merton's reference libraries  Copies of each proposed document made available by the Council in accordance with



Activity	Legal requirement	Guidance reference	Additional notes	The London Borough of Merton compliance evidence
<p>Has the council notified the relevant statutory and non-statutory bodies, and all persons invited to make representations on the plan?</p> <p>Does the Sites and Policies and Policies Map contain a list of superseded saved policies?</p>	Regulations 8 and 19			<p>Regulation 35.</p> <p>The Council has submitted with the submission Sites and Policies and Policies Map (EIP ref SP4.3) copies of the Statement of Consultation (<b>EIP ref SP4.6</b>) made available to be inspected and times of the document could be viewed.</p> <p>In accordance with Regulation 8 the Sites and Policies and Policies Map (EIP ref: 4.3) indicates it's a document within Merton's Local Plan document.</p> <p>Policies contained in the Sites and Policies and Policies Map(EIP <b>ref: 4.3</b>) is consistent with the adopted development plan namely Merton's Core Planning Strategy</p> <p>In addition any policies intended to supersede another policy in the adopted development plan namely the 'saved polices in the UDP 2003 have been identified in appendix I of the Plan (EIP ref: <b>SP4.1</b> ); and stated as fact it superseded a policy.</p>
<p>9. Are there any policies applying to sites or areas by reference to an Ordnance Survey map or to amend an adopted policies map?</p> <p>If yes, have you prepared a submission policies map?</p>	Regulations 5(1) (b), 9 (1), 17 and 22(1)			<p>The Sites and Policies Plan and Policies Map (EIP <b>ref: SP4.1</b>) comprises of site allocations and a Policies Map which includes land designations The submission Policies Map replaces the UDP Proposal Map 2003 and can be found in <b>SP4.1</b></p> <p>In accordance with Regulation 17 and Regulation 22 (1) the Council has submitted and made available by way of the Examination library a list of supporting documents including a copy of the submission Sustainability Appraisal (EIP <b>SP4.2</b>) and Statement of Consultation (EIP ref SP4.6) .</p> <p>The Sustainability Appraisal (EIP SP4.2) reviewed the submission Sites and Policies and Policies Map (EIP ref: 4.3).</p>
<p>10. The Sites and Policies and Policies Map consistent with any other adopted local plan for the area? If the Sites and Policies and Policies Map is intended to supersede any adopted development plan policies, does it state that fact and identify the superseded policies?</p>	<p>Regulation 8(3) and (4)</p> <p>Regulation 8(5)</p>		Development Plan is defined in Section 38 of the Act.	<p>In accordance with Regulation 8(3) and (4); and Regulation 8(5), the Submission Sites and Policies Plan is consistent with documents within Merton's Local Plan namely the Core Planning Strategy (EIP ref <b>SP3.2</b>) and South London Waste Plan (joint DPD)(<b>SP5.38</b>.</p> <p>The Sites and Policies and Policies Map is intended to supersede fully the 'saved' policies in Merton's UDP and Proposals Map (2003). The Sites and Policies Plan states this in appendix I of the pre-submission document <b>SP4.1</b>)</p>
<p>11. Have you prepared a statement setting out:</p> <ul style="list-style-type: none"> <li>Which bodies and persons were invited to make representations under Regulation 18?</li> <li>How they were invited?</li> <li>A summary of the main issues raised?</li> <li>How the representations have been taken into account?</li> </ul>	<p>The Act section 20 (3)</p> <p>Regulation 22(1)(c)</p>		This will bring forward material from the Consultation statement (see Stage 2 above).	<p>In accordance Regulation 22 (1) (c), Merton's Statement of Consultation (EIP ref <b>SP4.6</b>)) lists the bodies invited to make representations under Regulation 18.</p> <p>In addition the Statement of Consultation shows how the bodies were invited to make representations. It also provides summary of the issues raised and how the Council has addressed these issues.</p>
<p>12. Have you prepared a statement giving:</p> <ul style="list-style-type: none"> <li>the number of representations made under Regulation 22?</li> <li>a summary of the main issues raised?</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>that no representations were made?</li> </ul>	<p>The Act section 20(3)</p> <p>Regulation 22(1)(c)</p>			The submission Statement of Consultation (EIP ref: <b>SP4.6</b> )
13. Have you collected together all the	The Act section 20(3)			Copies of the representations ( <b>EIP ref:SP4.5</b> ) have been submitted to the Sectary of State

Activity	Legal requirement	Guidance reference	Additional notes	The London Borough of Merton compliance evidence
representations made under Regulation 28?	Regulation 22(1)(e)			
14. Have you assembled the relevant supporting documents?	The Act section 20(3) Regulation 22(1)(g)			Yes, the Council has assembled the relevant supporting documents and each document has been referenced in the Examination Library.
15. Has your council approved the Sites and Polices and Policies Map for submission?	The Act section 20		Check the LPA's constitution/standing orders for the authorisation process appropriate for the type of DPD.	The Council has approved Sites and Polices and Policies Plan for submission on the 10 <sup>th</sup> July 2013. (report available as an appendix to this document)
16. Have you sent the Secretary of State (the Planning Inspectorate) both a paper copy and an email of the following: <ul style="list-style-type: none"> <li>the Sites and Polices and Policies Map?</li> <li>the submission policies map (unless there are no site allocation policies)?</li> <li>the documents prescribed in Regulation 22(1)?</li> </ul>	The Act section 20(1) and 20(3) Regulations 22(1) and 22(2)		Regulation 35 deals with the availability of documents and the time of their removal. Electronic copies of some of the representations and supporting documents may not be practicable. Regulation 35 deals with the availability of documents and the time of their removal.	Yes, the Council did this on the 2 <sup>nd</sup> October 2013.
17. Have you made the following available at the same places where the proposed submission documents were to be seen: <ul style="list-style-type: none"> <li>The Sites and Polices and Policies Map?</li> <li>The documents prescribed in Regulation 22(1)?</li> </ul>	Regulation 22(3)		You should do this as soon as reasonably practicable after submission.	Yes, the Council has the submission document available in Merton's reference libraries and the Civic Centre.
18. On your website, have you published the: <ul style="list-style-type: none"> <li>Sites and Polices and Policies Map?</li> <li>submission policies map?</li> <li>sustainability appraisal report?</li> <li>Regulation 22(1)(c) statement?</li> <li>supporting documents (where practicable) ?</li> <li>representations made under Regulation 20 (where practicable) ?</li> <li>statement as to where and when the Sites and Polices and Policies Map and the documents are available?</li> </ul>	Regulation 22(3) and 35(1)(b)		You should do this as soon as reasonably practicable after submission.	Yes, this will be done post submission and will be accessible via this webpage: <a href="http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites_policies_plan.htm">http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites_policies_plan.htm</a>
19. For each general consultation body invited to make representations under Regulation 18(1), have you sent: <ul style="list-style-type: none"> <li>notification that the documents prescribed in Regulation 22(3)(a)(i)-(iii) are available for inspection</li> <li>where and when they can be inspected?</li> </ul>	Regulation 22(3)(b)		You should do this as soon as reasonably practicable after submitting to the Secretary of State.	This will be done by the appointed Programme Officer with the appointed Planning Inspector.
20. Have you given notice to persons who have requested to be notified that	Regulation 22(3)(c)		You should do this as soon as reasonably practicable after	This will be done by the appointed Programme Officer with the appointed Planning Inspector

Activity	Legal requirement	Guidance reference	Additional notes	The London Borough of Merton compliance evidence
submission has taken place?			submitting to the Secretary of State.	
<p>21. If an examination is being held, at least six weeks before its opening has the Programme Officer:</p> <ul style="list-style-type: none"> <li>published the time and place of the examination and the name of the person appointed to carry out the examination on your website?</li> <li>notified those who have made representations on the published Sites and Policies and Policies Map which have not been withdrawn of these details?</li> </ul>	<p>The Act section 20</p> <p>Regulations 24 and 35</p>			This will be done by the appointed Programme Officer with the appointed Planning Inspector

## Consistency with the National Planning Policy Framework

All the policies in the Sites and Policies and Policies Map are consistent with the National Planning Policy Framework and the Spatial Development Strategy for London: the Mayor's London's Plan

**Table 1:** Consistency with NPPF – (development policies)

Development policies	Consistent with National Policy (NPPF and Technical Guidance). Relevant extracts	Comment
<b>DM R1: Location and scale of development in Merton town centres and neighbourhood parades</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: Planning policies should be positive, promote complete town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.</li> <li>- Define a network and hierarchy of centres that is resilient to anticipated future economic changes.</li> <li>- Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.</li> <li>- Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity (this is shown in changes to town centre boundaries and designated neighbourhood parades).</li> </ul> <p>Para 160. Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should:</p> <ul style="list-style-type: none"> <li>- Work together with county and neighbouring authorities and with Local Enterprise Partnerships to prepare and maintain a robust evidence base to understand both existing needs and likely changes in the market.</li> <li>- Work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.</li> </ul> <p>Para 161. Local planning authorities should use this evidence base to assess:</p> <ul style="list-style-type: none"> <li>- The needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development.</li> <li>- The role and function of town centres and the relationship between them, including any trends in the performance of centres.</li> <li>- The capacity of existing centres to accommodate new to new town centre development.</li> </ul>	In line with the NPPF the policy aims to protect the viability and character of Merton's town centres and neighbouring parades whilst ensuring that there are a wide range of town centre types uses to meet the everyday needs of Merton's residents workers and visitors.
<b>DM R2: Development of town centre type use</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.</p>	In line with NPPF the policy aims to focus town centres type uses into the most sustainable locations whilst facilitating development of new small convenience local shops within walking distance of all residents to meet



	<p>Para 24. Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.</p> <p>Para 26. When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment of the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sqm). This should include assessment:</p> <ul style="list-style-type: none"> <li>- The impact of the proposal on existing committed and planned public and private investment in a centre or centres in the catchment area of the proposal.</li> <li>- The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.</li> </ul> <p>Para 27. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.</p>	everyday needs.
<b>DM R3 Protecting corner /local shops</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.</p> <p>Para 70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.</li> <li>- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-today needs.</li> <li>- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.</li> <li>- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul>	In line with the policy aims to protect local shops and service that provide a useful service to local residents and to ensure that local shops are within walking distance of all residents in Merton whilst reducing vacancy rates in shopping frontages that distract from the local area. .
<b>DM R4: Protection of shopping facilities within designation shopping frontages</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i> Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.</li> <li>- Define a network and hierarchy of centres that is resilient to anticipated future economic changes.</li> <li>- Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations.</li> <li>- Promote competitive town centres that provide customer choice and a diverse retail offer and which</li> </ul>	In line with the NPPF the policy aims to maintain the vitality and viability of Merton's town centres and to identify uses suitable to these locations by ensuring that there are a wide range of retail offer, services, and social activities, providing consumer choice and competition and opportunities for social interaction. .

	<p>reflect the individuality of town centres.</p> <ul style="list-style-type: none"> <li>- Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.</li> <li>- Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.</li> </ul> <p>Para 70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.</p> <p>Para 161. Local planning authorities should use evidence base to assess the role and function of town centres and the relationship between them, including any trends in the performance of centres.</p>	
<b>DM R5: Food and drink/leisure and entertainment uses</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.</li> <li>- Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.</li> <li>- Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.</li> </ul> <p>Para 24: Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.</p> <p>Para 26. When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment of the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sqm). This should include assessment:</p> <ul style="list-style-type: none"> <li>- The impact of the proposal on existing committed and planned public and private investment in a centre or centres in the catchment area of the proposal.</li> <li>- The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.</li> </ul> <p>Para 27. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.</p> <p>Para 70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other</li> </ul>	<p>In line with the NPPF the policy aims to ensure that food and drink; leisure and entertainment use are located in suitable locations for customers, but do not cause unacceptable environmental or social impacts. r</p>

	<p>local services to enhance the sustainability of communities and residential environments.</p> <ul style="list-style-type: none"> <li>- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-today needs.</li> <li>- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.</li> <li>- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul> <p>Para 161. Local planning authorities should use their evidence base to assess:</p> <ul style="list-style-type: none"> <li>- The needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development.</li> <li>- The role and function of town centres and the relationship between them, including any trends in the performance of centres.</li> <li>- The capacity of existing centres to accommodate new to new town centre development.</li> </ul>	
<b>DM R6: Culture, arts and tourism development</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 20. In drawing up Local Plans, local planning authorities should: -support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible encourage to accommodate needs not anticipated in the plan to allow a rapid response to changes in economic circumstances. -plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.</p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.</li> <li>- Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.</li> <li>- Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.</li> </ul> <p>Para 24. Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.</p> <p>Para 27. Where an application fails to satisfy the sequential test, it should be refused.</p> <p>Para 70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>- Plan positively for the provision and use of shared space, community facilities (such as local shops,</li> </ul>	<p>In line with the NPPF the policy aims to recognise the value of arts, culture and tourism use to Merton's economy and employment. These uses will also create economic and social benefits for the borough by attracting tourist and business visitors to Merton.</p>

	<p>meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.</p> <ul style="list-style-type: none"> <li>- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-today needs.</li> <li>- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.</li> <li>- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul> <p>Para 161. Local planning authorities should use their evidence base to assess:</p> <ul style="list-style-type: none"> <li>- The role and function of town centres and the relationship between them, including any trends in the performance of centres.</li> <li>- The capacity of existing centres to accommodate new to new town centre development.</li> </ul>	
<b>DM R7 Markets</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive.</p>	In line with the NPPF the policy aims to recognise the value of markets in town centre and the benefits they can bring to Merton's economy and employment.
<b>DM H1 Supporting care housing for vulnerable people or secure residential intuitions for people as part of the criminal justice system</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 50: to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</li> <li>• where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</li> </ul>	In line with the NPPF, the policy promotes and encourages the delivery of a wide choice of homes, creates sustainable inclusive and mixed communities.
<b>DM H2: Housing mix</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 50: to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</li> </ul> <p>where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently</p>	In line with the NPPF the policy promotes mixed use developments as a means to facilitate regeneration of sites to provide new economic development.

	<p>flexible to take account of changing market conditions over time.</p> <p>Para 69: ..... Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> <li>safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.</li> </ul>	
<b>DM H3: Support for affordable housing</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 50: to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</li> </ul> <p>where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</p>	In line with the NPPF, the policy aims to delivers a wide choice of homes and widens opportunities for home ownership and creates sustainable, inclusive and mixed communities.
<b>DM H4: Demolition and redevelopment of a single dwelling house</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 50: to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</li> </ul> <p>where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</p> <p>Para 95: Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development</p> <p>Para 97: To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources:</p> <ul style="list-style-type: none"> <li>have a positive strategy to promote energy from renewable and low carbon sources;</li> <li>design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;</li> </ul>	In line with the NPPF, the policy sets out requirements for developments to deliver a set reduction in carbon emissions and include measures for adaptation to climate change.

	<ul style="list-style-type: none"> <li>consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;<sup>17</sup></li> <li>support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and</li> </ul> <p>identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers</p>	
<b>DM H5: Student housing, other housing shared facilities and bedsits</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 50: to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</li> </ul> <p>where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</p>	In line with the NPPF the policy aims to deliver wide choice of homes and creates sustainable, inclusive and mixed communities.
<b>DM C1: Community facilities</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</li> <li>guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</li> <li>ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and</li> <li>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul>	In line with the NPPF, the policy aims to promote sustainable communities by resisting the unnecessary loss of existing community facilities and ensuring that any new facilities are well-designed and are developed in appropriate locations.
<b>DM C2: Education for children and young people</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 72: ..... Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> <li>give great weight to the need to create, expand or alter schools; and</li> <li>work with schools promoters to identify and resolve key planning issues before applications are submitted.</li> </ul>	In line with the NPPF, the policy aims to ensure there are sufficient school places of a suitable modern standard to meet statutory requirements, ensuring sufficient choice of schools places as well as a sufficient number of children's day care centres.
<b>DM E1: Employment areas in Merton</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 21: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth.</li> <li>set criteria, or identify strategic sites, for local and inward investment to match the strategy and to</li> </ul>	In line with NPPF, the policy aims to have an adequate supply of employment land and, where possible, aims to maximise economic regeneration.

	<p>meet anticipated needs over the plan period.</p> <ul style="list-style-type: none"> <li>• support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible encourage to accommodate needs not anticipated in the plan to allow a rapid response to changes in economic circumstances.</li> <li>• plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.</li> </ul> <p>Para 22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed.</p> <p>Para 160. Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should:</p> <ul style="list-style-type: none"> <li>- Work together with county and neighbouring authorities and with Local Enterprise Partnerships to prepare and maintain a robust evidence base to understand both existing needs and likely changes in the market.</li> <li>- Work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.</li> </ul> <p>Para 161. Local planning authorities should use this evidence base to assess:</p> <ul style="list-style-type: none"> <li>- The needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period.</li> <li>- The existing and future supply of land available for economic development and it's sufficiently and suitability to meet the identified needs.</li> </ul>	
<b>DM E2: Offices in town centres</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure or services.</p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres</li> </ul>	In line with NPPF, the policy aims to have an adequate supply of employment land and, where possible, aims to maximise economic regeneration.
<b>DM E3: Protection of scattered employment sites</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 20: To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century</p> <p>Para 21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure or services.</p>	In line with NPPF, the policy aims to have an adequate supply of employment land, to build a strong and competitive economy and, where possible, aims to maximise economic regeneration.

<b>DM E4: Local employment opportunities</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 20: To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.</p>	In line with the NPP, this policy aims to build a strong and competitive economy in Merton.
<b>DM O1: Open space</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 70: To deliver the social, recreation and cultural facilities and services the community needs, planning policies and decision should:</p> <ul style="list-style-type: none"> <li>Plan positively for provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public places and place of worship) and other local services to enhance the sustainability of communities and residential environments;</li> </ul> <p>Para 73: Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.</p> <p>Para 74: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational</p> <p>Para 75: Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>	<p>In line with the NPPF, the policy aims to protect open space and where, in exceptional circumstances, development take place on open space; the policy ensures that appropriate replacement facilities or open spaces is provided in suitable locations with improved public access routes..</p> <p>.</p>
<b>DM O2: Nature conservation, trees, hedges and landscape feature<sup>1</sup></b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 109: The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li>recognising the wider benefits of ecosystem services;</li> <li>minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</li> <li>preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and</li> <li>remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</li> </ul>	In line with the NPPF, the policy aims to protect and enhance biodiversity, particularly on sites of recognised nature conservation interest, and trees, hedges and other landscape features of amenity value, and to secure suitable mitigation in instances where an impact is justified.
<b>DM D1: Urban design and the public realm</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 56: Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p>Para 57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives</p>	In line with the NPPF the policy facilitates sustainable development and contributes positively to high quality homes, improved green places and creation of new green and public spaces and safe public space that positively respects local character



	<p>for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>• will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>• optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;</li> <li>• respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</li> <li>• create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>• are visually attractive as a result of good architecture and appropriate landscaping.</li> </ul> <p>Para 59: Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.</p>	
<b>DM D2: Design consideration in all developments</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 56: Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p>Para 57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>• will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>• optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;</li> <li>• respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</li> <li>• create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>• are visually attractive as a result of good architecture and appropriate landscaping.</li> </ul> <p>Para 59: Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.</p>	In line with the NPPF the policy facilitates sustainable development and contributes positively to high quality homes, improved green places and creation of new green and public spaces and safe public space that positively respects local character.
<b>DM D3: Alterations and extension to existing</b>	<i>Consistent with NPPF and enables delivery of sustainable development.</i>	In line with the NPPF the policy facilitates sustainable

<p><b>buildings</b></p>	<p>Para 56: Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p>Para 57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>• will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>• optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;</li> <li>• respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</li> <li>• create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>• are visually attractive as a result of good architecture and appropriate landscaping.</li> </ul> <p>Para 59: Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.</p>	<p>development and contributes positively to high quality homes, improved green places and creation of new green and public spaces and safe public space that positively respects local character.</p>
<p><b>DM D4: Managing heritage assets</b></p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>• will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>• optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;</li> <li>• respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</li> <li>• create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>• are visually attractive as a result of good architecture and appropriate landscaping.</li> </ul> <p>Para 126: Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable</p>	<p>In line with the NPPF, the policy facilitates sustainable development and contributes positively to historical environments by positively setting out the requirements of development in areas of heritage assets and historic environments.</p>

	<p>resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness; and</li> <li>opportunities to draw on the contribution made by the historic environment to the character of a place.</li> </ul>	
<b>DM D5: Advertising</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 67: Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.</p>	In line with the NPPF, the policy set out the requirement for advertising in Merton's public realm ensuring the placement of advertising does not harm the character of an area, amenity or public safety.
<b>DM D6: Telecommunications</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 43..... aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.</p> <p>Para 44. Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development.</p>	In line with the NPPF, the policy set out the requirement for telecommunications apparatus in Merton are in accordance with International Commission guidance and relevant guidelines.
<b>DM EP1: Opportunities for decentralised energy networks</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 95: Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development</p> <p>Para 97: To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources:</p> <ul style="list-style-type: none"> <li>have a positive strategy to promote energy from renewable and low carbon sources;</li> <li>design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;</li> <li>consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;<sup>17</sup></li> <li>support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and</li> </ul> <p>identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers</p>	In line with the NPPF, supports energy efficiency in the borough and identifies the location where this can occur.
<b>DM EP2: Reducing and mitigating against noise</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 123: Planning policies and decisions should aim to:</p> <ul style="list-style-type: none"> <li>avoid noise from giving rise to significant adverse impacts<sup>27</sup> on health and quality of life as a result</li> </ul>	In line with the NPPF, the policy aims to avoid the adverse impact of noise on health and quality of life and sets out mitigation measures to reduce the impact of noise from development(s).

	<p>of new development;</p> <ul style="list-style-type: none"> <li>mitigate and reduce to a minimum other adverse impacts<sup>7</sup> on health and quality of life arising from noise from new development, including through the use of conditions;</li> <li>recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established;<sup>1</sup> and</li> <li>identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.</li> </ul>	
<b>DM EP3 Allowable Solutions</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 95: Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development</p> <p>Para 97: To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources:</p> <ul style="list-style-type: none"> <li>have a positive strategy to promote energy from renewable and low carbon sources;</li> <li>design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;</li> <li>consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;<sup>17</sup></li> <li>support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and</li> <li>identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers</li> </ul>	In line with NPPF, the policy supports carbon saving in the borough and promotes sustainable development.
<b>DM EP4 Pollutants</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 109:.....should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>preventing both new and existing development from contributing to or being put at unacceptable risk from, of being adversely affected by unacceptable levels of soil; air, water or noise pollution or land instability and;</li> <li>remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</li> </ul> <p>Para 120: To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner</p>	In line with the NPPF, the policy aims to avoid the adverse impact of pollutants on quality of life and sets out mitigation measures to reduce the impacts in Merton.

<sup>1</sup> Subject to the provisions of the Environment Protection Act 1990 and other relevant law.

	<p>Para 121: Planning policies and decisions should also ensure that:</p> <ul style="list-style-type: none"> <li>the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;</li> <li>after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and adequate site investigation information, prepared by a competent person, is present.</li> </ul> <p>Para 124. Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.</p> <p>Para 125:By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation</p>	
<b>DM F1:Support for flood risk management</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 94: Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change<sup>2</sup>, taking full account of flood risk, coastal change and water supply and demand considerations</p> <p>Para: 99: Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>Para 100: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <ul style="list-style-type: none"> <li>applying the Sequential Test;</li> <li>if necessary, applying the Exception Test;</li> <li>safeguarding land from development that is required for current and</li> <li>future flood management;</li> <li>using opportunities offered by new development to reduce the causes and impacts of flooding; and</li> <li>where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking, opportunities to facilitate relocation of development, including housing, to more sustainable locations.</li> </ul>	In line with the NPPF, the policy takes account of climate change over the long term and ensures that development are steered away form higher areas of risk.

<sup>2</sup> | in line with the objectives and provisions of the Climate Change Act 2008

	<ul style="list-style-type: none"> <li>•</li> </ul> <p>Para 101: The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding</p> <p>Para 102: If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:</p> <ul style="list-style-type: none"> <li>• it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and</li> <li>• a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</li> </ul>	
<b>DM F2:Sustainable drainage system (SuDS), wastewater and water infrastructure</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para: 99: Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>Para 100: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <ul style="list-style-type: none"> <li>• applying the Sequential Test;</li> <li>• if necessary, applying the Exception Test;</li> <li>• safeguarding land from development that is required for current and</li> <li>• future flood management;</li> <li>• using opportunities offered by new development to reduce the causes and impacts of flooding; and</li> <li>• where climate change is expected to increase flood risk so that some existing development may not</li> </ul>	In line with the NPPF, the policy takes account of climate change over the long term and ensures that developments adopt appropriate mitigation measures.

	<p>be sustainable in the long-term, seeking, opportunities to facilitate relocation of development, including housing, to more sustainable locations.</p> <p>Para 101: The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding</p> <p>Para 102: If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:</p> <ul style="list-style-type: none"> <li>• it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and</li> <li>• a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</li> </ul>	
<b>DM T1: Support for sustainable transport and active travel</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 17: actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p> <p>Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.</p> <p>Para 30: .....In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport</p> <p>Para 31: Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.</p> <p>Para 32: plan and decisions should take account of whether:</p> <ul style="list-style-type: none"> <li>• the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;</li> <li>• safe and suitable access to the site can be achieved for all people; and</li> <li>• improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.</li> <li>•</li> </ul> <p>Para 34: Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised</p> <p>Para 35: Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:</p>	<p>In line with the NPPF, the policy recognises the important role sustainable transport contributes to facilitating development and to health and well-being. The policy seeks that development provides sustainable mode of transport.</p>

	<ul style="list-style-type: none"> <li>• accommodate the efficient delivery of goods and supplies;</li> <li>• give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;</li> <li>• create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;</li> <li>• incorporate facilities for charging plug-in and other ultra-low emission</li> <li>• vehicles; and</li> <li>• consider the needs of people with disabilities by all modes of transport.</li> </ul> <p>Para 37: Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities</p> <p>Para 95: To support the move to a low carbon future, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for new development in locations and ways which reduce greenhouse gas emissions;</li> </ul>	
<b>DM T2: Transport impacts of development</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 32: All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment</p> <p>Para 34: Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised</p> <p>Para 36: All developments which generate significant amounts of movement should be required to provide a Travel Plan.</p>	In line with the NPPF, the policy recognises the important role sustainable transport contributes to facilitating development and to health and well-being. The policy seeks that development provides sustainable mode of transport.
<b>DM T3 Car parking and servicing standards</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 39: If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>• the accessibility of the development;</li> <li>• the type, mix and use of development;</li> <li>• the availability of and opportunities for public transport;</li> <li>• local car ownership levels; and</li> </ul> <p>an overall need to reduce the use of high-emission vehicles</p> <p>para 40: ... should seek to improve the quality of parking in town centres so that it is convenient, safe and secure</p>	In line with the NPPF, the policy seeks to ensure that the level of residential and non-residential parking and servicing provided is suitable for its location and is managed to minimise the impact on local amenity and the road network.
<b>DM T4: Transport infrastructure</b>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 31: Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities.....</p> <p>Para 34: Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.</p> <p>Para 41: Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice</p> <p>Para 156: should set out the <b>strategic priorities</b> for the area in the Local Plan.</p> <ul style="list-style-type: none"> <li>• the provision of infrastructure for transport,.....</li> </ul>	In line with the NPPF, the policy seeks to protect existing public transport infrastructure and to ensure new public transport facilities and infrastructure is provided to support economic growth, increases social mobility and provide sustainable transport modes. .



<p><b>DM T5: Access to road network</b></p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 17: actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.....</p> <p>Para 32: All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment</p> <p>Para 34: Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.</p> <p>Para 35: Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to</p> <ul style="list-style-type: none"> <li>• accommodate the efficient delivery of goods and supplies;</li> <li>• give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;</li> <li>• create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones</li> <li>• incorporate facilities for charging plug-in and other ultra-low emission vehicles; and</li> <li>• consider the needs of people with disabilities by all modes of transport</li> </ul> <p>Para 58.....Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>• will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>• establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>• optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;</li> <li>• respond to local character and history, and reflect the identity of local</li> <li>• surroundings and materials, while not preventing or discouraging</li> <li>• appropriate innovation;</li> <li>• create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>• are visually attractive as a result of good architecture and appropriate landscaping</li> </ul> <p>Para 69: ..... Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>• opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> <li>• safe and accessible environments where crime and disorder, and the fear of crime, do not</li> </ul>	<p>In line with the NPPF, the policy recognises the import role sustainable transport plays to facilitate development and its contribution to health and well being. The policy seeks that development provide sustainable mode of transport.</p>
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	<p>undermine quality of life or community cohesion; and</p> <ul style="list-style-type: none"> <li>safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas</li> </ul>	
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**Table 2:** Consistency with NPPF – Site Allocation

Delivery and Site Allocations	Consistent with National Policy (NPPF and Technical Guidance).
<p>Site 01: 'P3' Hartfield Road Car Park 66-84, Hartfield Road, Wimbledon, SW19</p>	<p>Consistent with NPPF and enables delivery of sustainable development.</p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</li> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Regarding requirement for high quality design/public spaces:</p> <p>Para 57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.</p>
<p>Site 02: 43-45 Palestine Grove, Colliers Wood, SW19 2QN</p>	<p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul>

	<p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Regarding requirement for high quality design/public spaces:  Para 57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.</p>
<p>Site 05: Collier Woods Community Centre  64-72 High Street Colliers Wood, Colliers Wood,  SW19 2BY</p>	<p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</li> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p>

	<ul style="list-style-type: none"> <li>plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> <li>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul>
<p>Site 08:Leyton Road Day Centre 21 Leyton Road, Colliers Wood, SW19 1DJ</p>	<p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> <li>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul>
<p>Site 09: Mitcham Library London Road, Mitcham, CR4 2YR</p>	<p>Consistent with NPPF and enables delivery of sustainable development.</p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</li> </ul>

	<ul style="list-style-type: none"> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Regarding requirement for high quality design/public spaces:  Para 57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.</p>
<p>Site 14: Taylor Road Day Centre  Wakefield Hall, Taylor Road, Mitcham, CR4 3JR</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed</p>

	<p>communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> <li>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul>
<p>Site 15:West Barnes Library West Barnes Lane, 10 Station Road, New Malden, KT3 6JJ</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including</li> </ul>

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Site 17:Worsfold House / Chapel Orchard Church Road, Mitcham, CR4 3FA/CR4 3BE	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>• opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>• mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>• plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and</li> </ul>

	<p>residential environments</p> <p>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services</p> <p>Para 72: Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> <li>• give great weight to the need to create, expand or alter schools; and</li> <li>• work with schools promoters to identify and resolve key planning issues before applications are submitted</li> </ul>
Site 18: 60 Pitcairn Road, Mitcham, CR4 3LL	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Regarding requirement for high quality design/public spaces:</p> <p>Para 57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.</p>
Site 20: Wilson Hospital Cranmer Road, Mitcham, CR4 4TP	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the</li> </ul>



	<p>community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</p> <ul style="list-style-type: none"> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> </ul> <p>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services</p> <p>Para 72: Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> <li>give great weight to the need to create, expand or alter schools; and</li> <li>work with schools promoters to identify and resolve key planning issues before applications are submitted</li> </ul>
<p>Site 21: Birches Close 1-7 Birches Close, Mitcham, CR4 4LQ</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>

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<p>Site 22: The Patrick Doody Clinic Pelham Road, Wimbledon, SW19 1NX</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including</li> </ul>

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<p>Site 23: Amity Grove Clinic 9 Amity Grove, Raynes Park, SW20 0LQ</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>• opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>• mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>• plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> </ul> <p>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services</p>

<p>Site 24:Morden Road Clinic 256 Morden Road, South Wimbledon, SW19 3DA</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>• recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</li> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>• opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>• mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>• plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> </ul> <p>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services</p> <p>Para 72: Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> <li>• give great weight to the need to create, expand or alter schools; and</li> </ul> <p>work with schools promoters to identify and resolve key planning issues before applications are submitted</p>
<p>Site 28"P4" 111-127 The Broadway, Wimbledon, SW19 1QG Land Adjoining Wimbledon Theatre</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p>

	<ul style="list-style-type: none"> <li>• recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</li> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>• opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>• mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>• plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> </ul> <p>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services</p>
Site 31: Wimbledon Community Centre 28 St George's Road, Wimbledon, SW19 4DP	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</li> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and</li> </ul>

	<p>residential development needed in town centres.</p> <ul style="list-style-type: none"> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> </ul> <p>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services</p>
<p>Site 32: Wyvern Youth Centre 18 Arras Avenue, Morden, SM4 6DF</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period</li> <li>identify a supply of specific, developable<sup>12</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>

Site 33: Elm Nursery Car Park Adjacent 125 London Road, Mitcham, CR4 2JA	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period</li> <li>• identify a supply of specific, developable<sup>12</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;</li> </ul>
Site 35: Mitcham Fire Station 30 Lower Green West, Mitcham, CR4 3AF	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> <li>•</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>• opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>• mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>• plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> </ul> <p>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services</p>
Site 36: Chaucer Centre Canterbury Road, Morden, SM4 6QB	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p>

	<ul style="list-style-type: none"> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>
Site 37: Wimbledon Greyhound Stadium Plough Lane, Tooting, SW17 0BL	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 69: Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through</li> <li>mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> </ul> <p>Para 70: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> <li>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services</li> </ul>
Site 41: Kingston Road Opposite Lower Downs Land Between 424 - 448, Kingston Road, Raynes Park, SW20 8DX	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul>
Site 46: The Old Lamp Works 25 High Path, Colliers Wood, SW19 2LQ	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in</li> </ul>



	<p>the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</p> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 72: Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> <li>give great weight to the need to create, expand or alter schools; and</li> <li>work with schools promoters to identify and resolve key planning issues before applications are submitted</li> </ul>
<p>Site 48; Land at Bushey Road 84-88 Bushey Road, Raynes Park, SW20 0JH</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth</li> <li>set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;</li> <li>support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;</li> <li>plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;</li> <li>identify priority areas for economic regeneration, infrastructure provision and environmental enhancement;</li> </ul> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>

<p>Site 53: Brook House 1A Cricket Green, Mitcham, CR4 4LA</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 20: To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century</p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul> <p>Para 72: Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> <li>• give great weight to the need to create, expand or alter schools; and</li> <li>• work with schools promoters to identify and resolve key planning issues before applications are submitted</li> </ul>
<p>Site 57: Morden Station and retail units 66A-82 London Road, Morden, SM4 5BE</p>	<p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport</p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> </ul>

	<ul style="list-style-type: none"> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>
<p>Site 58: Sainsbury's (Peel House) Car Park Car Park Rear of 127 to 149 Kenley Road, Morden, SM4 5BE</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport</p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>
<p>Site 59: Corner Baltic Close and High Street Colliers Wood 194-196 High Street Colliers Wood, Colliers Wood, SW19 2BH</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport</p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p>

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Site 60: York Road Car Park Car Park Adj No 18, York Close, Morden, SM4 5HW	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul>
Site 61: Morden Station Car Park Park Station House, Kenley Road, Merton Park, SW19	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport</p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>

<p>Site 62: Wimbledon YMCA 190-200 and 220 – 224 The Broadway, Wimbledon, SW19 1RY</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport</p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>
<p>Site 63: 165-171 The Broadway Highlands House, 165-171 The Broadway, Wimbledon, SW19 1NE</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:-</p> <ul style="list-style-type: none"> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>• Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport</p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are</li> </ul>

	<p>critical to the delivery of the housing strategy over the plan period;</p> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>
Site 64: 12A Ravensbury Terrace, Wimbledon Park, SW18 4RL	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>
Kenley Road Car Park Car Park Adjacent Kendor Gardens, Kenley Road, Merton Park SW19 3HZ	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport</p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p>

	<ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>
Site 69: Sibthorp Road Car Park Car Park, Sibthorp Road, Mitcham, CR4 3NN	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.</li> <li>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.</li> </ul> <p>Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport</p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>
Haslemere Industrial Estate, 20 Ravensbury Terrace, Wimbledon Park, SW18 4RL	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 21:</p> <ul style="list-style-type: none"> <li>set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth</li> <li>support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area</li> <li>plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries</li> </ul>
Site 74; Southey Bowling Club, 559 Kingston Road, Raynes Park, SW20 8SF	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed</p>

	<p>communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> </ul> <p>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</p> <p>para 69:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> <li>safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas</li> </ul>
<p>Site 75: Former Mitcham Gasworks 49 Seagas House, Western Road, Mitcham, CR4 3ED</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> </ul> <p>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</p> <p>para 69:</p> <ul style="list-style-type: none"> <li>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> <li>safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas</li> </ul>
<p>Site 77: Raynes Park Service Station, 26 Bushey Road, Raynes Park, SW20 8LW</p>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to</li> </ul>



	<p>build their own homes);</p> <p>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p>
Site 78: 191-193 Western Road, Colliers Wood, SW19 2QD	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> </ul> <p>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</p>
Site 80: Crusoe Road Industrial Buildings 45A and 45B, Crusoe Road, Mitcham, CR4 3LJ	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 47: To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> </ul> <p>Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> </ul> <p>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</p>

**Table 3:** Consistent with National Planning Policy Framework and Technical Guidance- Land designations

Land designation topic	Consistent with National Policy (NPPF and Technical Guidance). Headline comment and para reference.
<p>Environment:</p> <ul style="list-style-type: none"> <li>• Metropolitan Open Land</li> <li>• Sites of Scientific Interest</li> <li>• Green Corridor</li> <li>• Local Nature Reserve policies</li> <li>• Wandle Valley Regeneration Park</li> <li>• South London Waste plan (schedule 1 &amp; 2 Areas)</li> <li>• Archaeological Priority Zones policies</li> <li>• Historic parks and gardens policies</li> <li>• Conservation Areas policies</li> </ul>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para: 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.</p> <p>Para 99: Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape</p> <p>Para 114: Local planning authorities should: set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.....</p> <p>Para 117: To minimise impacts on biodiversity and geodiversity, planning policies should:</p> <ul style="list-style-type: none"> <li>• plan for biodiversity at a landscape-scale across local authority boundaries;</li> <li>• identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;</li> <li>• promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets,.....</li> </ul> <p>Para 126: Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.</p>

<ul style="list-style-type: none"> <li>• Scheduled Ancient Monuments polices</li> <li>• Flood Zone ( zones 2 and 3)</li> </ul>	<p>para 129: .....designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest</p>
<p>Retail and business:</p> <ul style="list-style-type: none"> <li>• Industrial Areas</li> <li>• Town Centre boundaries</li> <li>• Wimbledon Shopping Frontage, Core and Secondary shopping frontages</li> <li>• Neighbourhood parades</li> </ul>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 23: Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</li> <li>• define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>• define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;</li> <li>• promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>• retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;</li> <li>• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites</li> <li>• allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;</li> <li>• set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;</li> <li>• recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</li> </ul>
<p>Transport:</p> <ul style="list-style-type: none"> <li>• Rail/tube</li> <li>• Tram Line</li> <li>• Road Network Improvements</li> <li>• Road Junction Improvements</li> </ul>	<p><i>Consistent with NPPF and enables delivery of sustainable development.</i></p> <p>Para 31: Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary</p> <p>Para 35: Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.</p> <p>Para 37: Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.</p>

## Appendences

### Appendix 1:: Review of the Sites & Polices and Policies Map against Core Strategy Objectives and Policies

Merton's Local Plan Strategic Objectives	Sites & Polices and Policies Map polices (part of the Merton's Local Plan)
<p><b>Strategic Objective 1:</b> <i>To make Merton a municipal leader in improving the environment, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> <li>a. Reducing carbon emissions from new development;</li> <li>b. Supporting development of sustainable energy infrastructure to produce energy more efficiently;</li> <li>c. Applying the waste hierarchy and by exploiting the opportunities to utilise energy from waste;</li> <li>d. Promoting the retrofit of greater improved energy performance to existing buildings and greater connections with renewable and decentralised energy;</li> <li>e. Reducing reliance on private motorised transport and promoting sustainable public transport, cycling and walking.</li> </ul>	<p>DM EP1: Opportunities for decentralised energy networks  DM EP2: Reducing and mitigating against noise  DM EP3 Allowable Solutions  DM EP4 Pollutants  DM T1: Support for sustainable transport and active travel  DM H4: Demolition and redevelopment of a single dwelling house</p>
<p><b>Strategic Objective 2:</b> <i>To promote social cohesion and tackle deprivation by reducing inequalities.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> <li>a. Promoting socially mixed, sustainable, vibrant, safe and healthy communities especially where there are areas of deprivation;</li> <li>b. Meeting the varied needs of the local community and creating an attractive, thriving and safe borough;</li> <li>c. Regenerating Morden, Mitcham and Colliers Wood and South Wimbledon;</li> <li>d. Maintaining Wimbledon as the borough's Major Centre and supporting attractive Local Centres and Neighbourhood Parades which reflect local character.</li> </ul>	<p>DM R1: Location and scale of development in Merton town centres and neighbourhood parades  DM R2: Development of town centre type use outside town centres  DM R3 Protecting corner /local shops  DM R4: Protection of shopping facilities within designation shopping frontages  DM R5: Food and drink/leisure and entertainment uses  DM R6: Culture, arts and tourism development  DM R7 Markets  DM H1 Supporting care housing for vulnerable people or secure residential intuitions for people as part of the criminal justice system  DM H2: Housing Mix  DM H3: Support for affordable housing  DM H5: Student housing, other housing shared facilities and bedsits  DM O1: Open space  DM O2: Nature conservation, trees, hedges and landscape  DM C1: Community facilities  DM C2: Education for children and young people  DM E1: Employment areas in Merton  DM E2: Offices in town centres  DM E3: Protection of scattered employment sites  DM E4: Local employment opportunities  DM T1: Support for sustainable transport and active travel</p>
<p><b>Strategic Objective 3:</b> <i>To provide new homes and infrastructure within Merton's town centres and residential areas, through physical regeneration and effective use of space.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> <li>a. Delivering higher density new homes and associated infrastructure and social facilities that respect and enhance the local character of the area, in places with good public transport access;</li> <li>b. Supporting incremental growth in residential areas across the borough taking into account public transport accessibility, character and infrastructure;</li> <li>c. Protecting areas of the borough for uses other than residential;</li> <li>d. Delivering community services and infrastructure to support new homes through new development and the effective use of space.</li> </ul>	<p>DM H1 Supporting care housing for vulnerable people or secure residential intuitions for people as part of the criminal justice system  DM H2: Housing Mix  DM H3: Support for affordable housing  DM H4: Demolition and redevelopment of a single dwelling house  DM C1: Community facilities  DM C2: Education for children and young people  DM O1: Open space  DM O2: Nature conservation, trees, hedges and landscape feature1  DM D2: Design consider</p>

<p><b>Strategic Objective 4:</b> <i>To make Merton more prosperous with strong and diverse long term economic growth.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> <li>a. Ensuring that Merton's town centres (Wimbledon, Mitcham, Morden, Colliers Wood, Subject to its designation post 2011 as a District Centre, in accordance with Chapter 17 Centres - Policy 7 its local centres (Arthur Road, Motspur Park, North Mitcham, Raynes Park, Wimbledon Village) and local shopping parades are attractive and accessible to local residents and workers;</li> <li>b. Supporting a diverse local economy and promoting a commercially viable, thriving mix of premises, including retail, business and industrial uses that increase jobs and services available to local people;</li> <li>c. Maximising opportunities for employment and local businesses focusing on Merton's town centres and main employment areas along the Wandle Valley.</li> </ul>	<p>DM R1: Location and scale of development in Merton town centres and neighbourhood parades  DM R2: Development of town centre type use outside town centres  DM R3 Protecting corner /local shops  DM R4: Protection of shopping facilities within designation shopping frontages  DM R5: Food and drink/leisure and entertainment uses  DM R6: Culture, arts and tourism development  DM R7 Markets  DM E1: Employment areas in Merton  DM E2: Offices in town centres  DM E3: Protection of scattered employment sites  DM E4: Local employment opportunities</p>
<p><b>Strategic Objective 5:</b> <i>To make Merton a healthier and better place for people to live and work in or visit.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> <li>a. Improving public health and well-being including working in partnership to deliver health facilities and promote healthy lifestyles;</li> <li>b. Providing a choice and mix of housing to meet the needs of all sectors of the community;</li> <li>c. Enhancing the learning environment to improve access to education, training and jobs;</li> <li>d. Improving access to nature and leisure facilities including opportunities for sport, play and relaxation;</li> <li>e. Promoting cultural and heritage activities; creating safe, attractive and accessible places.</li> </ul>	<p>DM R1: Location and scale of development in Merton town centres and neighbourhood parades  DM R2: Development of town centre type use outside town centres  DM R3 Protecting corner /local shops  DM R4: Protection of shopping facilities within designation shopping frontages  DM R5: Food and drink/leisure and entertainment uses  DM R6: Culture, arts and tourism development  DM R7 Markets  DM O1: Open space  DM C1: Community facilities  DM C2: Education for children and young people  DM E1: Employment areas in Merton  DM E3: Protection of scattered employment sites  DM E4: Local employment opportunities  DM D1: Urban design and the public realm  DM D4: managing heritage assets  DM T1: Support for sustainable transport and active travel  DM T2: Transport impacts of development</p>
<p><b>Strategic Objective 6:</b> <i>To make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> <li>a. Mitigating and adapting to the local, regional, national and global challenges of climate change as they affect Merton and encouraging development to achieve the lowest possible impact;</li> <li>b. Applying the waste hierarchy where waste is minimised, re-used and recycled, and residual waste is disposed of sustainably in the right location using the most appropriate means;</li> <li>c. Enhancing existing open spaces and the natural environment, providing adequate habitats for biodiversity to flourish and expand;</li> <li>d. Providing the local community with a new regional park in the Wandle Valley.</li> </ul>	<p>DM EP1: Opportunities for decentralised energy networks  DM EP2: Reducing and mitigating against noise  DM EP3 Allowable Solutions  DM EP4 Pollutants  DM F1:Support for flood risk management  DM F2:Sustainable drainage system (SuDS), wastewater and water infrastructure  DM O1: Open space  DM O2: Nature conservation, trees, hedges and landscape feature  DM T1: Support for sustainable transport and active travel</p>
<p><b>Strategic Objective 7:</b> <i>To make Merton a well connected place where walking, cycling and public transport are the modes of choice when planning all journeys.</i></p> <p>We will achieve this by:</p> <ul style="list-style-type: none"> <li>a. Promoting smarter travel choices for people who live or work in and visit the borough;</li> <li>b. Developing improvements to the public highway that balance the needs of all road users;</li> <li>c. Promoting road safety to encourage responsible behaviour by all users of the public highway.</li> </ul>	<p>DM O1: Open space  DM T1: Support for sustainable transport and active travel  DM T2: Transport impacts of development  DM T3 Car parking and servicing standards  DM T4: Transport infrastructure  DM T5: Access to road network</p>

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(19:15 – 22:20)

PRESENT: The Mayor, Councillor Krystal Miller  
The Deputy Mayor, Councillor John Sargeant  
Councillors Agatha Akyigyina, Stephen Alambritis, Mark Allison, Stan Anderson, Laxmi Attawar, Mark Betteridge, John Bowcott, Margaret Brierly, Richard Chellew, David Chung, David Dean, John Dehaney, Nick Draper, Iain Dysart, Chris Edge, Suzanne Evans, Karin Forbes, Brenda Fraser, Samantha George, Suzanne Grocott, Maurice Groves, Jeff Hanna, Richard Hilton, James Holmes, Janice Howard, Mary-Jane Jeanes, Philip Jones, Andrew Judge, Linda Kirby, Gilli Lewis-Lavender, Logie Lohendran, Edith Macauley, Russell Makin, Maxi Martin, Peter McCabe, Ian Munn, Diane Neil Mills, Oonagh Moulton, Henry Nelles, Dennis Pearce, Judy Saunders, Linda Scott, Rod Scott, Debbie Shears, David Simpson, Peter Southgate, Geraldine Stanford, Linda Taylor, Sam Thomas, Ray Tindle, Gregory Udeh, Peter Walker, Martin Whelton, David Williams, Richard Williams and Simon Withey.

**Prayer including 1 minute silence in remembrance of former councillor Gam Gurung**

Tributes were made as follows:

**Councillor Stephen Alambritis**

“Gam Gurung first applied to go onto the long party list in 2008 to be a councillor for the Labour Party for the 2010 local elections here in Merton. Gam Gurung was successfully selected to be that prospective candidate for the Colliers Wood ward in 2009. Following the 2010 elections, Gam Gurung was now Councillor Gam Gurung of Colliers Wood ward. I was very happy at Council meetings like these when I looked behind me at the massed ranks of my Labour councillors to see that we had the first ever elected Labour Ghurkha councillor in this land. Gam Gurung loved representing his residents; he loved talking about politics, but above all, he loved speaking in this chamber.

We all get a bit apprehensive when it comes to giving our maiden speeches, Gam was no different. I well remember him coming to me when he was down to make his maiden speech. He wanted to rehearse it, not in front of a mirror, but as he always said to me, “in front of my leader”. After just one rehearsal and a few tweaks to his original speech, he said that he was ready, and from that day on his speeches were perfectly timed and brilliantly delivered.

On one occasion he said to me that he wanted to invite the Nepalese Ambassador to Merton. I said I doubted that such a busy man would leave Central London for an outer London spot here in Merton. I was of course completely wrong Madam Mayor and he was completely right. Not only did the Ambassador come here, but His Excellency spent the whole day here, and as we came into this chamber for a visit to his community, the Ambassador was pleasantly surprised by over 100 people here

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from the Nepalese community, here not only for the Ambassador, but for Gam.

Gam was often seen next to Labour's Shadow Secretary of State for Defence, Jim Murphy MP, at events celebrating our armed forces in the House of Commons. Gam was next to Jim Murphy when Labour Friends of the Forces was created. Gam had a touching personality and worked very closely with his ward colleagues, Councillors Draper and Attawar. He did many nice and valuable things for people here and back in Nepal, where he opened a school in a ceremony attended by Councillor Russell Makin.

His values were to be kind to people less fortunate than himself. He was a soldier and a very brave soldier at that. He was a worker and a very hard worker at that. I found him to be a family man to a truly wonderful family. I shall continue to look behind me in the council chamber and I will forever see the country's first ever Labour Ghurkha councillor."

Councillor Gam Gurung may you rest in eternal peace.

**Councillor Peter Southgate**

"Thank you for allowing me to follow the Leader in paying tribute to Councillor Gam Gurung on behalf of the Merton Park Independents. I must admit I did not know very much about Gam until he arranged a reception for the Nepalese Ambassador in the Mayor's Parlour some two years ago. I learnt that evening what an extraordinary life he had led in the course of his journey from Nepal to Merton from childhood poverty to his long service with the Ghurkhas, then his struggles to establish a business in Nepal and his eventual decision to come to England and make a life for himself and his family here.

He was very proud I know to be the first ex-Ghurkha elected as a Labour councillor in England.

The Leader has touched on different aspects of his life, but when I compare it to my own relatively safe and comfortable childhood and upbringing in Merton, I feel immensely humbled by all that Gam achieved in the face of such challenges and adversity and although he's been taken from us at the tragically young age of 53, he did achieve so much for so many people in his life.

To his widow and his family I would say, we share your sense of loss but take comfort from the knowledge that he will be remembered as a great man."

**Councillor Oonagh Moulton**

"The Conservative Group were shocked to learn of the death of Councillor Gam Gurung. He was one of our most respected colleagues and I would like to join the Leader and other colleagues in offering our deepest sympathy to his family, friends and colleagues across the chamber.

With his election in May 2010, he became the first Ghurkha to be a member of this Council in its history. Gam was someone who was rightly proud of his heritage and



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he was always identifiable with his Ghurkha Terai hat at special events and occasions.

He did ensure, as the Leader stated, that the Mayor, then Councillor Gill Lewis-Lavender had the privilege of welcoming the Nepalese Ambassador to the Court of St James and here to our borough. This was a great honour for Merton and it was a direct consequence of Gam's efforts.

We knew him as a very kind man who had chosen a life of public service and who represented his Ghurkha community and his residents in Colliers Wood with dedication, commitment and loyalty. We will miss him."

**Councillor Iain Dysart**

"Gam Gurung was one of the friendliest people in politics I have met, and Gam Gurung went out of his way to engage with those of all persuasions. He was always standing up for his community and on building links with other communities. At Merton's Armed Forces Parades in 2011 and 2012, he proudly represented his regiment, yet he was also a humble man, full of humility. I doubt that he fully realised the esteem in which he was held. However, he is certainly much mourned and missed, as I am sure his family will know."

**Councillor Suzanne Evans**

"Great privilege to be at Gam's funeral. It's very humbling isn't it when you hear people talk about a man who everyone knew so much better than you and you realise that actually you missed out on quite a lot of his life and you wished you had got to know him better. The sheer amount of people there, the incredible passionate tributes that were paid to him, I really did wish I'd known him better and I think I speak for my colleagues here too.

I too was proud that we had an ex-Ghurkha on the Council. I was proud to be part of a Council that had him here. He was very missed at the Armed Forces Day Parade, when Gam, in his hat always struck such a striking figure. We will miss him greatly and I extend my sympathies and those of the Merton Coalition to my colleagues on the Labour benches and of course to Gam's friends and family."

**Councillor Nick Draper**

"Madam Mayor, in losing Councillor Gam Gurung, Colliers Wood has lost a friend as well as a councillor. We didn't have him for long enough. He had so much more to contribute than time and cancer allowed him. Laxmi and I and all our friends and neighbours in Colliers Wood will truly miss him. Madam Mayor, if you go on your travels, you go down Walpole Road in Colliers Wood, halfway down that road, you will find a wall that Gam built; he built it because an elderly couple had had their front wall kicked down by drunken thugs and the council couldn't replace it. Their

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insurance company wouldn't replace it. So we did replace it. Gam as the brickie, me as his mate, because that's the team that we are in Colliers Wood. But we've lost a member of our team and we mourn a colleague that we think of fondly. And we think of his family too at this very sad time."

**Councillor Chris Edge**

"It's often said that death and taxes are the only certain things in life and that obviously is true. I was privileged to be able to give Gam Gurung's wife her citizenship a few years ago and sadly he was so embarrassed about his treatment that he had to wear a hat in the room where we presented that to her.

From my own standpoint, Gam was always very friendly, a true gentleman, one would expect nothing less from a Ghurkha. I think even people from the opposition he was extremely friendly to. He will be sadly missed."

**Councillor Russell Makin**

"Namaste.

I have known Gam since he was elected to Council three years ago. Before being elected, Gam's dream was to build an extension to a school in his village in Nepal. With the help of the Power Trust and after ten years of planning, Gam was invited to open the new building at Easter this year. My family and I were honoured to witness this event. Unfortunately, even though Gam travelled to Nepal, he was far too ill to take part in the ceremony, so he was ably represented by his son, who performed the opening on his behalf. The plaque on the school building says 'opened by Councillor Gam Gurung'. This was one of many schemes that Gam was involved in, and even though he did not see the final build, he was very proud of this achievement in his lifetime. My family stayed in Gam's village for a couple of days and saw where he'd come from. He was constantly involved, concerned and respected within the Nepalese community. They and all his friends and family will miss him greatly."

**The Mayor**

"I would like to add my condolences to all of my Labour colleagues as well."

**Order of Business**

The Mayor sought the approval of the meeting, duly agreed, to change the order of business to allow the taking of agenda item 21 (Freedom of the Borough) after agenda item 9 (Notice of Motion).

- 1 APOLOGIES FOR ABSENCE (Agenda item 1)  
Councillor Miles Windsor.



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2 DECLARATIONS OF PECUNIARY INTEREST (Agenda item 2)

None advised.

3 TO APPROVE THE MINUTES OF THE ANNUAL COUNCIL MEETING HELD  
ON 15 MAY 2013 (Agenda Item 3)

The following corrections were moved and agreed:

Page 1 – add at the end of the sentence “...Councillor Suzanne Evans advised of her resignation from the Conservative group whip.” The phrase “and her intention to set up a new group on the council.”

Page 1 – add at the end of the sentence “...Councillor Richard Hilton advised of his resignation from the Conservative group whip.” The phrase “and his intention to join Councillor Evan’s new group.”

Page 2 – the sentence “The Mayor thereupon put the nomination of Councillor Krystal Miller to the vote.....” Is amended to read “The Mayor thereupon put the nomination of Councillor Krystal Miller to the vote and there voted on a show of hands 51 for the nomination, 4 against and 2 abstaining.

RESOLVED: That the minutes as amended of the Annual Council Meeting held on 15 May 2013 are agreed as a correct record.

**Minutes of the meeting held on 27 March 2013**

Council agreed the following corrections to the minutes of the 27 March 2013 meeting identified subsequent to their formal approval by Council at its meeting held on 15 May 2013:

1) agenda page 3, under Mayors Announcements; second paragraph, delete the word "a" after the word "from"

2) agenda page 4, after " 11 years" in the final paragraph add "ago".

3) agenda page 5, after "energetic" add "

4) agenda page 9 under Motion 3 (Conservative): Second sentence to read “In moving the motion, Councillor David Dean sought the consent of the meeting, .....

4 TO RECEIVE ANNOUNCEMENTS FROM THE MAYOR, LEADER OF THE  
COUNCIL AND THE CHIEF EXECUTIVE (Agenda Item 4)

**Presentations**

**Leader**

“I am delighted that on 20 June I was able, on behalf of the staff in particular of this borough, the officers, the directors and the councillors and everyone involved with the borough, including the residents, to be in attendance at the Hilton in Park Lane, along with the Chief Executive and a number of other councillors, including Councillor Mark Allison and other officers, all sponsored by Conways, at no cost to the borough, to the 10<sup>th</sup> Anniversary Awards of the Municipal Journal which has been going for

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about 126 years. They've been doing these awards for the last ten years and I am delighted to announce that the highlight of the evening, the last award was for the Best Achieving Council and that was for the London Borough of Merton.

May I just read from the actual brochure published after the awards:

"The London Borough of Merton's quiet, consistent and unassuming journey to excellence which has been consistently maintained, impressed the judges and made it a worthy winner amongst the very high calibre field for this Best Achieving Council of 2013 Award. Its high levels of resident satisfaction, staff commitment and joined-up political and managerial leadership were also strong contributing factors. The Council's commitment to partnership and to empowering community participation in service delivery has made a real difference to the needs of the disparate communities it serves."

**Mayor**

"There will be a short presentation to the three Leaders that have led this Council over the last ten years to take it to where it is today, Councillors David Williams, Andrew Judge and Stephen Alambritis.

I just wanted to say a big thank you to those who supported the first mayoral fundraiser of the year. When we finally added up the total, we raised £1800 which was a wonderful start to the year so thank you to everyone who showed their support.

You may notice that the Rabbi is wearing an insignia. This is a new insignia which we have obtained so that it can be used by any faith leader when supporting the Mayor. Obviously we are conscious of these difficult economic times, so just as with the cross which was donated by the YMCA in the 1970s, I'm very pleased to say that Revd. Andrew Wakefield has very generously donated this insignia. I have a certificate that I would like to present to Revd. Andrew Wakefield if he'll come to the front, as a mark of thanks from the borough."

**5 QUESTIONS FROM THE PUBLIC (Agenda Item 5)**

The public questions and the replies given to these are available for inspection on the web page for this meeting.

**6 QUESTIONS FROM COUNCILLORS (Agenda Item 6)**

The priority councillor questions and the replies given to these are available for inspection on the web page for this meeting.

**7 REPORT: CORPORATE CAPACITY WITH A FOCUS ON LOCAL GOVERNMENT FINANCE (Agenda Item 7)**

The priority questions and the replies given to these are detailed on the web page for this meeting.

The report was moved by Councillor Mark Allison and seconded by Councillor Mark Betteridge.

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Report received.

### **Motion 1 (Conservative)**

It was moved by Councillor Gilli Lewis-Lavender and seconded by Councillor Diane Neil Mills that

This Council notes that:

- Merton currently has £107million of 'usable reserves' in the bank;
- the previous Conservative Administration had set aside a relatively small amount of capital funding in its 2010 budget to purchase the land situated at the end of Rookwood Avenue in West Barnes Ward, which is currently owned by The Royal Borough of Kingston upon Thames; and
- this piece of land is shortly to be sold at auction.

This Council recognises that the inhabitants of Rookwood Avenue have suffered considerably during the building of the B&Q Superstore, which is located more or less in their back yard, following the granting of planning permission by the previous Mayor of London, Ken Livingstone, after initial refusal of the application by Merton's Planning Applications Committee. Many residents have lost a natural skyline view from their garden and potentially many thousands of pounds have been wiped off the value of their homes.

This Council believes that it is important to improve the quality of the environment in this Borough for local residents wherever possible and that the purchasing of this piece of land for use as an amenity space would greatly benefit the residents of Rookwood Avenue.

This Council therefore supports the purchase of this said piece of land and recommends that Cabinet seeks to acquire it from Kingston Council at the auction on 15 July 2013.

### **Liberal Democrat Amendment**

It was moved by Councillor Mary Jane-Jeanes and seconded by Councillor Iain Dysart that the motion is amended as follows:

In penultimate paragraph, delete all words after "possible" and insert "and that should this land be purchased by the London Borough of Merton, the decision to leave the land in its current wild state or to change it should be made by the residents of Rookwood Avenue".

The amended penultimate paragraph would therefore read;

"This Council believes that it is important to improve the quality of the environment in this Borough for local residents wherever possible and that should this land be purchased by the London Borough of Merton, the decision to leave the land in its current wild state or to change it should be made by the residents of Rookwood Avenue".

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The Mayor put the amendment to the meeting and, there being none voting to the contrary, declared the amendment to be carried.

The motion as amended thereupon became the substantive motion.

**Labour Amendment**

It was moved by Councillor Andrew Judge and seconded by Councillor Stephen Alambritis that the substantive motion is amended as follows:

In the first paragraph, delete the first bullet point; in the second bullet point, insert after "Kingston upon Thames": ", and the current capital budget includes a budget for acquisitions"; and delete the third bullet point and insert "officers have worked with The Royal Borough of Kingston upon Thames over a number of months to achieve a realistic valuation of the site which ensures value for money for council tax payers, albeit that Kingston have ultimately decided to sell the land at auction".

In the second paragraph, delete the rest of the first sentence after "back yard".

In the final paragraph, delete all after "said piece of land" and insert "if value for money for council tax payers can be achieved".

**Motion now to read**

This Council notes that:

- the previous Conservative Administration had set aside a relatively small amount of capital funding in its 2010 budget to purchase the land situated at the end of Rookwood Avenue in West Barnes Ward, which is currently owned by The Royal Borough of Kingston upon Thames, and the current capital budget includes a budget for acquisitions; and
- officers have worked with The Royal Borough of Kingston upon Thames over a number of months to achieve a realistic valuation of the site which ensures value for money for council tax payers, albeit that Kingston have ultimately decided to sell the land at auction.

This Council recognises that the inhabitants of Rookwood Avenue have suffered considerably during the building of the B&Q Superstore, which is located more or less in their back yard. Many residents have lost a natural skyline view from their garden and potentially many thousands of pounds have been wiped off the value of their homes.

This Council believes that it is important to improve the quality of the environment in this Borough for local residents wherever possible and that the purchasing of this piece of land for use as an amenity space would greatly benefit the residents of Rookwood Avenue.

This Council therefore supports the purchase of this said piece of land if value for money for council tax payers can be achieved.

The Mayor put the amendment to the meeting and, there being none voting to the contrary, declared the amendment to be carried.

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The motion as further amended thereupon became the substantive motion.

The Mayor put the substantive motion to the meeting and, there being none voting to the contrary, declared the motion as amended to be carried.

It was, therefore

RESOLVED: That

This Council notes that:

- the previous Conservative Administration had set aside a relatively small amount of capital funding in its 2010 budget to purchase the land situated at the end of Rookwood Avenue in West Barnes Ward, which is currently owned by The Royal Borough of Kingston upon Thames, and the current capital budget includes a budget for acquisitions; and
- officers have worked with The Royal Borough of Kingston upon Thames over a number of months to achieve a realistic valuation of the site which ensures value for money for council tax payers, albeit that Kingston have ultimately decided to sell the land at auction.

This Council recognises that the inhabitants of Rookwood Avenue have suffered considerably during the building of the B&Q Superstore, which is located more or less in their back yard,. Many residents have lost a natural skyline view from their garden and potentially many thousands of pounds have been wiped off the value of their homes.

This Council believes that it is important to improve the quality of the environment in this Borough for local residents wherever possible and that should this land be purchased by the London Borough of Merton, the decision to leave the land in its current wild state or to change it should be made by the residents of Rookwood Avenue.

This Council therefore supports the purchase of this said piece of land if value for money for council tax payers can be achieved.

### **Motion 2 (Conservative)**

It was moved by Councillor Suzanne Grocott and seconded by Maurice Groves that

This Council notes that:

- At the Council meeting of 21 November 2012 Merton adopted the default Localised Council Tax support scheme which was financed by removing second home discounts. No further budget reductions are required to fund this scheme for 2014/15.
- 22,808 residents in Merton currently benefit from the 25% single person council tax discount;
- The discount constitutes a £351 annual saving for the average Band D council tax bill in Merton; and

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- If residents were to lose their discount, they would see a more than 30 per cent increase in their council tax bill.

This Council welcomes the current review being undertaken in order to reflect local requirements and recognises that residents may face difficulties if they are required to pay more towards Council Tax.

This Council believes that the single person discount provides a welcome reduction in council tax bills for thousands of hard working Merton residents, and in particular for many widowed pensioners and single parent families.

This Council is therefore concerned by recent calls from the Local Government Association and some individual councils around the country for the “full and unconstrained ability” to vary council tax discounts so that they can remove the single person discount.

This Council also recognises the potentially negative impact on pensioners' incomes posed by recent policy proposals from the Shadow Chancellor of the Exchequer, which include changes to the winter fuel allowance and inclusion of the state pension in the welfare cap.

This Council wants to see lower council tax bills for all residents in Merton and therefore resolves to firmly resist any attempts to scrap the 25% single person council tax discount; and further resolves to make the strongest possible representations to all national political parties and to the Local Government Association in support of retaining this discount for the thousands of pensioners and single parent families in the borough who currently benefit.

### **Labour Amendment**

It was moved by Councillor Mark Allison and seconded by Councillor Richard Williams that the motion is amended as follows:

In the first paragraph, first bullet point, first sentence, after “Council Tax support scheme” insert “, and that the council meeting of 6 February 2013 removed” and after “second home discounts” insert “and exemptions on empty and unfurnished properties including those classed as uninhabitable. Although most Councils have simply absorbed the latter into their general funds, without maintaining Council Tax support at previous levels, Merton has used one to help offset the other”.

In the first paragraph, first bullet point, second sentence, delete “No” from “No further”; delete “are” and insert “may be”; and at the end of this bullet point insert “if the number of eligible claimants increases or the Government reduces the amount of grant available for Localised Council Tax support schemes”.

At the end of the second paragraph insert the following:

“Council notes that the Financial Monitoring Task Group of the Overview and



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Scrutiny Commission is and will continue to be fully involved in the review and that the review findings will go to the Commission for comment.”

At the end of the fourth paragraph insert the following:

“However, council notes that local authorities have no local discretion in respect to single person discount. We are not aware of any plans to change it but if central government did make changes we would need to abide by them.”

Delete the fifth paragraph.

At the beginning of the fifth paragraph insert “As agreed by full council on 13 July 2011,”; delete all after “residents in Merton and” and insert the following:

“as such has frozen council tax for three years in a row and absorbed the cut in council tax benefits. Council resolves to await with interest the Overview and Scrutiny Commission’s response to the review of Merton’s local council tax scheme and asks Scrutiny to ensure that, as part of the 2014/15 budget round, all aspects of council tax are interrogated to ensure we are abiding by our July 2011 agreement and delivering low council tax to our residents.”

### **Motion now to Read**

This Council notes that:

- At the Council meeting of 21 November 2012 Merton adopted the default Localised Council Tax support scheme, and that the council meeting of 6 February 2013 removed second home discounts and exemptions on empty and unfurnished properties including those classed as uninhabitable. Although most Councils have simply absorbed the latter into their general funds, without maintaining Council Tax support at previous levels, Merton has used one to help offset the other. Further budget reductions may be required to fund this scheme for 2014/15 if the number of eligible claimants increases or the Government reduces the amount of grant available for Localised Council Tax support schemes.
- 22,808 residents in Merton currently benefit from the 25% single person council tax discount;
- The discount constitutes a £351 annual saving for the average Band D council tax bill in Merton; and
- If residents were to lose their discount, they would see a more than 30 per cent increase in their council tax bill.

This Council welcomes the current review being undertaken in order to reflect local requirements and recognises that residents may face difficulties if they are required to pay more towards Council Tax. Council notes that the Financial Monitoring Task Group of the Overview and Scrutiny Commission is and will continue to be fully

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involved in the review and that the review findings will go to the Commission for comment.

This Council believes that the single person discount provides a welcome reduction in council tax bills for thousands of hard working Merton residents, and in particular for many widowed pensioners and single parent families.

This Council is therefore concerned by recent calls from the Local Government Association and some individual councils around the country for the “full and unconstrained ability” to vary council tax discounts so that they can remove the single person discount. However, council notes that local authorities have no local discretion in respect to single person discount. We are not aware of any plans to change it but if central government did make changes we would need to abide by them.

As agreed by full council on 13 July 2011, this Council wants to see lower council tax bills for all residents in Merton and as such has frozen council tax for three years in a row and absorbed the cut in council tax benefits. Council resolves to await with interest the Overview and Scrutiny Commission’s response to the review of Merton’s local council tax scheme and asks Scrutiny to ensure that, as part of the 2014/15 budget round, all aspects of council tax are interrogated to ensure we are abiding by our July 2011 agreement and delivering low council tax to our residents.

The Mayor put the amendment to the meeting and declared it to be carried on a vote of 30 voting for the amendment, 25 voting against the amendment and 3 not voting.

The Mayor put the substantive motion to the meeting and, there being none voting to the contrary, declared the substantive motion to be carried.

RESOLVED: That the motion in the terms expressed by the Labour amendment detailed above is agreed.

### **Motion 3 (MPWIR)**

It was moved by Councillor Peter Southgate and seconded by Councillor Karin Forbes that

This council congratulates all those who contributed to Merton’s outstanding success in being recognised as the Best Achieving Council in the MJ Achievement Awards 2013. Congratulations are due not only to the directors and staff of the council who worked so hard towards this award, but also to the partners, volunteers and community groups who play their part in making Merton a great place to live.

In 2002 the CPA rated Merton a “weak” authority and children’s services were put on special measures. Five years later, a radical change programme to turn around the council’s infrastructure resulted in a “four star – improving strongly” rating from the CPA – the highest attainable.

Continuous improvements have been achieved under the Conservative



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administration of 2006-10, and the Labour administration from 2010 to the present. Both administrations focussed on the need to achieve operating efficiencies in order to maintain services in the face of reducing budgets. A shared sense of purpose ensured organisational and financial stability through the change of political control.

“Merton 2015” aims to transform services by 2015, and has already saved £70m from the budget. But Merton is more than a cost cutting council:

- The Merton Compact is an exemplary model of a partnership agreement between voluntary, public and private sectors to deliver services to residents, and has won many awards
- Nearly 400 volunteers in Merton’s libraries have prevented closures and enabled a 40% reduction in budget. The service won the 2012 Team London Award for the best practice and recruitment of volunteers
- Merton has pioneered shared services with neighbouring boroughs:
  - HR shared service with Sutton
  - Legal service shared with Richmond since 2011, now being extended to Kingston and Sutton
  - South London Waste partnership teams Merton with Croydon, Kingston and Sutton to build and operate an energy from waste plant that will save LBM £60m over the next 25 years

The need to maintain services to residents with fewer resources is expected to continue, but the MJ Achievement Award demonstrates that Merton is well placed to meet the challenge in the years ahead.

The Mayor put the motion to the meeting and, there being none to the contrary, declared the motion to be carried.

It was, therefore

RESOLVED: That the motion detailed above is agreed.

8 REPORTS OF COMMUNITY FORUMS (Agenda Item 8)

Councillor Richard Hilton addressed the meeting in respect of an issue raised at the Wimbledon Community Forum.

He referred to the matter raised in respect of good parking across the borough for both businesses and residents and, in particular, the need to simplify the free parking times which, at present, are confusing. The Forum agreed that officers look at this issue and report back.

Reports otherwise received.

9 NOTICES OF MOTION (Agenda Item 9)

**Motion (Conservative and Independent Member)**

It was moved by Councillor John Bowcott and seconded by Councillor Samantha George that

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This Council notes Cabinet's agreement at its meeting on 16 January 2012 that:

- “the preferred management model for Morley Park should secure the best value and best facilities and services for the community within the borough and that, in addition to any lawful requirements, the process for selecting such should also be reasonable, fair and transparent”; and
- officers should continue “to review the details, rules and implementation of the Localism Act 2011 to ensure that the Council does not frustrate the aims of the legislation and, furthermore, to explore the opportunities presented by community trusts in respect of the management of parks and open spaces and to support local groups to achieve this objective where it can be demonstrated that there are clear and sustainable social, environmental and/or financial benefits to be gained from doing so”.

However, further to these resolutions by Cabinet and the motion passed by Full Council on 6 February 2013 welcoming the new Community Right to Bid and Community Right to Challenge, concerns continue to be raised by residents in the vicinity of the Atkinson Morley site about a lack of openness and transparency over the future management of the Metropolitan Open Land gifted to the Council under a section 106 agreement. In particular there have been concerns about:

- the Council's prejudicial antipathy to the proposal for an umbrella lease covering the whole of the open space;
- the process for awarding a formal sub-lease to Ursuline High School for use of the playing fields;
- the need to ensure the long term sustainability of the dowry received as part of the section 106 agreement; and
- the lack of information provided by the Council to enable the Morley Park Trust or any other community group to put together a detailed business plan for management of the open space.

This Council fully recognises the importance of assisting Ursuline High School to fulfil its outdoor sport and educational needs and therefore supports the leasing of the Morley Park playing fields to the school.

This Council also believes, however, that Merton needs to address the concerns highlighted by residents in a timely manner and so resolves to be much more open and transparent in its dealings with all community groups wishing to bid for local services or community assets.

This Council therefore requests that from now on Cabinet:

- a) sets out a clear and public timeline for considering each individual submission made by a community group in Merton under the Community Right to Bid or the Community Right to Challenge; and
- b) cooperates and engages closely with all such community groups, keeping both them and interested ward councillors fully informed at all stages of the

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process so that local assets and services can be maintained for the benefit of the whole community.

### **Labour Amendment**

It was moved by councillor Andrew Judge and seconded by Councillor Martin Whelton that the motion is amended as follows:

After the first paragraph, insert new paragraphs as follows:

“Council reiterates these principles and notes that as yet the land has not been gifted to the Council and therefore no decisions can be made at this stage.”

In the second paragraph, first bullet point, delete “prejudicial antipathy to” and insert “position on”.

In the second paragraph, fourth bullet point, insert “perceived” before “lack” and insert the following at the end of this bullet point:

“, noting however that the land has not yet come into council ownership or management and therefore many relevant details are unavailable”

At the end of paragraph four, after “bid for local services or community assets.”, insert new paragraphs as follows:

“The Council notes that no Community Right to Challenge could be considered at this site yet since no ‘qualifying service’ is in operation.

The Council welcomes the work being undertaken and progress made with Morley Park Trust and the Ursuline School to explore the potential of a Community Trust. A Steering Group has been established with these groups and the Council to oversee the development of a management regime and schedule of management for the site as well as a viable business plan allowing use by the school whilst maintaining public access. A work schedule and timetable is being prepared that will guide work between now and practical handover of the site to the Council.”

In final paragraph, delete “from now on” after “This Council therefore requests that” and in bullet point a) delete “sets” and insert “continues to set”.

### **Motion now to read:**

This council notes Cabinet’s agreement at its meeting on 16 January 2012 that:

- “the preferred management model for Morley Park should secure the best value and best facilities and services for the community within the borough and that, in addition to any lawful requirements, the process for selecting such should also be reasonable, fair and transparent”; and
- officers should continue to “review the details, rules and implementation of the Localism Act 2011 to ensure that the Council does not frustrate the aims of the legislation and, furthermore, to explore the opportunities presented by community trusts in respect of the management of parks and open spaces and to support local groups to achieve this objective where it can be demonstrated

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that there are clear and sustainable social, environmental and/or financial benefits to be gained from doing so”.

Council reiterates these principles and notes that as yet the land has not been gifted to the Council and therefore no decisions can be made at this stage.

However further to these resolutions by cabinet and the motion passed by Full Council on 6 February 2013 welcoming the new Community Right to Bid and Community Right to Challenge, concerns continue to be raised by residents in the vicinity of the Atkinson Morley site about a lack of openness and transparency over the future management of the Metropolitan Open Land gifted to the Council under a section 106 agreement. In particular there have been concerns about:

- the Council’s position on the proposal for an umbrella lease covering the whole of the open space;
- the process for awarding a formal sub-lease to Ursuline High School for the use of the playing fields;
- the need to ensure the long term sustainability of the dowry received as part of the section 106 agreement; and
- the perceived lack of information provided by the Council to enable the Morley Park Trust or any other community group to put together a detailed business plan for management of the open space, noting however that the land has not yet come into council ownership or management and therefore many relevant details are unavailable

This Council fully recognises the importance of assisting Ursuline High School to fulfil its outdoor sport and educational needs and therefore supports the leasing of Morley Park playing fields to the school.

This Council also believes, however, that Merton needs to address the concerns highlighted by residents in a timely manner and so resolves to be much more open and transparent in its dealings with all community groups wishing to bid for local services or community assets.

The Council notes that no Community Right to Challenge could be considered at this site yet since no ‘qualifying service’ is in operation.

The Council welcomes the work being undertaken and progress made with Morley Park Trust and the Ursuline School to explore the potential of a Community Trust. A Steering Group has been established with these groups and the Council to oversee the development of a management regime and schedule of management for the site as well as a viable business plan allowing use by the school whilst maintaining public access. A work schedule and timetable is being prepared that will guide work between now and practical handover of the site to the Council.

This Council therefore requests that Cabinet:

- a) continues to set out a clear and public timeline for considering each individual submission made by a community group in Merton under the Community

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- Right to Bid or the Community Right to Challenge; and
- b) cooperates and engages closely with all such community groups, keeping both them and interested ward councillors fully informed at all stages of the process so that local assets and services can be maintained for the benefit of the whole community.

The Mayor put the amendment to the meeting and there voted for the amendment 30, 25 voting against the amendment and 3 not voting.

The Mayor declared the amendment to be carried.

The Mayor put the motion as amended to the meeting and, there being none to the contrary, it was

RESOLVED: That the motion expressed in the terms of the Labour amendment is agreed.

10 FREEDOM OF THE BOROUGH (Agenda Item 21)

Reason for Urgency: The Mayor has agreed to the submission of this item as a matter of urgency in order that arrangements may be put in place to hold a meeting of the council specially convened for the purpose to admit a person to the roll of honorary freeman of the borough.

The recommendations to the submitted report were moved by Councillor Stephen Alambritis and seconded by Councillor Nick Draper.

**Oral Amendment (Merton Coalition)**

It was moved by Councillor Suzanne Evans and seconded by Councillor Richard Hilton that, in addition to Andy Murray, Virginia Wade, Angela Mortimer and Ann Haydon-Jones are admitted Honorary Freewomen of the London Borough of Merton with immediate effect and without the need, therefore, to refer the matter to the General Purposes Committee.

At the request of the Mayor, the Chief Executive confirmed that legislation requires that notice is given of a council meeting specially convened for the purpose of admitting persons as Freeman/Freewoman of the borough.

The Mayor put the amendment to the meeting and declared it to be lost on a vote of 6 voting for the amendment, 43 voting against the amendment and 7 not voting.

The Mayor put the recommendations to the meeting and, there being none to the contrary, declared the recommendations to be carried.

It was, therefore

RESOLVED: That

A. agreement is given to the holding of a special meeting to admit Mr Andy Murray as Honorary Freeman of the London Borough of Merton;

B. the Chief Executive is authorised to make all necessary arrangements and spend such reasonable sums as may be required to give effect to resolution A; and

C. recognising that there may be other persons deserving of consideration for the Honorary Freedom of the Borough, not least Merton residents who have made very significant contributions to our local community, but also the last British Ladies' Singles Champion at the Wimbledon Tennis Championships, and therefore asks the General Purposes Committee to consider a report on this at its next meeting for recommendation to Full Council.

11 OVERVIEW AND SCRUTINY ANNUAL REPORT 2012-2013 (Agenda Item 10)

The recommendation to the submitted was moved by Councillor Peter Southgate and seconded by Councillor Peter McCabe.

The Mayor put the recommendation to the meeting and, there being none to the contrary, it was

RESOLVED: That the report of the Overview and Scrutiny Commission is received.

12 APPOINTMENT OF A CO-OPTED MEMBER OF THE STANDARDS COMMITTEE (Agenda Item 11)

The recommendation to the submitted report was moved by Councillor Mark Allison and seconded by Councillor Stephen Alambritis

The Mayor put the recommendation to the meeting and, there being none to the contrary, it was

RESOLVED: That agreement is given to the appointment of Sophie Bowen as a co-opted member of the Standards Committee for a three year period from 1 July 2013.

13 MERTON'S COMMUNITY INFRASTRUCTURE LEVY – SUBMISSION TO THE SECRETARY OF STATE (Agenda Item 12)

The recommendation to the submitted report was moved by Councillor Andrew Judge and seconded by Councillor Ian Munn.

The Mayor put the recommendation to the meeting and, there being none to the contrary, it was

RESOLVED: That

1. Merton's Community Infrastructure Levy Charging Schedule is submitted to the Secretary of State for examination by a Planning Inspector; and

2. any changes to Merton's CIL charging schedule that arise between 11



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July 2013 and the receipt of the Inspector's final report are delegated to the Director of Environment and Regeneration, in consultation with the Cabinet Member for Environmental Sustainability and Regeneration.

14 MERTON'S SITES AND POLICIES PLAN AND POLICIES MAP –  
SUBMISSION TO THE SECRETARY OF STATE (Agenda Item 13)

The recommendation to the submitted report was moved by Councillor Andrew Judge and seconded by Councillor Ian Munn.

**Amendment (Conservative)**

It was moved by Councillor David Williams and seconded by Councillor Linda Taylor that the recommendations are amended as follows:

At Recommendation (A) to add the words:

“....save that:

- at 2.17 (a) the cross party BPAC recommendation of the Allocated Use description for Wimbledon Library (Site 16) be accepted by re-inserting the word ‘ancillary’ and also adding after ‘...retained and improved...’ the words ‘with ground floor access from the Wimbledon Hill Road frontage’
- Site 01 (Hartfield Road car park), Site 28 (P4 Land adjacent to Wimbledon Theatre) and Site 41 (Kingston Road opposite Lower Downs) be removed from the Sites and Policies Plan
- Serious consideration be given to the various concerns raised by residents about the nature of the ‘supporting enabling development’ proposed for Site 37 (Wimbledon Greyhound Stadium) and its impact in terms of noise, traffic and risk of flooding; and full and early consultation be undertaken with local residents, businesses and community groups during the development of the Supplementary Planning Document proposed for this Site.”

N.B. The Wimbledon Library (Site 16) Allocated Use description would become (with additional words highlighted in italics):

Library to be retained and improved ***with ground floor access from the Wimbledon Hill Road frontage***. Remainder of the site to be considered suitable for an ***ancillary*** appropriate mix of any of the following: community (D1 Use Class), retail (A1 Use Class), financial and professional services (A2 Use Class) restaurants and cafes (A3 Use Class) offices (B1a Use Class and residential (C3 Use Class)

*The amended Recommendation (A) would then read:*

**Recommendation A**

A. Note the recommendations of Cabinet as detailed in paragraphs 2.16-2.18 of this report save that:

- at 2.17 (a) the cross party BPAC recommendation of the Allocated Use

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description for Wimbledon Library (Site 16) be accepted by re-inserting the word 'ancillary' and also adding after '...retained and improved...' the words 'with ground floor access from the Wimbledon Hill Road frontage'

- Site 01 (Hartfield Road car park), Site 28 (P4 Land adjacent to Wimbledon Theatre) and Site 41 (Kingston Road opposite Lower Downs) be removed from the Sites and Policies Plan
- Serious consideration be given to the various concerns raised by residents about the nature of the 'supporting enabling development' proposed for Site 37 (Wimbledon Greyhound Stadium) and its impact in terms of noise, traffic and risk of flooding; and full and early consultation be undertaken with local residents, businesses and community groups during the development of the Supplementary Planning Document proposed for this Site.

The Mayor put the amendment to the meeting and declared it to be lost on a vote of 23 voting for the amendment, 29 voting against the amendment and 5 not voting.

**Amendment (Merton Coalition)**

It was moved by Councillor Suzanne Evans and seconded by Councillor Chris Edge that the recommendations are amended as follows:

**SITE PROPOSAL 16 – WIMBLEDON LIBRARY/MARLBOROUGH HALL  
(P332-333)**

Paragraph: 'Use suggested/organisation' (p332)

First sentence: Library to be retained *at least at its current size and in its current position on the ground floor* and improved.

Then insert new following sentence: *The main entrance of the library will remain at the front of the building on Wimbledon Hill Road .*

Paragraph: 'Allocated Use' (p333)

At end of paragraph add the words: *subject to the proviso there will always be a library of at least the same size as at present on the ground floor of the current building."*

**SITE PROPOSAL 28 – "P4" LAND ADJOINING WIMBLEDON THEATRE  
(P337-339)**

Paragraph: 'Use suggested/organisation:' Business use (B1) *and Sui Generis Use (Car Park)*

Paragraph: Allocated Use:' Add additional first sentence to read:



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*Current public car park capacity to be maintained on the site together with....etc*

The Mayor put the amendment to the meeting and declared it to be lost on a vote of 6 voting for the amendment, 29 against the amendment and 23 not voting.

The Mayor put the recommendations to the submitted report to the meeting and declared them to be carried on a vote of 30 voting for, 25 against and 3 not voting.

It was, therefore

RESOLVED: That

A. the recommendations of Cabinet as detailed in paragraphs 2.16-2.18 of the submitted report are noted;

B. Merton's Sites and Policies Plan and Policies Map is submitted to the Secretary of State for independent examination (this would be preceded by a statutory six week consultation period between July and September 2013);

C. agreement is given to the timetable for production set out in section 5 of the submitted report;

D. delegated authority is given to the Director of Environment and Regeneration in consultation with the Cabinet Member for Environmental Sustainability and Regeneration and the chair and vice-chair of the Borough Plan Advisory Committee for changes to the documents between 10 July 2013 and the receipt of the Planning Inspector's final report:

(i) to approve minor alterations to the plans for submission to the Secretary of State for independent examination and as necessary throughout the examination process

(ii) to consider and approve officers' response to comments received at the pre-submission public consultation, and associated minor alternations to the plans for their submission to the Planning Inspector via the Secretary of State

D. delegated approval of significant alterations to Merton's *Sites and Policies Plan and Policies Map* arising from matters including responses to pre-submission public consultation, national or regional policy changes, additional relevant evidence is given to the Director for Environment and Regeneration in consultation with the Cabinet Member for Environmental Sustainability and Regeneration and the chair and vice chair of the Borough Plan Advisory Committee.

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15 MERTON'S COMMUNITY PLAN REFRESH 2013 (Agenda Item 14)

It was moved by Councillor Stephen Alambritis, seconded by Councillor Mark Betteridge and, upon the Mayor putting the recommendation to the meeting

RESOLVED: That the Merton Community Plan 2013 detailed at Appendix 1 to the submitted report is endorsed.

16 DEVELOPING AN ARMED FORCES COMMUNITY COVENANT FOR THE LONDON BOROUGH OF MERTON (Agenda Item 15)

The recommendation to the submitted report was moved by Councillor Edith Macauley and seconded by Councillor Mark Betteridge.

**Amendment (Merton Coalition)**

It was moved by Councillor Suzanne Evans and seconded by Councillor Richard Hilton that:

Appendix 2 - Armed Forces Community Covenant action plan

Paragraph headed: "Support Veterans to find suitable housing locally"

Change the first paragraph to read:

Maintain as a minimum the current Housing Allocation quota of 8 units for the provision of housing to ex-armed forces personnel and their families providing tenancy sustainment and referrals to floating support services where required. Review this quota on a six-monthly basis and if required increase the allocation to meet demand. Between reviews, armed forces personnel with a serious injury, illness or a disability which is wholly or partly attributable to their service will be given priority.

The Mayor put the amendment to the meeting and declared the amendment to be lost on a vote of 6 voting for the amendment and 28 voting against.

The Mayor put the recommendation to the meeting and, there being none to the contrary, declared the recommendation to be carried.

It was, therefore

RESOLVED: That the Community Covenant and associated action plan set out in Appendices 1 and 2 of the submitted report are agreed.

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**Note:**

**It being 22:15, the guillotine fell and the remaining business was conducted in accordance with Part 4A and Paragraph 5.5(b) of the Council's constitution.**

17 PROPORTIONALITY AND APPOINTMENT OF GROUP NOMINATIONS  
(Agenda Item 16)

The Mayor confirmed that two amendments comprising a proposal received from the Conservative group (incl. nominations) and a proposal received from the Merton Coalition group had been circulated in the chamber **(the proposals are attached as appendices to these minutes)**

The Mayor advised that she would take the Conservative amendment first and this was duly moved and seconded by Councillors David Simpson and Oonagh Moulton.

The Mayor put the Conservative amendment to the vote and there voted for the amendment 19 and voting against the amendment 6.

The Mayor declared the amendment to be carried and that, consequently, the Merton Coalition amendment falls.

Legal advice was sought on the position with regard to the amendments. The legal adviser stated:

“What was put to the meeting was proposition 1 submitted by the Conservative group. Proposition 2 is also on the table. A vote was taken on proposition 1 which has been agreed by Council and, therefore, proposition 2 falls.”

The Mayor advised that she would now move to the next item of business.

18 CALL-IN AND URGENCY – AWARD OF CONTRACT FOR WINDOW  
REPLACEMENT PROJECT AT THE CIVIC CENTRE (Agenda Item 17)

The report was deemed to be moved and seconded.

The Mayor put the recommendation in the submitted report to the meeting and there being none to the contrary, declared the recommendation to be carried.

It was, therefore

RESOLVED: That the taking of an urgent key decision requiring the waiving of the call-in procedure is noted.

19 CHANGES TO MEMBERSHIP OF COMMITTEES AND RELATED MATTERS  
(Agenda Item 18)

The report was deemed to be moved and seconded.

Councillor David Simpson advised of a proposed membership change which was duly agreed i.e.

Local Government Association – replace Councillor Chris Edge with Councillor John Bowcott.

The Mayor put the recommendation in the submitted report to the meeting and there being none to the contrary, declared the recommendation to be carried.

It was, therefore

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10 JULY 2013

RESOLVED: That the changes to the membership of committees approved under delegated powers since the last meeting of the Council are noted and that the foregoing membership change detailed above is agreed.

20 PETITIONS (Agenda Item 19)

The report was deemed to be moved and seconded.

The Mayor put the recommendation in the submitted report to the meeting and there being none to the contrary, declared the recommendation to be carried.

It was, therefore

RESOLVED: That

1. the advice given by officers in respect of the petition presented to the 27 March Council meeting is noted; and

2. petitions are received as follows:

a petition submitted by Councillor Iain Dysart on behalf of residents of Stanley Avenue and Blakes Terrace asking that their streets are resurfaced; and

a petition submitted by Councillor Mary-Jane Jeanes on behalf of residents Barnard Gardens and Errol Gardens asking the Council to enforce the 'Tree Preservation Order' on the mature ash tree at the cul de sac end of Barnard Gardens.

21 BUSINESS FOR THE NEXT ORDINARY MEETING (Agenda Item 20)

It was moved by Councillor Oonagh Moulton and duly agreed that the Strategic Theme to be considered at the September meeting of the Council is 'Sustainable Communities with a Focus on Transport'

## Conservative Proposal – Agenda Item 16 - Proportionality

Committees subject to Statutory proportionality		Allocations actual					
Scrutiny committees		Labour	Con	MPIR	MC	LD	I
OS Commission (10)		4	4	1	0	1	0
Healthier Communities (8)		4	3	0	0	0	1
Children and Young People (10)		4	4	1	0	1	0
Sustainable Communities (8)		4	3	1	0	0	0
JHSC (2)		1	0	0	1	0	0
Committees							
Appointments (10)		5	3	0	1	0	1
General Purposes (10)		5	4	0	1	0	0
Licensing (12)		5	5	1	1	0	0
Licensing misc (12)		5	5	1	1	0	0
Planning (10)		5	3	1	1	0	0
Standards (8)		4	2	0	1	1	0
Appeals (6)		3	2	0	1	0	0
Advisory Committees established by the Council							
Pension Fund AC (3)		2	1	0	0	0	0
Borough Development Plan AC (6)		3	2	0	1	0	0
JCC (5)		3	1	0	1	0	0
CADAP (5)		2	2	0	1	0	0
Member School Standards Panel (3)		1	1	0	0	1	0

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# GREATER LONDON AUTHORITY

**Tara Butler**  
Sustainable Communities  
Merton Council  
Merton Civic Centre  
London Road  
Morden  
SW4 5DX

**Our ref:** PDU/LDF24/LDD04/  
JF05  
**Date:** 27 September 2013


Dear Tara Butler,

**Merton Council Local Development Framework: Proposed submission of Sites and Policies Plan and Policy Maps – Site 37 Wimbledon Greyhound Stadium**

Thank you for your letter of 15 July 2013 responding to the Deputy Mayor's formal representations to the proposed submission consultation, reference PDU/LDF24/LDD04/04 and the Councils on-going engagement with regards to the conformity issues raised by the Mayor.

Whilst it is considered that the broad thrust of the draft proposed submission version of Sites and Policies Plan and Policy Maps DPD are now in conformity with the London Plan (2011), the Mayor maintains the particular concerns raised regarding the proposed allocated use for site 37 Wimbledon Greyhound Stadium and the potential wording that could be interpreted as a diminution or loss of the greyhound stadium use in the future, despite the generic "stadium" designation proposals. The Mayor recommends that the wording is more explicit in seeking to retain a greyhound stadium use and other compatible stadia uses which do not prejudice its current functioning as a cultural and leisure offer as supported by London Plan policies on culture, sport and entertainment provision (Policy 4.6).

Yours sincerely



**Stewart Murray**  
Assistant Director - Planning

cc Richard Tracey, Merton London Assembly Constituency Member  
Nicky Gavron, Chair of London Assembly Planning and Housing Committee  
Planning Casework (London), DCLG  
Colin Lovell, TfL



## ENGLISH HERITAGE

Ann Clarke  
Spatial Planning Policy  
Environment and Regeneration  
London Borough of Merton

Our ref: HD/P/5019/07  
Your ref:

Telephone 020 7973 3771  
Fax

**BY E-MAIL:** [Ann.Clarke@merton.gov.uk](mailto:Ann.Clarke@merton.gov.uk)

27 March 2012

Dear Ms Clarke

**London Borough of Merton – Local Development Framework: Draft Sites and Policies Development Plan Document; Proposals Map; Sustainability Appraisal and Borough Character Study**

Thank you for the opportunity to comment on the above documents. As the Government's statutory adviser on the historic environment we have reviewed your consultation in light of key national and regional planning policy, including *Planning Policy Statement 5: Planning for the Historic Environment* (PPS 5) and the Draft National Planning Policy Framework (NPPF) (the final version of which was released this afternoon).

### General Comments

English Heritage has been interested to see how Merton would build on its strong Core Strategy. We warmly welcome the publication of the Borough Character Study which we consider will provide a most useful evidence base for planning policy and planning decision-making in relation to the borough's historic environment, including its historic character. It is our view that this has helped the Borough go a long way towards fulfilling its duty to "set out in their Local Plan a positive and proactive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats" as required by paragraph 126 of the recently published National Planning Policy Framework (2012).

English Heritage does consider the Sustainability Appraisal to need some strengthening in respect of the historic environment and, as is often the case, this is indicative of some elements that need tightening up in respect of heritage in the DPD itself.



1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001

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## Sustainability Appraisal

English Heritage could not locate the specific wording of the Sustainability Appraisal Objective for the Historic Environment in the Sustainability Appraisal (SA). While it may be the intention to use the same SA Objective as has been used for the Core Strategy, we recommend that it is still set out in this DPD for ease of reference. We found it a bit unusual that the indicators, targets and key issues were present without the objectives being clearly stated and it made it harder to appreciate the relationship between the each of these elements.

English Heritage is content that the indicators and targets are the right ones for the borough's historic environment. We would request that the indicator relating to buildings at risk be expanded to cover Heritage at Risk in the same way that our 'AT Risk' Register has changed as such indicators are usually closely related to the Register.

English Heritage considers the key for the principal matrix that evaluates the policies against the SA Objectives to be inadequate. We request that the range in the key and in the matrix match that used for assessing the site allocations on page 36 which is more comprehensive. We consider this important for the credibility of the assessment as sadly it is very unlikely that the policies can eliminate all uncertainty and potentially negative outcomes for all of the SA Objectives.

English Heritage welcomes the narratives about the assessment of each of the policies as excellent practice. We would, however, question the high number of 'insignificant impact' assessments in relation to the Historic Environment SA Objective. For example, Policy DM R1 concerning the location and scale of development and DM H2 concerning housing mix seem more likely to have an uncertain impact on the historic environment. It is also concerning that DM D1 regarding Design is not assessed as producing a positive impact on the historic environment (although our comments on the DPD itself may assist in improving its assessment in this respect). English Heritage also considers that the transport and environmental improvement policies would also benefit from a closer assessment in relation to the historic environment as sustainable transport and decentralised energy networks are both regarded as beneficial for the historic environment. It is worth noting here that our Historic Environment: Local Management (HELM) website [www.helm.org.uk](http://www.helm.org.uk) contains a range of guidance about the interaction between the historic environment and a wide range of other topics. We would recommend consulting it if more detailed information would be considered useful.

In respect of the assessments of the site allocations, English Heritage makes the following observations:

- Site 1 would seem more likely to be uncertain for the historic environment given the Core Strategy's position in respect of Tall Buildings in Wimbledon Town Centre;
- We concur that an improved library option for site 16 is likely to be positive for the historic environment;
- We recommend some comment on conservation area status in the SA comments for Site 17 as the absence of a statement about this undermines the assessment suggesting the status has not been considered;



- Although CA status is acknowledged in site description of site 19, English Heritage notes there is no discussion of it in the SA comments, again making it difficult to have confidence in the assessment;
- English Heritage recommends making the comments about the potential impact on the conservation area a bit more explicit in relation to site 20;
- We note that site 22 is described as being in a conservation area in the SA but this is not acknowledged in the DPD itself and we suggest that this is reconciled and some more commentary about impact on this and the setting of the listed building is included in the SA comments section;
- We consider that the site description for Site 24 should include Morden Hall Park's Registered Historic Park status and the presence of important collection of Grade II heritage assets within the park too;
- English Heritage considers that Site 28 would benefit from considering the impact of the listed building status relating to this site in a bit more detail although we would hope that the proposed cultural use should support development that is sympathetic to the heritage asset's significance;
- English Heritage requests more analysis of the significance of Mitcham Fire Station's role in the conservation area and its significance as a locally listed building;
- We request analysis of Site 53's role within the Mitcham Cricket Green Conservation Area; and
- English Heritage requests more analysis in the SA comment about Site 59's role in the Wandle Valley Conservation Area.

## **Sites and Policies DPD**

English Heritage is concerned that Policy DM H2 Housing Mix is too absolute in stating (without any other proviso) that permission for housing development will be granted if it contributes to meeting the needs of different households. It is important to state that it will also need to be otherwise compliant with the Core Strategy and the other policies in this DPD or there is a risk that it will override all other considerations.

Similar Policy DM C1 on community facilities does not appear to allow that other factors might mitigate against the suitability of the proposal and in some instances it may be appropriate that such development occurs in a different location.

English Heritage requests that Policy DM C2 allows more explicitly for the upgrading of historic schools to meet modern standards. Guidance on this matter is available on our HELM website referred to above in our comments on the SA.

English Heritage considers that policies DM E2 regarding offices in town centres, DM D1 concerning design, and DM D2 about alterations and extensions would all benefit from the inclusion of a reference to the need for adverse effects on the significance of heritage assets to be avoided or minimised.

English Heritage supports policy DM D3 regarding managing heritage assets, although we are puzzled as to the inclusion of a reference to a World Heritage Site in paragraph d, as the borough does not have one and is not responsible for a buffer zone for such a site either.



English Heritage requests that policy DM F2 concerning sustainable drainage systems be amended to include a reference to the need for such solutions to be appropriate and/or design appropriately for the context in which they are to be located.

English Heritage recommends that policy DM T2 about consideration of transport impacts of development be amended to include specific mention of transport system capacity as consideration that all applicants must cover. Requesting this accords with our joint publication with CABI *Guidance on Tall Buildings* (July, 2007).

In respect of the individual Site Allocations section of this DPD, English Heritage makes the following observations:

- Site proposal 24 next to Morden Hall Park would benefit from including recognition of the range of Grade II listed heritage assets in the park and the fact that it is Register Park of Historic Interest;
- English Heritage notes Site proposal 35 concerns Mitcham Fire Station, which is a locally listed building – we refer you to our joint guidance with the London Fire Brigade about London's Fire Stations on our HELM website; and
- English Heritage notes that Site proposal 57 concerning Morden Station identifies the tall building reference in the borough's Core strategy. We recommend that if this is to be included here that such references are included consistently throughout the site allocations. For example Site proposal 28 doesn't appear to reference the Wimbledon Town Centre approach in the same way.

In respect of the Grouped sites, English Heritage would suggest that the site next to Wimbledon Theatre is especially sensitive, bordering on inappropriate, in relation to tall building development.

English Heritage requests that the Conservation Area status of the grouped sites in Mitcham be recognised in the narrative on pages 102 and 103.

In respect of the grouped sites in Morden, English Heritage requests that the critical nature of site 24, in terms of blending new development with the historic environment, be identified in the narrative on pages 104 and 105 owing to its location right next to Morden Hall Park.

## **Proposals Map**

English Heritage welcomes the inclusion of scheduled monuments, registered parks and gardens and conservation areas on the Proposals Map. We request the addition of listed buildings and archaeological priority areas in order to provide a full picture of the borough's heritage assets. This will provide the foundation for an appropriately strategic treatment of the historic environment in the Local Development Framework in accordance with the NPPF.

## **Borough Character Study**

As discussed above, English Heritage very much welcomes the Borough Character Study. English Heritage has published a number of guidance documents to promote



best-practice recording, understanding and management of historic character, entitled *Understanding Place* (2010). These are available at our website [www.english-heritage.org.uk](http://www.english-heritage.org.uk), and also on the HELM website. We urge the Borough to ensure that the approach these guidance documents endorse is embedded in the methodology for the characterisation study. This will ensure that the Characterisation Study is comprehensive and robust in regard of historic environment management.

It is also worth noting that English Heritage is working with the Greater London Authority (GLA) on the publication of the Characterisation Supplementary Planning Guidance (SPG) to promote best-practice across the London Boroughs.

In general terms English Heritage supports the methodology adopted for the Characterisation Study. We commend the assessment tables, in particular, which are a useful way to assess good qualities to be preserved, protected and enhanced, and to identify opportunities to address negative qualities within the built environment.

Heritage Assets: An area where the document could be further strengthened in general, however, is in relation to its treatment of heritage assets. Following our Historic Area Assessment guidance, *Understanding Place*, we recommend that heritage assets within each Local Neighbourhood be identified on a plan, and the contribution they make to the local character be articulated in the text. We recommend that all heritage assets in each Neighbourhood be displayed in each Neighbourhood Analysis plan to highlight their contribution to the local character, and to provide clarity where, for example, neighbourhoods of strong character may be, in fact, designated Conservation Areas. In such cases there could be opportunities to cross-refer to and draw from existing Conservation Area Appraisals in the character text which follows.

Identified heritage assets should include listed buildings, conservation areas, scheduled monuments, registered parks and gardens, as well as any locally listed buildings. It may also be useful to identify any heritage assets identified on English Heritage's Heritage at Risk Register (2011).

The document already does, in many cases, describe in the text the contribution made by certain heritage assets to the local character, as for example, in the case of the Streatham Park Chapel and Crematorium. But it is important that this approach is taken to all heritage assets which have townscape value as a visual landmark, or where their historic significance for the neighbourhood is particularly clear.

Tall Buildings: we welcome guidance towards respecting the existing building heights, particularly in neighbourhoods of particularly strong historic character. To reinforce this we urge the Borough to identify the existing building heights in each character area which can provide the context for sensitive infill and character reinforcement opportunities. In addition, it might be useful to provide a cross-reference to the Borough's Tall Buildings Background Paper (2010) in the Study's general introduction, as this provides the strategic context for tall buildings promoted by the Local Development Framework.

In addition, we have the following detailed comments to make:



- We are pleased to see that a clear rationale is provided for defining the different neighbourhoods on page 4. As the document recognises, these character neighbourhoods are formed of geographical street and landscape groupings which have common built characteristics, sometimes including common origins. Local associations often arise with these areas as a result of this. For clarity, English Heritage suggests that the paragraph be re-ordered to explain that physical characteristics give rise to local associations, ie, that the first sentence of the paragraph be moved to the end of the paragraph. This is particularly important as local associations, as the basis of neighbourhoods on their own, are difficult to provide evidence for.
- English Heritage welcomes the clear criteria which have been used to identify the different character areas on page 5. In addition to those shown, the list could usefully be expanded to include, architectural style, detailing and materials. These are often associated with the age of building or set of buildings, but they can also be used to differentiate between areas which may be of the same architectural period but have different characteristics.
- We suggest that our guidance document *Understanding Place* be included within the background to the methodology for Character Area Assessments as this sets out a robust approach to historic character analysis.
- English Heritage welcomes the scoring system on page 7 in principle. However, we are concerned that the current wording of the categories may be interpreted to imply that areas with a score of 55 or above do not merit enhancement. We would suggest that there may often be opportunities for enhancement, even in areas of the strongest character. The wording of this paragraph, and its repetition throughout the document could be adjusted to reflect this.
- English Heritage is pleased to see a historic background provided for each sub-area in each character area, as this provides a useful context to explain the assessment, issues and guidance which follows.
- As discussed above, we recommend that each Local Neighbourhood section could be expanded to provide more detailed coverage of heritage assets and the contribution they make to historic character and local distinctiveness.

Notwithstanding these recommendations, English Heritage is pleased to see the production of this draft document. We would be interested to know whether any of the guidance contained in the document will be given further weight within the planning system, for example, through adoption as an SPD.

## Conclusion

English Heritage would strongly advise that the local authority's conservation staff are involved throughout the preparation and implementation of the SPD and its SA, as they are often best placed to advise on: local historic environment issues and priorities, sources of data; and consideration of options relating to the historic environment.



Finally, it must be noted that this advice is based on the information provided by you and for the avoidance of doubt does not reflect our obligation to advise you on, and potentially object to, any specific development proposal which may subsequently arise from this or later versions of the Sites and Policies DPD, and which (despite the SA) may have adverse effects on the environment.

We trust this advice is of assistance to your process and would be happy to discuss any element of it should you deem it useful to do so.

Yours sincerely



**Claire Craig**

Planning Adviser (London)

E-mail: [Claire.Craig@english-heritage.org.uk](mailto:Claire.Craig@english-heritage.org.uk)



1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

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Ann Clarke  
Future Merton  
London Borough of Merton  
12th Floor Civic Centre  
London Road  
Morden SM4 5DX

**Our ref:** SL/2006/100135/SL-01/PO1

**Your ref:**

**Date:** 21 March 2012

Dear Ann Clarke,

**Re: London Borough of Merton Local Development Framework – Sustainability Appraisal Scoping Report, Draft Sites and Policies DPD and Draft Proposals Map**

Thank you for consulting the Environment Agency on the above. We note that most of our concerns which include open spaces, biodiversity, air quality, climate change and flood risk are well covered. We would wish to provide additional comments on the following:

- Baseline information
- Proposals Map
- Review of other Plans

**Baseline information**

National Indicators

It appears there is need to revise the *Indicators and Targets* on Table 2: *Sustainability appraisal framework*. On 14 October 2010, changes to local authority performance arrangements were announced by CLG ahead of the Government's Spending Review. This included the ending of Local Area Agreements and the National Indicator Set. Please see the link below:

<http://www.communities.gov.uk/newsstories/newsroom/1740503>

Data collections for the some of the remaining National Indicators continued until up to 31st March 2011, and all remaining National Indicators and remaining associated data collections also stopped on the 31 March 2011 unless stated on this spreadsheet provided by CLG. See the link below: <http://www.audit-commission.gov.uk/SiteCollectionDocuments/MethodologyAndTools/PerformanceIndicatorInfo/2011-02-04StatusofformerNationalIndicators.xls>

Some data collections will continue as part of the single data list for local government. Please see the link below:

<http://www.communities.gov.uk/localgovernment/decentralisation/tacklingburdens/singledatalist/>.

A single data list is a catalogue of all the datasets that local government must submit to central government in a given year. This provides a single, comprehensive list of the data that central government needs from local authorities. Please visit for more detail

<http://www.communities.gov.uk/localgovernment/decentralisation/tacklingburdens/singledatalist/>

### Climate Change

National Indicator 188: *Planning to adapt to Climate Change* appears on the list of indicators which have been deleted. This was communicated to local planning authorities by CLG vide a letter to chief executives of 11/11/10. It however indicated that data may be collected for the self assessment data for councils own adaptation purposes, but it's no longer required to report the data to central Government. Please visit for more detail.

<http://www.communities.gov.uk/documents/localgovernment/pdf/1886061.pdf>

The Environment Agency has taken on a new role as the Government's delivery body in England to help organisations adapt to climate change. This role will build on the work of the UK Climate Impacts Programme (UKCIP), based at Oxford University. The Environment Agency will provide advice and support to key sectors to help them build resilience to climate change.

Climate change will create opportunities and risks for local authorities. For example, warmer summers may lead to increased demand for leisure and tourism related services, whilst wetter winters will increase pressure on drainage systems. Climate change could have an impact on the following local authority services: emergency planning, building control, land use planning, local flood and coastal risk management, provision of local infrastructure and green spaces, provision of schools; environmental services including waste management, pollution control and monitoring and environmental health, transport infrastructure and the local natural and historic environment

The council role as estate manager and service provider plays a vital part in ensuring that adaptation is taking place at a local level. For more information please visit <http://www.ukcip.org.uk/government/local-authorities/>

### Questions for climate change and energy and carbon to inform the indicators and targets (Table 2: *Sustainability appraisal framework*)

1. Has an assessment of local feasibility and potential for renewable and low carbon technologies been carried out?
2. Assessment of the feasibility of including different renewable or low carbon technologies including how incorporating new technologies will affect viability of sites coming to the market (locally).
3. Assessment of the potential for greater use (than the local percentage target) of decentralised and renewable or low carbon technologies on specific sites or development areas.
4. Identification of a percentage target of energy to be used in new development to come from decentralised and renewable or low carbon sources (including a threshold for the type and size of development).
5. Where potential has been tested, identification of potential sites/development locations where greater level of decentralised and renewable or low carbon technologies should be expected.

### Flooding (Table 2: *Sustainability appraisal framework*)

#### Compliance with PPS25

To align Table 2: *Sustainability appraisal framework* with the new planning policy requirements and the single data list we recommend rewording of the *Flooding* content to reflect changes to local authority performance arrangements which were announced by CLG.



The flood risk regulations are now into force. In particular, it places duties on the Environment Agency and local authorities to prepare flood risk assessments, flood risk maps and flood risk management plans. Under the [Flood Risk Regulations 2009](#) Lead Local Flood Authority (LLFAs) are also responsible for assessing, mapping and planning for local flood risk, and any interaction these have with drainage systems and other sources of flooding, including from sewers. Water companies will work with LLFAs to help manage surface water flooding.

We are pleased to note that agreed actions to implement long-term flood and coastal erosion risk management plans are being undertaken satisfactorily. Additional sections of the Flood and Water Management Act came into force in July 2011 which requires local planning authorities to exercise their flood management functions in line with the Environment Agency's flood and coastal erosion strategy, which has also been published. The order also gives councils more powers to carry out works to manage groundwater and surface water flooding. We are happy the council as the Lead Local Flood Authority (LLFA) will use information provided by the Environment Agency, Strategic Flood Risk Assessments (SFRAs) and Catchment Flood Management Plans (CFMPs) and other plans in planning decisions.

#### Indicators and Targets

More baseline data needs to be compiled for flood risk issues. This is needed to allow the assessment of change and policy performance against key indicators. Examples include: -the number of dwellings in Flood Zone 3, the number of new or replacement dwellings permitted in Flood Zone 3 and the number of highly vulnerable premises within flood Zone 3 (as per PPS25 Annex D). The SFRA should be the key source of data. Minimum Monitoring Requirements may include number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. Other sources of information which can be used to inform the analysis:

- Environment Agency Flood Map.
- Regional Flood Risk Appraisal.
- National Flood and Coastal Defence Database (NFCDD).
- National Flood Risk Assessment (NaFRA).
- Expert advice from Environment Agency and other consultees including IDBs, water companies, highways authorities, local authorities, navigation authorities and reservoir operators.
- Geological and soil maps.
- Catchment Flood Management Plans
- Information from community groups and local residents and historical records

#### Flood Emergency Planning

*DM F1: Support for flood risk management* (Part 1-72 paragraph 8.6). There is need to mention our role in flood emergency planning after paragraph 8.6.

While appraising the Draft Sites and Policies DPD, it should be noted that it is not within the normal remit of the Environment Agency to comment on or approve the adequacy of flood emergency and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during an emergency will be limited to delivering flood warnings to occupants/users. Planning Policy Statement 25 (Paragraph G12) and its associated Practice Guide (Paragraphs 7.25 to 7.33) best describe the roles and responsibilities for flood warning and evacuation.

## Sewers

The Flood and Water Management Act 2010 requires that all new sewers/lateral drains are adopted by the Water Companies. Existing private drains and sewers were adopted from 1 Oct 2011. Developments with new sewers are now required to enter into an adoption agreement under the Water Industry Act 1991.

Developers are expected to produce detailed drawings, manhole schedules and sections together with drainage calculations to the Unified Build Standard issued by DEFRA. This standard is expected to be incorporated into the forthcoming Sewers for Adoption 7th Edition which will also cover pumping stations.

Sewers should include adequate clearance from adjacent buildings to allow for future access for maintenance and structural integrity of the sewer. Careful routing of the drainage network would minimise the requirements for Easements and Building-Over agreements.

Sustainable Urban Drainage System (SUDS) are expected to be covered by a new standard currently being produced for DEFRA. Approval of these SUDS will fall under the Local Flood Authority

## DM F2: Sustainable drainage Systems (Part 1-73)

We recommend changes to the supporting text to reflect the emerging National Standards for SUDS. The Flood and Water Management Act 2010 will introduce far-reaching requirements for SUDS on future construction work. When the Act takes effect, applicable construction works will not start until drainage systems have been approved by 'Approving Bodies' in line with national standards for SUDS. The existing right to connect surface water drainage systems to public sewers (under Section 106 of the 1991 Water Industry Act) will be restricted to those approved under the new regime, i.e. appropriate SUDS.

Approving Bodies (the local planning authorities) will be obliged to adopt all approved drainage systems except those on single properties and public highways. Road drainage will be adopted by Highways Authorities, as now, but design, construction and maintenance must be in line with the new national standards. This will therefore impact on how development in the urban centres will be implemented.

The Act applies to any construction work that creates a building or other structure, including "anything that covers land (such as a patio or other surface)", that will affect the ability of land to absorb rainwater. In other words all new buildings, roads and other paving, whatever the size, type or scale of the project, will be affected – as well as alterations that have drainage implications

## **Proposals Map**

### Changes to map already agreed (Part 11-4)

Although we do not have any particular concerns, we would advise that the most up to date flood maps be used in the production of this map.

The most current information is available from Geostore available at: <http://www.geostore.com/environment-agency/>

Registered authorities, receive an email every 3 months letting them know what updates have been made. Authorities who want to register can do so on the website.

If you have problems accessing the system you should [email Infoterra](#), who provide this information, or call them on 0800 912 1288.

## **Review of other Plans- Appendix A**

Additional plans, policies or programmes which the Council should consider

We collect key evidence for information and influencing plans. This information covers a wide range of environmental determinants and can be used to influence the policies and implementation of local plans. Please visit for more detail

<http://www.environment-agency.gov.uk/research/library/data/34331.aspx>

There are a number of new publications, legislation and strategies which we feel should be included in Appendix A of the scoping report. These are detailed below. We feel the report will be further strengthened by including these links. They provide practical guidance to ensure new development will deliver the objectives of the Sites and Policies DPD

We note that although some of the documents and legislation we have include below are mentioned in the Draft Sites and Policies DPD and Draft Proposals Map consultation document, they do not appear on **Appendix A –Review of other plans**

### **National Flood and Coast Erosion Management Strategy (July 2011)**

#### **Objective**

- ensure a clear understanding of the risks of flooding and coastal erosion
- set out clear and consistent plans for risk management
- manage flood and coastal erosion risks in an appropriate way
- ensure that emergency plans and responses to flood incidents are effective
- help communities to recover more quickly and effectively after incidents.

#### **Aim**

- put in place long-term plans to manage risks ensuring other plans take account of them
- avoiding inappropriate development in areas of flood and coastal erosion risk
- building, maintaining and improving FCERM infrastructure and systems
- increasing public awareness of the risk that remains
- improving the detection, forecasting and issue of warnings of flooding
- planning for and co-ordinating a rapid response to flood emergencies and recovery Include the

### **National Flood Emergency Framework**

In planning and preparing for a flooding emergency, the Government's strategic objectives are to:

- protect human life and alleviate suffering; and, as far as possible, property and the environment;
- support the continuity of everyday activity and the restoration of disrupted services at the earliest opportunity; and
- uphold the rule of law and the democratic process.

The National Flood Emergency Framework is intended to cover the development, maintenance, testing and, when necessary, implementation of operational response arrangements that are:

- able to respond promptly to any changes in alert levels;
- developed on an integrated basis, combining local flexibility with national consistency and equity;
- capable of implementation in a flexible, phased, sustainable and proportionate way;
- based on the best available scientific evidence;
- based on existing services, systems and processes wherever possible, augmenting, adapting and complementing them as necessary to meet the

- unique challenges of a flood emergency;
- understood by, and acceptable to, emergency planners and responders;
- designed to promote the earliest possible return to normality.

**Civil Contingencies Act 2004 (CCA)** – Legislation that aims to provide a single framework for civil protection. The Act and accompanying non-legislative measures, delivers a single framework for civil protection in the country.

The National Flood and Coast Erosion Management Strategy (July 2011) require communities to prepare flood action plans and link with the Cabinet Office's initiative to develop wider community resilience to threats and hazards.

Part 1 of the Act and supporting regulations and statutory guidance establish a clear set of roles and responsibilities for those involved in emergency preparation and response at the local level. They are required to:

- assess the risk of emergencies occurring and use this to inform contingency planning;
- put in place emergency plans;
- put in place Business Continuity Management arrangements;
- put in place arrangements to make information available to the public about civil protection matters and maintain arrangements to warn, inform and advise the public in the event of an emergency;
- provide advice and assistance to businesses and voluntary organisations about business continuity management (Local Authorities only);
- share information with other local responders to enhance co-ordination; and
- co-operate with other local responders to enhance co-ordination and efficiency

**Environment Agency's National Flood Risk Assessment** assesses the likelihood of flooding for the whole of the Extreme Flood Outline (the extent of a flood with a small annual chance of flooding, a 0.1% (1 in 1000) flood from rivers and the sea, meaning only an extreme flood event would cause flooding out to this extent).

The assessment includes flooding from all rivers with a catchment size greater than 3 square kilometres, and all flooding from the sea (both along the open coast and tidal estuaries). Rivers with smaller catchments are also included in the assessment where they are within the area that could be affected by an extreme flood from a larger river.

The assessment takes into account the type, location and condition of flood defences, and the chance of these defences being overtopped or breached during major floods. The likelihood of flooding and the consequent costs (economic damages) are assessed for each 50 metre square area in the flood impact zone.

This likelihood of flooding is an estimate based on the information currently available. It may change in future due to climate change, new research data or other factors.

The National Flood Risk Assessment does not take account of other forms of flooding such as from highway drains, sewers, overland flow or rising groundwater.

**Climate Change Act (2008)** - requires a UK-wide climate change risk assessment  
The Climate Change Act became law on 26 November 2008. The aims of the Act are:

- to improve carbon management and help the transition towards a low carbon economy in the UK; and
- to demonstrate strong UK leadership internationally

The Act sets out for the first time:

- Legally binding targets: Green house gas emission reductions through action in the UK and abroad of at least 80% by 2050, and reductions in CO<sub>2</sub> emissions of at least 26% by 2020, against a 1990 baseline.

- A carbon budgeting system which caps emissions over five year periods, with three budgets set at a time, to set out our trajectory to 2050. The first three carbon budgets will run from 2008-12, 2013-17 and 2018-22, and must be set by 1 June 2009.

The creation of the Committee on Climate Change, a new independent, expert body to advise Government on the level of carbon budgets and where cost effective savings could be made.

- Also an Adaptation Sub-Committee in order to provide advice to and scrutiny of the Government's adaptation work.

- Adaptation Reporting power requiring public bodies and statutory undertakers if directed to carry out risk assessment and make plans to address those risks

- New requirement for annual publication of a report on the efficiency and sustainability of the Government estate.

### **Strategic Environmental Assessment and Climate Change: Guidance for Practitioners**

This guidance suggests how climate change issues can be considered in SEA in England & Wales. The original guidance was launched in 2004, and this revised version has been updated and compliments advice set out in UK Practical Guide to the SEA Directive.

The guidance provides practical guidance on ways SEA can consider climate change. The guidance is available at:

[http://www.environment-agency.gov.uk/commondata/acrobat/seaccjune07\\_1797458.pdf](http://www.environment-agency.gov.uk/commondata/acrobat/seaccjune07_1797458.pdf)

### **Flood and Water Management Act 2010**

The Act will implement several key recommendations of [Sir Michael Pitt's Review](#) of the Summer 2007 floods, protect water supplies to consumers and protect community groups from excessive charges for surface water drainage. The Flood and Water Management Act 2010 has given Lead Local Flood Authorities (LLFAs) responsibility for the management of local flood risk (surface runoff, groundwater and flooding from ordinary watercourses). The Act's provisions include:

- New statutory responsibilities for managing flood risk – There will be national strategies and guidance on managing flood risk in England and Wales. Unitary and county councils will bring together the relevant bodies, which will have a duty to cooperate, to develop local strategies for managing local flood

risk.

- Protection of assets which help manage flood risk – The Environment Agency, local authorities and internal drainage boards will be able to ensure that private assets which help manage the risks of floods cannot be altered without consent. For example, putting a gate in a wall that is helping protect an area could increase the risk of flooding.
- Powers to carry out environmental works – the Environment Agency, local authorities and internal drainage boards will be able to manage water levels to deliver leisure, habitat and other environmental benefits.
- Sustainable drainage – drainage systems for all new developments will need to be in line with new National Standards to help manage and reduce the flow of surface water into the sewerage system.
- New sewer standards – all sewers will be built to agreed standards in future so that they are adopted and maintained by the relevant sewerage company.

**The Flood Risk Regulations 2009** have now come into force. Its purpose is to transpose the EC Floods Directive (Directive 2007/60/EC on the assessment and management of flood risks) into domestic law and to implement its provisions. In particular, it places duties on the Environment Agency and local authorities to prepare flood risk assessments, flood risk maps and flood risk management plans. Under the Flood Risk Regulations 2009 LLFAs are also responsible for assessing, mapping and planning for local flood risk, and any interaction these have with drainage systems and other sources of flooding, including from sewers. Water companies will work with LLFAs to help manage surface water flooding.

[Flood Risk Regulations 2009](#)

#### **Regional Flood Risk Appraisal (RFRA) for the London Plan (October 2009)**

The Mayor has undertaken a Regional Flood Risk Appraisal (RFRA). This has given rise to the policies relating to flood risk in the draft replacement London Plan and will be an important consideration in the more detailed planning for the development of particular sites with an associated level of flood risk

<http://static.london.gov.uk/mayor/strategies/sds/regional-flood-risk.jsp>

**The London Strategic Housing Land Availability Assessment and Housing Capacity Study.** The primary role of a SHLAA is to identify sites with potential for housing; consider their housing potential; and assess when they are likely to be developed. PPS3 sets out the national requirement for Local Development Frameworks (LDFs) to demonstrate a 15-year supply of land for housing from the date of adoption. This should be based on information from a SHLAA and/or other relevant evidence to identify deliverable sites for the first five years, developable sites for years 6-10 and where possible, potential housing sites for years 11-15. SHLAA is an important evidence base for plan making.

Copies of this report are available from [www.london.gov.uk](http://www.london.gov.uk) or by calling 020 7983 4100.

#### **Surface Water Management Plans**

The 2007 floods highlighted the need for better planning and management of surface water flood risks.

#### Who will lead on producing Surface Water Management Plans?

Government have decided that county council and unitary authorities should lead and coordinate the production of Surface Water Management Plans (SWMPs) that consider flood risk from surface water, groundwater and ordinary watercourses.

SWMPs will underpin in taking the lead on managing flooding from surface runoff, as well as groundwater and ordinary watercourses where relevant. The plan includes an assessment of flood risk from these sources and a programme of actions to manage these risks.

#### What will SWMPs do?

SWMPs will help county councils and unitary authorities, plus their supporting partners understand and manage local flood risk. They will help put in place:

- coordinated and prioritised investment strategies and asset management;
- support for greater use of Sustainable Drainage Systems (SuDS) to help avoid large investments in unsustainable hard infrastructure;
- identify design approaches that avoid and reduce flood risk to and from new development (PPS 25);
- information to improve emergency planning decisions for local authorities and awareness of surface water flooding when preparing for emergencies.

<http://www.defra.gov.uk/environment/flooding/manage/surfacewater/plans.htm>

#### **Environment Agency Adapting to Climate Change strategy**

<http://publications.environment-agency.gov.uk/pdf/GEHO0709BQBW-e-e.pdf>

#### **Link to Environment Agency Strategies, Plans and Reports**

<http://www.environment-agency.gov.uk/research/policy/32981.aspx>

#### **Environment Agency – Creating a better place Strategy**

<http://publications.environment-agency.gov.uk/pdf/GEHO1109BQXG-e-e.pdf>

#### **Thames Catchment Flood Management Plan & TE2100 Plan**

Provides an overview of the flood risk in the Thames catchment and sets out our preferred plan for sustainable flood risk management over the next 50 to 100 years

<http://publications.environment-agency.gov.uk/pdf/GETH1209BQYL-e-e.pdf>

#### **Thames River Basin Management Plan (December 2009)**

About the pressures facing the water environment in this river basin district, and the actions that will address them

<http://wfdconsultation.environment-agency.gov.uk/wfdcms/en/thames/Intro.aspx>

**Green roof toolkit** – provides practical guidance on designing green roofs to suit local site conditions and maximising benefits

[www.environment-agency.gov.uk/greenroofs](http://www.environment-agency.gov.uk/greenroofs)

#### **Environment Agency Guide for Developers**

Provides practical guidance on delivering environmental improvement and highlight



good practice case studies.  
[www.environment-agency.gov.uk/developers](http://www.environment-agency.gov.uk/developers)

**Environment Agency State of Environment Report for Bexley** – highlights environmental facts and data for Lewisham  
[http://www.environment-agency.gov.uk/static/documents/Research/BEXLEY\\_factsheet.pdf](http://www.environment-agency.gov.uk/static/documents/Research/BEXLEY_factsheet.pdf)

#### **Other useful guidance and strategies**

##### **The voluntary Code of Practice (CoP) (Definition of Waste: Development Industry Code of Practice)**

Produced by industry it provides a framework for determining whether or not excavated material used in land development is waste. The CoP sets out good practice for the development industry to use when assessing:

- if materials are classified as waste or not; and
- determining when treated waste can cease to be waste for a particular use.

It also describes an auditable system to demonstrate that the Code of Practice has been adhered to on a site by site basis.

##### **London River Restoration Action Plan (LRRAP).**

- The London River Restoration Action Plan is a Collaborative led by the Agency to facilitate a programme of river restoration across the whole of London. The objectives are to facilitate and track progress towards the delivery of London Plan London River Restoration targets for 2015 and 2020. (15km 2015 and 25km by 2020).
- The plan comprises of a document, providing background, maps and case studies and a Website containing maps, directory of projects including completed and developing projects and detailed case studies and links to best practice and policy documents. <http://www.therrc.co.uk/lrap.php>

##### **Guidance on producing Preliminary Flood Risk Assessments**

This Guidance provides information to help Lead Local Flood Authorities, which are County and Unitary Authorities to meet duties to prepare Preliminary Flood Risk Assessments, as required by the Flood Risk Regulations 2009 (the Flood Risk Regulations

<http://publications.environment-agency.gov.uk/pdf/GEHO0410BSLS-E-E.pdf>

##### **Drain London Project**

Drain London will aim to manage and reduce surface water flood risk in London by improving knowledge of the surface water drainage system and identifying areas at greatest risk of flooding.

<http://www.london.gov.uk/drain-london>

We also provide information compiled from a nationally agreed list of Environment Agency datasets available for the production of SEAs and SAs. This information is available (subject to the appropriate legal checks, e.g. information that we are unable to provide due to the Data Protection Act, National Security, etc) to external parties



as required under the SEA Directive. Please refer to Government guidance, A Practical Guide to the SEA Directive for other lead organisations who are able to provide alternative and additional datasets. The following links take you to the English Standards of Service.

Obtaining the information

To obtain a licence for any datasets please contact the National Customer Contact Centre (NCCC) on 08708 500250. The licensing fee will be waived if requested by, and licensed to, a Local Authority for the production of a plan. This allows Local Authorities to pass the information to contractors working on their behalf. All other parties will be licensed as per the Environment Agency's charging policy and procedures.

We hope the sustainability appraisal will assist the council to identify sustainable approach for dealing with key planning issues and environmental concerns and promote sustainable development.

Please do not hesitate to contact me should you wish to discuss this further.

Yours faithfully,

Charles Muriithi  
Planning Technical Specialist  
Environment Agency

Direct dial 0207 091 4020

Direct fax 0207 091 4090

Direct e-mail [charles.muriithi@environment-agency.gov.uk](mailto:charles.muriithi@environment-agency.gov.uk)



## ENGLISH HERITAGE

Future Merton  
London Borough of Merton

Our ref:  
Your ref:

**BY E-MAIL:** [ldf@merton.gov.uk](mailto:ldf@merton.gov.uk)

Telephone 020 7973 3771  
Fax

17 August 2012

Dear Sir/Madam

### **London Borough of Merton – Draft Sites and Policies Development Plan Document and Draft Proposals Map Sustainability Appraisal**

Thank you for the opportunity to comment on the Sustainability Appraisal for the Draft Sites and Policies Development Plan Document and Draft Proposals Map for the London Borough of Merton. As the Government's statutory adviser on the historic environment we are keen to ensure that the conservation and enhancement of the historic environment is fully taken into account in the development of the borough's planning policy. Accordingly, we have reviewed your consultation in light of the *National Planning Policy Framework* (NPPF) which requires, as one of its core principles, that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

In general terms, English Heritage welcomes the consideration of heritage in this sustainability appraisal (SA), particularly the recognition of archaeological significance in the site allocations. However, we have some reservations about the assessment of the additional proposed policies and some of the specific site allocation assessments as follows:

- **Policy DM.H3 Support for affordable housing** – we note that this policy is assessed as having a positive impact on the historic environment, which we greatly welcome. It is possible that this policy might lead to developers seeking greater numbers of units in order to meet their viability objectives and this in turn may lead in an increase in the scale of developments applied for. English Heritage assumes that this has been considered as a potential secondary impact on the historic environment and the relevant development sites have been found to be able to accommodate this in line with the borough's character study. We would welcome this being made clear in the existing report;
- **Policy DM.H4 Demolition of structurally sound dwelling houses** – English Heritage notes that this policy is assessed as having a neutral impact on the historic environment. We consider, however, that this policy, by providing scope for the demolition of structurally sound buildings, presents a potentially

negative impact on heritage assets, and we consider that it creates tension with paragraph 132 of the NPPF which requires “clear and convincing justification” for harm or loss to heritage assets as well as that documents core principles concerning heritage and the reuse of existing buildings;

- **Policy DM.EP4 Allowable solutions** – English Heritage notes that this policy is identified as having a positive impact on the historic environment which we welcome. We strongly recommend that paragraph 1.15 include the need for someone with heritage conservation skills to be included in the proposed allowable solutions working group;
- **Site 64: Ravensbury Terrace** – English Heritage notes that this site is assessed as slightly negative in respect of the historic environment objective and we recommend that this impact is explained as we could not locate a reference to heritage assets in the site allocation;
- **Site 65: Kenley Road** – English Heritage sees that this site is assessed as neutral for the historic environment. However, we recommend that some reference is made to the need for views into and out of Morden Hall Park to be respected here if the assessment is to be accurate; and
- **Site 69 Sibthorp Car Park** – as with site 65, English Heritage recommends that some reference be included here to the fact that this site is in the wider setting of a Grade I listed building and that this needs to be respected if this assessment is to be accurate.

English Heritage would strongly advise that the local authority’s conservation staff be involved throughout the preparation and implementation of this SA, as they are often best placed to advise on: local historic environment issues and priorities, sources of data; and consideration of options relating to the historic environment.

Finally, it must be noted that this advice is based on the information provided by you and for the avoidance of doubt does not reflect our obligation to advise you on, and potentially object to, any specific development proposal which may subsequently arise from this or later versions of the Town Centre SPD, and which may have adverse effects on the environment.

Yours sincerely



**Claire Craig**  
Planning Adviser (London)  
E-mail: [Claire.Craig@english-heritage.org.uk](mailto:Claire.Craig@english-heritage.org.uk)



Ann Clarke  
Future Merton  
London Borough of Merton  
12th Floor Civic Centre  
London Road  
Morden SM4 5DX  
[ldf@merton.gov.uk](mailto:ldf@merton.gov.uk)

**Our ref:** SL/2006/100135/SL-01/PO2

**Your ref:**

**Date:** 16 August 2012

Dear Ann Clarke,

**Re: London Borough of Merton Local Development Framework – Sites and Policies Development Plan Document**

Thank you for consulting the Environment Agency on the above. We responded to the *Sustainability Appraisal Scoping Report, Draft Sites and Policies DPD and Draft Proposals Map* in March 2012.

We are pleased to note that additional documents we recommended in our previous consultation have been included in the '*Site & Policies DPD and Proposal Map Preferred Options (Stage 2a) Appendix A Review of other plans*'. We support paragraph 13.4 of the Sustainability Appraisal conclusion which includes flood risk as one of the areas of concern within the borough and it is fundamental that any potential development takes this into account. We would wish to provide comments on the following key environmental issues:

- The Wandle Catchment Plan
- Development and Flood Risk
- Biodiversity and Riverside Sites
- The Water Framework Directive and Thames River Basin Management Plan
- Groundwater and Land Contamination

Our comments are attached in Annex 1 below.

We hope our response will assist the council to identify and address our key planning issues and environmental concerns and promote sustainable development.

Please do not hesitate to contact me should you wish to discuss this further.

Yours faithfully,

Charles Muriithi  
Planning Technical Specialist

Direct dial 0207 091 4020

Direct fax 0207 091 4090

Direct e-mail [charles.muriithi@environment-agency.gov.uk](mailto:charles.muriithi@environment-agency.gov.uk)

## Annex 1 – Key environmental issues

### **The Wandle Catchment Plan**

Site proposals 37, 64, 70 and 71 are relevant to the development of the Wandle Valley Regional Park and the delivery of the Wandle Catchment Plan. The Environment Agency Thames Catchment Flood Management Plan (Thames CFMP) (September 2006) confirms that land for future flood risk management will be identified and protected by local authorities.

We would expect the Board of the Wandle Valley Regional Park (WVRP) to be one of those consulted by the council, and through that the Wandle Forum would be able to contribute comments on those developments proposed next to the River Wandle. The London Borough of Merton has been involved with the WVRP proposal for many years and also sits on the Board. There is no mention of the Vision for Wandle Valley Regional Park (2006), or the All London Green Grid, Wandle Valley Area Framework in 'Appendix A - Review of Other Plans'.

The Environment Agency would be looking for planning gain funds to contribute towards meeting our objectives. To prepare potential project details that would benefit from CIL/Sec 106 we will need to continue our work with the Wandle Trust (developing the Catchment Plan) and ideally to have completed the investigation process by December 2012.

### **Development and Flood Risk**

#### **Sites Proposal 37, 64 and 70**

The consultation document acknowledges that these sites and their surroundings are within the functional floodplain of the river Wandle (Flood Zone 3b). The sites are also within critical drainage areas for surface water flooding. As mentioned above these sites are also critical for the delivery of the Wandle Catchment Plan and the proposed Wandle Valley Regional Park.

These sites are not suitable for residential development. We do not believe that any mitigation measures can address the issues associated with the functional floodplain and with the critical drainage areas to minimise flood risk for future occupiers and the potential for water pollution from the site. Paragraph 16 of the *Technical Guidance to the National Planning Policy Framework* states inter alia that flood resistance and resilience measures should not be used to justify development in inappropriate locations.

London Borough of Merton adopted Core Strategy (July 2012) policy CS 16 *Flood Risk Management* indicates the willingness of the borough to work with the Environment Agency, landowners and developers, based on the findings of the most recent Strategic Flood Risk Assessment and other plans, to manage and reduce flood risk from all sources of flooding. Paragraph 24.4 states inter alia

*'To minimise flood risk in Merton, development is only permissible in areas at risk of flooding where it can be demonstrated that there are no reasonably available sites in areas of lower risk and that the benefits outweigh the risks from flooding, for example, the development must first pass the sequential test and where necessary, the exception test as set out in NPPF and the Strategic Flood Risk Assessment for the river Wandle and its tributaries'.*

The Environment Agency Thames Catchment Flood Management Plan (Thames CFMP) (September 2006) confirms that flood defences cannot be built to protect everything. The ongoing cycle of development and urban regeneration is a crucial opportunity to manage flood risk. We have referred to all these policies and guidance to thwart any attempts to utilise these sites for residential development.

The effectiveness of rivers and floodplains to convey and to store flood water, and minimise flood risks, can be adversely affected by human activity, especially by development which physically changes the floodplain. Risk to life is of primary concern in relation to any development in areas at risk from flooding, but especially for residential development.

Merton SFRA- *Beverley / Pyl Brook and River Wandle Fluvial Flood Zone 3b (Developed Areas)* inter alia states that *"Redevelopment of previously developed land should typically be restricted to 'less vulnerable' uses. 'More vulnerable' uses should generally be opposed and only considered within sites of equivalent existing use"*.

The floodplain is our biggest asset in managing flood risk and meeting the future challenge of climate change. Floodplains should be safeguarded to protect their natural role in allowing for the storage and free flow of flood waters. Inappropriate development within floodplains should be resisted where such development would itself be at risk from flooding or may cause flooding elsewhere.

The protection of floodplains from the physical threats posed by development is dependent on the powers exercised by local planning authorities. This is in line with paragraph 24.8 of London Borough of Merton adopted Core Strategy (July 2012) which states inter alia that *'In order to reduce flood risk, we will work with landowners, developers and other stakeholders to: Ensure that floodplains operate efficiently, are protected and where possible restored; Realise the multifunctional nature of floodplains and deliver this through effective land use planning...'*

### Surface Water Flooding

#### **Sites Proposal 69, 71, 73**

These sites are susceptible to surface water flooding. The Council should ensure new development in an area known to suffer surface water flooding does not increase the discharge to the existing drainage system either through restricting site discharge rates and/or through capital contributions to improvements works of the existing drainage infrastructure. In areas where the potential for surface water flooding has been identified, Flood Risk Assessments should ensure suitable SuDS techniques are incorporated as part of redevelopment. Potential overland flow paths should be considered to ensure that buildings do not obstruct flows.

The SFRA recommends that London Borough of Merton should encourage the retention of soft landscaping in front gardens and other means of reducing, or at least not increasing the amount of hard standing associated with existing homes. Opportunities should be sought to reduce the risk of flooding from the sewer network through consultation with Thames Water to determine key areas for maintenance and flood alleviation schemes.

Site Proposal 71 is also identified as essential to the delivery of Wandle Catchment Plan and the proposed Wandle Valley Regional Park.

## Critical Drainage Areas

### **Sites proposal 76, 78, 80 and 81**

These sites are within Critical Drainage Areas and therefore there is a need for development proposals to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area. These areas have a combination of the following:-

- existing flood records;
- constraints on existing drainage systems;
- flood defence schemes with surface water related problems;
- sensitive receiving environments;
- the potential for development which may change drainage patterns.

These constraints mean that drainage of surface water requires extra consideration to reduce flood risk. Site proposal 76 also lies within an area of Increased Potential for Elevated Groundwater (iPEG)

To avoid exacerbating any surface water flood risk, and to improve flood risk management in the wider catchment, we recommend that a sustainable drainage strategy is integrated into any proposals at an early stage. The use of green roofs, swales, detention ponds or wetlands would provide habitat and amenity benefits as well as improving the quantity and quality of runoff.

The 2007 floods highlighted the need for better planning and management of surface water flood risks. The council should lead and coordinate the production of Surface Water Management Plan (SWMP) that considers flood risk from surface water, groundwater and ordinary watercourses. The plan should include an assessment of flood risk from these sources and a programme of actions to manage these risks. SWMP will help put in place:

- support for greater use of Sustainable Drainage Systems (SuDS) to help avoid large investments in unsustainable hard infrastructure;
- identify design approaches that avoid and reduce flood risk to and from new development;
- information to improve emergency planning decisions for local authorities

### **Biodiversity and Riverside sites**

We have reviewed the Draft Sites and Policies DPD and are satisfied that designated nature conservation sites, open green space and biodiversity issues adjacent to the site proposals have been identified and highlighted as issues for the majority of sites. However, we have identified the following exceptions:

- Site 37: Lambeth Cemetery- SINC is located over Plough Lane to the east of the site.
- Site 72: Atkinson Morley's Hospital Woodland -SINC adjacent to the west of the site.
- Site 81: Pollards Hill -SINC over Recreation Way to the north of the site.

The River Wandle runs adjacent to Site 64 and Site 70, a culvert runs across the north east corner of Site 37, and the Beverley Brook runs to the west of the proposed Burlington Road Strategic Industrial Locations. Development at these locations should not prevent future river restoration or the achievement of WFD objectives.

Developments affecting the waterbodies may also require WFD compliance assessment.

#### Main River

Under Section 109 of the Water Resources Act 1991 and/or EA Thames Region's Byelaws, any works in, over, or under or within 8 metres of the top of the channel of any statutory main river requires Environment Agency consent. Furthermore the Environment Agency would seek an 8 metre wide undeveloped buffer strip alongside main rivers, and would also ask developers to explore opportunities for river restoration as part of any development.

#### Ordinary watercourses

The Environment Agency requires a 5 metre undeveloped buffer strip alongside such watercourses. This is to allow access for maintenance and encourage conservation and wildlife habitats.

#### De-culverting

Environment Agency would seek de-culverting as part of a development over or in ownership of a culverted structure.

### **The Water Framework Directive and Thames River Basin Management Plan**

We have reviewed the documents and although there is a brief mention to the Water Framework Directive (WFD) in document "Stage 2a - Appendix A Review of Other Plans" - Section 2 International Context, sub-section 2.1, this requires more emphasize. The area of Merton lies within the Thames River Basin and within this area are a number of significant water bodies. The River Wandle and Beverly Brook have poor ecological status under the Water Framework Directive. The requirements of the WFD are as important as the requirements of Habitats Directive. We would recommend this to be acknowledged in the in Merton Sites and Policies DPD.

Directive 2000/60/EC the 'Water Framework Directive' establishes a legal framework for the protection, improvement and sustainable use of water bodies and applies to all surface water bodies, including rivers, streams, brooks, lakes, estuaries and canals, coastal waters out to one mile from low water, and groundwater bodies. The overall aim of the WDF is for all water bodies to reach good status by 2027, this means improving their physical state and preventing deterioration in water quality and ecology.

Regulation 17 of the Water Environment (WFD)(E&W) Regulations 2003 places a duty on each public body including local planning authorities to 'have regard to' River Basin Management Plans, which we publish to help identify measures that will achieve WFD requirements for all water bodies in England and Wales. We advise planning decision makers to:

- consider, at the earliest opportunity, the risk that proposed development would lead to deterioration of a water body in the RBMP or would prevent achievement of water body objectives;
- include, for a development plan, an assessment of impacts on water bodies in their sustainability report;
- require, for planning applications, an assessment of impacts on water bodies where we are a statutory consultee, to be included in the Environmental Statement, where appropriate;
- take into account any assessment we carry out for an environmental permit or other licence or consent.



### Groundwater and Land Contamination

Much of Merton's borough is located over Secondary Aquifers and there are groundwater Source Protection Zones in the eastern central and south-eastern areas. The comments provided below are made in relation to these Controlled Waters and the previous uses of the 15 sites identified for new uses.

Site Proposal	Opportunities and Constraints
Site 37 Wimbledon Greyhound Stadium	Secondary Aquifer, no SPZ. Industrial setting. Will require Phase 1 Assessment for contamination potential, and Phase II Investigation if contamination known or suspected
Site 64 12 Ravensbury Terrace	Secondary Aquifer, no SPZ. Adjacent to River Wandle. Will require Phase 1 Assessment for contamination potential, and Phase II Investigation if contamination known or suspected.
Site 65 Kenley Road Car Park	Secondary Aquifer, no SPZ. Will require Phase 1 Assessment for contamination potential, and Phase II Investigation if contamination known or suspected.
Site 69 Sibthorpe Road Car Park	Secondary Aquifer, no SPZ. Will require Phase 1 Assessment for contamination potential, and Phase II Investigation if contamination known or suspected.
Site 70 Haslemere Industrial Estate	Secondary Aquifer, no SPZ. Industrial setting. Will require Phase 1 Assessment for contamination potential, and Phase II Investigation if contamination known or suspected.
Site 71 Weir Road / Durnsford Road	No aquifer, no SPZ. Low risk to Controlled Waters.
Site 72 Wolfson Centre	Secondary Aquifer, no SPZ. Will require Phase 1 Assessment for contamination potential, and Phase II Investigation if contamination known or suspected.
Site 73 117-125 London Road	Secondary Aquifer, no SPZ. Will require Phase 1 Assessment for contamination potential, and Phase II Investigation if contamination known or suspected.
Site 74 Southey Bowls Club	Secondary Aquifer, no SPZ. Low risk to Controlled Waters.
Site 75 Former Mitcham Gasworks	Secondary aquifer, SPZII. Has been extensively investigated and remediation

	undertaken. However, there is always the potential for residual, previously unidentified contamination that may need to be further remediated.
Site 76 2 South Gardens	No designated aquifer but within SPZI. Will require Phase I Assessment to confirm the absence of potential contamination. Increased Potential for Elevated Groundwater (iPEG)
Site 77 26 Bushey Road	Secondary Aquifer, no SPZ. Has a former petrol filling station and vehicle repair businesses on site. Will require a Phase II investigation to assess whether remediation is required
Site 78 191-193 Western Road	Secondary Aquifer, SPZI. Industrial use. Will require Phase 1 Assessment for contamination potential, and Phase II Investigation if contamination known or suspected.
Site 80 Crusoe Road Industrial Buildings	Secondary Aquifer, SPZII. Industrial use. Will require Phase 1 Assessment for contamination potential, and Phase II Investigation if contamination known or suspected.
Site 81 Moat Housing Estate	No aquifer, no SPZ. Low risk to Controlled Waters.

#### **Comments on Proposed Designated Industrial Areas**

<b>Strategic Location</b>	<b>Opportunities and Constraints</b>
Strategic Location 1	In the north near the railway and south of Wimbledon Stadium. This location is above a Secondary Aquifer and adjacent to the River Wandle. Consequently both groundwater and the river are at risk from pollution and/or contamination.
Strategic Location 2	South of Fortescue Road. This location is above a Secondary Aquifer and within SPZI. Consequently, this is a high risk area with regards to Controlled Waters.
Strategic Location 3	South of Merantun Way. This location is above a Secondary Aquifer, partially within SPZII and adjacent to the River Wandle. Consequently both groundwater and the river are at risk from pollution and/or contamination.

Strategic Location 4	To the north of Morden Road. Located above a Secondary Aquifer but not within an SPZ. Moderate risk to groundwater.
Strategic Location 5	In the southeast, centred on Willow Way. This location is above a Secondary Aquifer, partially within SPZI (southern half) and adjacent to the River Wandle. Consequently both groundwater and the river are at risk from pollution and/or contamination.
The Locally Significant Industrial Areas are mostly situated in Secondary or non-aquifer locations. However, the one situated at Garth Road to the southwest is located in an SPZIII.	
SUMMARY COMMENTS. Where development is proposed in areas of risks to Controlled Waters, then staged site investigations will likely need to be undertaken to assess those risks. Where high-risk areas are designated for industrial usage, occupiers must be made aware of their responsibilities in respect of protection of Controlled Waters.	

Date: 13 August 2012  
Our ref: 59392  
Your ref:



Ms Ann Maria Clarke  
Environment & Regeneration  
Department  
London Borough of Merton  
Merton Civic Centre  
London Road  
Morden  
DM4 5DX

Natural England  
7th Floor  
Hercules House  
Hercules Road  
London  
SE1 7DU

T 0300 060 1373  
F 020 7932 2201

### **Electronic Copy Only**

Dear Ms Clarke,

### **London Borough of Merton's Sites and Policies DPD and proposal map Stage 2A**

Thank you for your correspondence dated 13 July 2012, requesting Natural England's views and comments on the above consultation document.

Natural England is the Government agency that works to conserve and enhance biodiversity and landscapes, promote access to the natural environment, and contribute to the way natural resources are managed so that they can be enjoyed now and by future generations.

### **Chapter 1: Additional Detailed Planning Policies**

There are three additional detailed planning policies listed, DM.H3 – Support for affordable Housing, DM.H4 - Demolition and redevelopment of a Single Dwelling House and DM.EP4 – Allowable Solutions.

These policies do not significantly impact on areas of interest for Natural England; therefore we do not wish to make substantive comments on these policies. Our previous comments of 21 March 2012 remain valid.

### **Part 2: Potential Additional sites for New Uses**

Natural England has no substantive comments to make on the fifteen potential sites listed in this section at this time; however we welcome the opportunity to comment on schemes and developments as they are brought forward.

There are some sites that Natural England would particularly welcome the opportunity to comment on in respect of their location or potential for green infrastructure opportunities, these sites are;

Ravensbury Terrace – close to the River Wandle and is bounded by a green corridor;  
Kenley Road Car Park – open spaces issues;  
Haslemere Industrial Estate – adjacent to River Wandle and Site of Interest for Nature Conservation;  
Wolfson Centre on Copse Hill – Metropolitan Open Land considerations;

191 – 193 Western Road – Green Corridor and potential for protected species along boundary of site

Natural England  
Head Office  
1 East Parade  
Sheffield S1 2ET

[www.naturalengland.org.uk](http://www.naturalengland.org.uk)

Moat Pollards Hill Housing Estate – site size 14.54 hectares, contains public open space which needs to be retained.

**Draft Proposals Map Revisions**

Natural England does not wish to offer any substantive comments on these proposed revisions.

**Preferred Options: Appendix A – Review of Other Plans**

The plans and policies reviewed are acceptable to Natural England and in line with the advice that would be offered.

**Preferred Options (Stage Two): Appendix C**

Natural England has no substantive comments to make in respect of this appendix.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

I hope that this makes Natural England's position clear but if you have any further questions about this letter or require further information please do not hesitate to contact me.

Yours Sincerely,

David Hammond  
Lead Adviser  
Land Use Services Team

Direct Dial: 0300 060 1373  
Email: [david.hammond@naturalengland.org.uk](mailto:david.hammond@naturalengland.org.uk)



## ENGLISH HERITAGE

Future Merton  
London Borough of Merton  
12<sup>th</sup> Floor Civic Centre  
London Road  
Morden SM4 5DX

Your Ref:

Our Ref: HD/P5019/07

Direct Dial: 020 7973 3744

Direct Fax: 020 7973 3792

E-mail: [graham.saunders@english-heritage.org.uk](mailto:graham.saunders@english-heritage.org.uk)

Date: 27<sup>th</sup> February 2013

Dear Sir/Madam

### **London Borough of Merton**

### **Draft Sites and Policies Development Plan Document and draft Policies Map – Stage 3 Public consultation January 2013; and Associated Sustainability Appraisal Report Preferred Options Stage 3 – January 2013**

Thank you for consulting English Heritage on the above documents. As the Government's advisor on the historic environment and a statutory consultee we welcome the opportunity to provide comments on the further iteration of the Sites and Policies Development Plan Document (DPD), Policies Map and Sustainability Appraisals (SA).

As you will be aware the National Planning Policy Framework (2012) sets out a clear statement that local planning authorities should provide a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance (NPPF para 126).

With reference to our previous comments as expressed in our letters dated 27<sup>th</sup> March 2012 and 17<sup>th</sup> August 2012, we have the following points to make on the current draft Sites and Policies DPD and draft Policies Map:

Policy DM H2 – We welcome the changes made to this policy in that it no longer is absolute in its intention. However it would be still useful to acknowledge that other factors could influence the housing mix of a proposal, such as contextual design issues.

Policy DM C1 – It is noted that this policy has not been amended to reflect our previous comments. A way forward could be to include a reference to the historic context of sites in the Justification (e.g. para 3.5). Specific reference could be made for proposals to be developed in accordance with design policies such as DM D3 Managing Heritage Assets.

1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*Please note that English Heritage operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available*

Policy DM C2 – Reference could be made in the Justification to the opportunity of upgrading schools in historic buildings in line with English Heritage guidance Refurbishing *Historic School Buildings* (<http://www.helm.org.uk/guidance-library/refurbishing-historic-school-buildings/>).

Policies DM E2, DM D1, and DM D2 – Reflecting our previous comments we would suggest that a reference to the historic context and significance of heritage assets would be useful in these policies, in order to avoid inappropriate developments that could cause harm being supported.

Policy DM D3 – Welcome the removal of the reference to World Heritage Sites.

Policy DM F2 – The policy would benefit from a reference being made to the contextual qualities of a site being considered when developing sustainable drainage systems, waste water and water infrastructure. This includes consideration of any heritage assets and their significance.

Policy DM T2 – Reflecting our previous comments the policy could benefit from a need to for development to take account of existing a potential transport capacity levels. The concern is that transport infrastructure provision could be amended to accommodate development proposals that in turn could have an adverse impact upon the significance of heritage assets. This is through the nature of the development and the changes made to the transport infrastructure e.g. displacement of traffic to sensitive locations, or inappropriate amendments in the road layout that could harm the setting of heritage assets.

With regards to Site Allocations English Heritage have the following comments to make:

Site Proposal 24 – We welcome the reference made to the neighbouring Morden Hall Park a grade II Register Park and Garden and the listed buildings it contains. It is important to ensure that development of this site is respectful of the historic context, a point which should be explicitly stated in the text.

Site Proposal 35 – As a locally listed Fire Station we would suggest that the following English Heritage guidance London's Historic Fire Stations would be useful to reference in the document (<http://www.helm.org.uk/guidance-library/londons-historic-fire-stations/>).

Site Proposals 57 and 28 – We note that Site 28 has been amended to include a reference to the Core Strategy policy concerning tall buildings. We note that in the case of this Site the proximity of the Wimbledon Theatre has been noted as being sensitive. With this thought in mind, the inclusion of this site as being appropriate for a tall building should be justified. Is there any evidence to support the current policy direction? Has any modelling been undertaken for this site to demonstrate the capacity, volume and scale of development, so that it would not cause harm to the significance of the grade II listed Theatre and any other heritage assets? Finally we would seek to ensure all other relevant Sites have been referenced in the same manner, and that there is robust evidence that provides support for the appropriateness of tall buildings at these specific sites.

It is noted that the Policies Map for the whole of the Borough only includes conservation areas (e.g. Map A – 3). There appears to be no Policies Map that highlights the Borough's Archaeological Priority areas, Scheduled monuments, Registered Parks and Gardens and Listed Buildings. Including this information on Policies Map help users of the DPDs understand the historic character of the Borough in terms of its spatial relationship with other policy designations and site proposals.

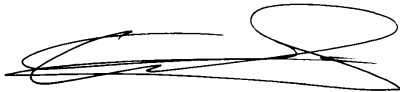
With regards to the SA Report – Preferred Options Stage 3 we have the following comments to make:

It is noted that following on from our letter dated 17<sup>th</sup> August 2012 only policy DM H3 and Site 65 appear to have been reappraised. For example policy DM H3 has been reappraised so that it now has a neutral impact upon the historic environment as compared to positive in the previous SA Report. In the case of Site 65, its appraisal of the historic environment has remained as neutral. This implies that our previous comments have not been considered. It would be useful to get confirmation on how the comments raised have been addressed in the latest iteration of the SA Report.

In reviewing the various documents provided we would strongly support the involvement of the Borough's own conservation staff. They are often best placed to advise on local heritage matters. In the meantime we welcome our continued involvement in the Sites and Policies DPD, Policies Map and SA, and look forward to working with the Council in address any concerns raised prior to the Examination in Public.

Finally, we should like to stress that this opinion is based on the information provided by you. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, where English Heritage consider it appropriate to do so.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Graham Saunders', with a stylized flourish at the end.

**Graham Saunders**  
**Principal Adviser - Historic Environment Planning - LONDON**



Date: 15 March 2013  
Our ref: 78795  
Your ref:



Ms Ann Maria Clarke  
Planning Officer  
Strategic Policy Officer  
Future Merton  
Environment & Regeneration  
London Borough of Merton

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6JC

**BY EMAIL ONLY**

T 0300 060 3900

Dear Ms Maria Clarke

**Sustainability Appraisal (SA) and Habitats Regulation Assessment - Final consultation stage of Merton's Sites and Policies Development Plan (known as Stage 3)**

Thank you for your consultation on the final Habitats Regulation Assessment in respect of the above consultation document.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Based on the information provided, Natural England is satisfied that the Sites and Policies Development Plan document would not be likely to have a significant effect on the interest features for which the European and RAMSAR sites are designated, either alone or in combination with other plans or projects.

In reaching this conclusion Natural England took into account the approach and methodology used, which is acceptable to Natural England, being in line with the advice that would be offered by us as well as being in accordance with relevant legislation.

The conclusion of the Habitats Regulation Assessment (Chapter 7) that in respect of this document, a full Appropriate Assessment is not required can be accepted by Natural England, and there is sufficient information contained within the "Preferred Option Submission" to support this response. However, should there be further alterations, amendments or changes to the Plan Natural England expect to be re-consulted.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

For clarification of any points in this letter, please contact David Hammond on 0300 060 1373. For any new consultations or issues, please contact [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

David Hammond  
Lead Advisor  
Land Use Ops Team

Date: 3 September 2013  
Our ref: 92721  
Your ref:



Ms Ann Maria Clarke  
Planning Officer  
Strategic Policy & Research  
Future Merton  
London Borough of Merton  
12 Floor Civic Centre  
London Road  
Morden  
SM4 5DX

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6JC

T 0300 060 3900

**BY EMAIL ONLY**

Dear Ms Clarke,

**Merton's Sites and Policies Plan and Policies Map (part of Merton's Local Plan)  
Pre-submission publication: Regulation 20 of the Town and Country Planning (Local Planning)  
(England) Regulations 2012)  
Sustainability Appraisal/SEA/Habitat Regulation Assessment.**

Thank you for your correspondence in respect of the above consultation document, seeking the views and comments of Natural England on the above dated.

Natural England is the Government agency that works to conserve and enhance biodiversity and landscapes, promote access to the natural environment, and contribute to the way natural resources are managed so that they can be enjoyed now and by future generations

Natural England has previously commented on the Habitats Regulation Assessment of this Consultation document, our response dated 12 August 2012 refers. This response will be in response to the issues raised in respect of this phase of the consultation, and will be in respect of the areas affecting Natural England's remit.

**Sustainability Appraisal/Strategic Environmental Assessment**

The approach and methodology used are in line with the advice that would be offered by Natural England, appropriate legislation and policies, programmes and plans have been identified in assessing the document.

**Habitats Regulation Assessment**

The approach and methodology used to scope the Habitats Regulation Assessment are also acceptable to Natural England and is in line with the advice that would be offered by us. The proposed policies set out guidance and clarification of existing policies, seeking protection of the environment and sustainable use of resources, rather than delivering schemes or projects directly.

Therefore and in respect of this consultation document, Natural England can agree with Merton Council's conclusion (Chapter/Section 7) that stages 2 and 3 of the Habitats Regulation Assessment, requiring a full appropriate assessment, is not required.

This does not remove the need for consideration of Habitat Regulation Assessment screening for schemes and projects which may be adjacent to or in close proximity to Natura 2000 sites, should they be proposed.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

For clarification of any points in this letter, please contact David Hammond on 0300 0601373. For any new consultations or issues, please contact [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully

**David Hammond**  
**Lead Advisor**  
**Land Use Ops Team**

## Public Notice

## Goods Vehicle Operator's Licence

Deadman Confidential Limited of 17 Golf Side, Sutton, Surrey, SM2 7HA is applying for a licence to use Unit 12, Wandle Way, Mitcham, CR4 4NB as an operating centre for 13 Goods vehicles and 0 Trailers.

Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harbottle Lane, Leeds, LS9 6NF stating their reasons, within 21 days of this notice. Representations must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's Office.

## PROSPECT &amp; PEACHGATE GROUP EXECUTIVE PENSION PLAN (THE PLAN) NOTICE UNDER SECTION 27, TRUSTEE ACT 1925

Notice is hereby given, pursuant to section 27 of the Trustee Act 1925, that any person having any interest in the above named Plan is hereby required to send particulars in writing of his or her claim or interest to the person detailed below on behalf of the Trustees of the Plan by 15 September 2011 after which date the Trustees will distribute the assets of the Plan among persons entitled thereto, having regard only to claims and interests of which they had notice and will not, with respect to the assets so distributed, be liable to any person whose claim they shall not then have had notice.

NOTE: Not forming part of this notice, if you are a Member of the Plan and are already receiving circulars you do not need to respond.

Responses to be addressed to: The Trustees of the Prospect & Peachgate Group EPF, c/o Debbie Mather, Filkins Trustees Limited, 47, Castle Street, Reading, Berkshire, RG1 7SR

## The Insolvency Rules 1986 Form 4.106(1) EUGENIA LIMITED Company No. 01228980

In Creditors' Voluntary Liquidation Trading as Eugenia Limited (see Buildings House, 28-30 West Barnes Lane, Raynes Park, London SW20 0BF)

I, HERBERT CHIN, NOTICE that we, David Harry Gilbert and Geoffrey Stuart Kintan, Licensed Insolvency Practitioners of RCU LLP, 35 Baker Street, London W1U 7EU were appointed Joint Liquidators of the above named Company on 20 June 2011. All debts and claims should be sent to me at my address above.

All creditors who have not already done so are invited to prove their debts in writing to me. No further public advertisement of invitation to prove debts will be given.

Dated 14 July 2011

David Harry Gilbert Joint Liquidator

To advertise contact 020 8722 6400 or email privateads@london.newsquest.co.uk

## MERTON COUNCIL LOCAL DEVELOPMENT FRAMEWORK NOTICE OF PREPARATION OF DEVELOPMENT PLAN DOCUMENTS: SITES AND POLICIES &amp; PROPOSALS MAP PLANNING AND COMPULSORY PURCHASE ACT 2004 TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) (AMENDMENT) REGULATIONS 2008

Building on the success of Merton's Core Planning Strategy, work is now beginning on the Sites and Policies DPD, which will allocate sites and provide new development management policies to guide development in Merton. It will be accompanied by a Proposals Map DPD.

To ensure that a full picture of local issues relating to development is formed the Council is asking landowners and other interested parties to respond to the 'Call for Sites' consultation. This aims to identify sites within Merton and development management issues to inform the Sites and Policies DPD.

More information, including the response form, is available on Merton Council's website via [www.merton.gov.uk/planning](http://www.merton.gov.uk/planning).

Please contact us regarding sites and policies for Merton by e-mail or post to the addresses below between Friday 15 July and Friday 09 September 2011. You may also request written notification from the Council of the date that the DPD is submitted to the Secretary of State for independent examination or adopted by Merton Council.

Please send any correspondence regarding the draft Core Strategy to Future Merton by e-mail to [ld@merton.gov.uk](mailto:ld@merton.gov.uk) or by post 12th floor Merton Civic Centre, London Borough of Merton, London Road, Morden, SM4 5DX.

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## London Borough of Merton Public Notices

## TOWN AND COUNTRY PLANNING ACT 1990

## TOWN AND COUNTRY PLANNING

## LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS REGULATIONS 1990.

PLEASE NOTE that the following planning applications were registered at the London Borough of Merton's Environment and Regeneration Department during week ending: 8 July 2011

a) Involving Listed Buildings or affecting the character of a Conservation Area:

## Affects Conservation Area

11/P1698 - 47 Chisworth Avenue, SW20 8JZ

ERECTOR OF REAR ROOF EXTENSION WITH

2 x ROOFLIGHTS TO FRONT ROOF SLOPE.

Applicant: Mr & Mrs Bonnet

Conservation: Wimbledon Chase

11/P1710 - Baiton Drive High School, Watney Lane, SW20 8AL

REMOVAL OF EXISTING EXTERNAL FIRE ESCAPE FROM

FIRST FLOOR HALL (OVER ROOF) AND INSTALLATION

OF NEW GALVANISED STEEL EXTERNAL FIRE

ESCAPE STAIRS TO COURTYARD WITH ASSOCIATED

MODIFICATIONS TO EXTERNAL WALLS.

Applicant: New Schools (Merton) Ltd

Conservation: John Innes- Merton Park

11/P1714 - 1 Meston Road, SW19 2HL

INSTALLATION OF GATES TO FRONT.

BOUNDARY INCLUDING RESURFACING WORKS TO

FRONT DRIVE AND GARDEN.

Applicant: Mr Kang Yong Chong

Conservation: John Innes- Merton Park

11/P1744 - 20 Cowes Hill, SW20 0HR

DEMOLITION OF EXISTING REAR

CONSERVATORY AND ERECTION OF A TWO

STOREY REAR EXTENSION PLUS ERECTION

OF REAR ROOF EXTENSION.

Applicant: Mr Nobuya Nemoto

Conservation: Not in Conservation Area

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

INSTALLATION OF A GLASS ENTRANCE CANOPY AND

ASSOCIATED INTERNAL ALTERATIONS.

Applicant: Mr Nobuya Nemoto

Conservation: Not in Conservation Area

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

INSTALLATION OF A GLASS ENTRANCE CANOPY AND

ASSOCIATED INTERNAL ALTERATIONS.

Applicant: Mr Nobuya Nemoto

Conservation: Not in Conservation Area

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

INSTALLATION OF A GLASS ENTRANCE CANOPY AND

ASSOCIATED INTERNAL ALTERATIONS.

Applicant: Mr Nobuya Nemoto

Conservation: Not in Conservation Area

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

INSTALLATION OF A GLASS ENTRANCE CANOPY AND

ASSOCIATED INTERNAL ALTERATIONS.

Applicant: Mr Nobuya Nemoto

Conservation: Not in Conservation Area

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

Applicant: Mr G Mahoney

Conservation: Wool Road

11/P1746 - 41 Marrow Road, SW19 5BE

REFURBISHMENT OF EXISTING DWELLING,

INCLUDING: REAR ELEVATION: THE ERECTION OF PART

1 PART 2 STOREY REAR EXTENSION INCORPORATING

SPLIT LEVEL ROOF TERRACE WITH GLAZED METAL

GUARDING, EAST ELEVATION: THE FORMATION OF

NEW DORMER WINDOW, INSTALLATION OF NEW FIRST

STOREY FRENCH DOORS WITH GLAZED BALCONY,

REPLACEMENT OF ENTRANCE DOOR WITH WINDOWS

TO MATCH EXISTING AND REPLACEMENT OF BASEMENT

WINDOW WITH NEW GLAZED DOOR, FRONT ELEVATION:

THE ERECTION OF A NEW STONE ENTRANCE PORCH

AND FORMATION OF NEW GROUND AND FIRST FLOOR

WINDOWS PLUS DEMOLITION OF EXISTING GARAGE AND

ERECTION OF NEW FLAT ROOF GARAGE, NEW RENDER

TO ALL EXTERNAL WALLS AND NEW SLATE TILING

TO ROOF.

Applicant: Mr Oli Thomas

Conservation: Wimbledon North

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

INSTALLATION OF A GLASS ENTRANCE CANOPY AND

ASSOCIATED INTERNAL ALTERATIONS.

Applicant: Mr Nobuya Nemoto

Conservation: Not in Conservation Area

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

INSTALLATION OF A GLASS ENTRANCE CANOPY AND

ASSOCIATED INTERNAL ALTERATIONS.

Applicant: Mr Nobuya Nemoto

Conservation: Not in Conservation Area

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

INSTALLATION OF A GLASS ENTRANCE CANOPY AND

ASSOCIATED INTERNAL ALTERATIONS.

Applicant: Mr Nobuya Nemoto

Conservation: Not in Conservation Area

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

INSTALLATION OF A GLASS ENTRANCE CANOPY AND

ASSOCIATED INTERNAL ALTERATIONS.

Applicant: Mr Nobuya Nemoto

Conservation: Not in Conservation Area

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

INSTALLATION OF A GLASS ENTRANCE CANOPY AND

ASSOCIATED INTERNAL ALTERATIONS.

Applicant: Mr Nobuya Nemoto

Conservation: Not in Conservation Area

11/P1758 - 28 Sheridan Road, SW19 5HN

ERECTOR OF SINGLE STOREY SIDE EXTENSION,

## London Borough of Merton Audit of Accounts 2010/11

## Notice of Appointment of Date for Exercise of Public Rights Accounts and Audit Regulations (England) 2011

1. Each year the Council's accounts are subject to external audit. Any person interested has the opportunity to inspect and make copies of the accounts and all books, deeds, contracts, bills, vouchers and receipts relating to them. For the year ending 31st March 2011 these documents will be available on application to Caroline Holland, Corporate Services Department, Merton Civic Centre, London Road, SM4 5DX between 9.00am and 4.30pm on Mondays to Fridays commencing Thursday 28th July.

2. Local Government Electors and their representatives also have:

(i) the opportunity, to question the auditor about the accounts. From Thursday 25th August, by prior appointment, and until the conclusion of the audit process, a local government elector for the area of the London Borough of Merton or his/her representative, may ask the auditor questions about the accounts. Please contact the Audit Commission at the London Borough of Merton, on tel. 020 8274 4901, to make arrangements to ask questions.

(ii) the right to attend before the auditor and make objections to the accounts or any items in them. From Thursday 25th August until the conclusion of the audit process, a local government elector for the area of the London Borough of Merton or his/her representative, may object to the London Borough of Merton's accounts asking that the auditor issue a report in the public interest (under section 8 of the Audit Commission Act 1998) and/or apply to the courts for a declaration that an item in the accounts is contrary to law (under section 17 of the Audit Commission Act 1998). Written notice of a proposed objection and the grounds on which it was made must first be sent to the District Auditor, Lindsey Mallors at Audit Commission, 1st Floor, Millbank Towers, Millbank, London; SW1P 4HQ and copied to the Council at the address given below.

3. The audit is being carried out by Lindsey Mallors, District Auditor, 1st Floor, Millbank Tower, Millbank, London SW1P 4HQ and will be conducted under the provisions of the Audit Commission Act 1998 and the Accounts and Audit Regulations 2003.

Date: July 2011

Ged Curran

Chief Executive

Merton Civic Centre

London Road

Morden

Surrey SM4 5DX.



YOUR LOCAL PAPER

51% of people turn to their local newspaper first when looking for a new job.

The regional press is the best medium to use when looking for local people for local jobs.

So, if you're looking for a new job or new staff, use the regional press, the best medium to get results.

Your Local Guardian

Merton Civic Centre  
London Road, Morden,  
Surrey SM4 5DX

Telephone: 020 8274 4901

Chris Lee  
Director of Environment and Regeneration  
London Borough of Merton



### Notice of Application to apply for a Premises Licence made under the Licensing Act 2003

Please take notice that we have made application to the London Borough of Merton to apply for a Premises Licence in respect of the premises: Leopolis News Ltd, Full name postal address of the premises: Leopolis News 30 Leopolis Road Wimbledon SW19 7BD.

The application is as follows: For the retail sale of alcohol of any kind between the hours of 06.00 to 24.00 hours Monday to Sunday. A register of all applications made with the London Borough of Merton is maintained by:

**LICENSING SECTION, LONDON BOROUGH OF MERTON, 14TH FLOOR, CIVIC CENTRE, LONDON ROAD, MORDEN, SURREY, SM4 5DX**

A record of this application may be inspected by appointment at Merton Civic Centre. Please email [licensing@merton.gov.uk](mailto:licensing@merton.gov.uk) or telephone 020 8546 3968.

It is open to any interested party to make representations about the likely effect of the application on the promotion of the licensing objectives. Representations must be made in writing to the Licensing Section at the office or email address above and be received by the Merton Licensing Section within a period of 28 days starting the day after the date shown below.

Note: It is an offence to knowingly or recklessly make a false statement in connection with an application. A person guilty of such offence is liable on summary conviction to a fine not exceeding £5,000. Date application given to the Council: 05/06/12.

### Notice of Application to apply for a Premises Licence made under the Licensing Act 2003

Please take notice that I/we Name of Applicant: Hunlimex Ltd Have made application to the London Borough of Merton to apply for a Premises Licence in respect of the premises: Hunlimex Ltd, 177 Kingstone Road, SW19 1LH, London.

The application is as follows: Premises Licence to be able to sell Hungarian alcoholic products. A register of all applications made with the London Borough of Merton is maintained by:

**LICENSING SECTION, LONDON BOROUGH OF MERTON, 14TH FLOOR, CIVIC CENTRE, LONDON ROAD, MORDEN, SURREY, SM4 5DX**

A record of this application may be inspected by appointment at Merton Civic Centre. Please email [licensing@merton.gov.uk](mailto:licensing@merton.gov.uk) or telephone 020 8546 3968 / 3969.

It is open to any interested party to make representations about the likely effect of the application on the promotion of the licensing objectives. Representations must be made in writing to the Licensing Section at the office or email address above and be received by the Merton Licensing Section within a period of 28 days starting the day after the date shown below.

Note: It is an offence to knowingly or recklessly make a false statement in connection with an application. A person guilty of such offence is liable on summary conviction to a fine not exceeding £5,000. Date application given to the Council: 07/06/12.

### Public Notices

## Do you have a vacancy?



Call our Recruitment Team today on 020 8722 6500 or [jobs@london.newsquest.co.uk](mailto:jobs@london.newsquest.co.uk)

To advertise contact 020 8722 6400 or email [privatesales@london.newsquest.co.uk](mailto:privatesales@london.newsquest.co.uk)

### EDITH HELEN UDEN (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 17 Love Lane Merton Surrey CR4 3AL, who died on 13/01/2012, are required to send particulars thereof in writing to the undersigned Solicitors on or before 24/09/2012, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

### ERNEST SAMUEL GARRISON (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 17 Love Lane Merton Surrey CR4 3AL, who died on 13/01/2012, are required to send particulars thereof in writing to the undersigned Solicitors on or before 24/09/2012, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

### Transport for London



### Road Traffic Regulation Act 1984

The A24 GLA Road (High Street Collier's Wood, London Borough of Merton) (Temporary Prohibition of Traffic) Order 2012

- Transport for London hereby gives notice that it intends to make the above named Traffic Order under section 14(1) of the Road Traffic Regulation Act 1984 for the purpose specified in paragraph 2. The effect of the Order is summarised in paragraph 3.
- The purpose of the Order is to enable traffic signal induction loop repair works to take place at A24 High Street Collier's Wood.
- The effect of the Order will be to prohibit any vehicle from entering or exiting A24 High Street Collier's Wood at its junction with Cavendish Road.

The Order will be effective at certain times from 09.00 PM on the 27th June 2012 until 11.59 PM on the 27th June 2012 or when the works have been completed whichever is the sooner. The prohibition will apply only during such times and to such extent as shall from time to time be indicated by traffic signs.

- The prohibition will not apply in respect of:
  - any vehicle being used for the purposes of those works or for fire brigade, ambulance or police purposes;
  - anything done with the permission or at the direction of a police constable in uniform or a person authorised by Transport for London.

At such times as the prohibition is in force an alternative route will be indicated by traffic signs via Park Road, Marlborough Road or the reverse to normal route of travel.

Dated this 14th day of June 2012  
Roger Pys  
Forward Planning Manager, Transport for London  
Palastre, 197 Blackfriars Road, London, SE1 8NJ

MAYOR OF LONDON

### PLANNING AND COMPULSORY PURCHASE ACT 2004 TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) (AMENDMENT) REGULATIONS 2008

#### MERTON COUNCIL LOCAL DEVELOPMENT FRAMEWORK

#### PUBLIC PARTICIPATION (REGULATION 27) FOR TWO DEVELOPMENT PLAN DOCUMENTS: SITES AND POLICIES & PROPOSALS MAP

#### PUBLIC PARTICIPATION (REGULATION 17) FOR A SUPPLEMENTARY PLANNING DOCUMENTS: RAINBOW INDUSTRIAL ESTATE

As part of Merton's Local Development Framework, Merton Council will be undertaking further public consultation on the preferred options for two Development Plan Documents: the "Sites and Policies DPD", which will allocate sites and provide new development management policies to guide planning decisions in Merton and the Proposals Map, which will illustrate land designations on a map. This is a continuation of previous public participation that took place between January and May 2012.

Merton Council will also be undertaking public consultation on a draft supplementary planning document for the Rainbow Industrial Estate, in Raynes Park, Merton.

Subject matter and area covered by the documents together with the London Plan 2011 and Merton's Local Development Framework, the two DPDs will provide detailed planning policies for the whole of Merton, allocating sites and guiding the location, design, form and use of land and buildings across the whole of Merton. These two DPDs are published as the Council's "preferred options".

The Rainbow Industrial Estate Supplementary Planning Document will assist the interpretation of Merton's planning policies to guide future employment-led regeneration of the site. It covers the whole of the site known as the Rainbow Industrial estate in Raynes Park, as designated on Merton's Proposals Map 2003; and including the entrance road as far as the junction with Grand Drive and the property No.9 Grand Drive.

Responses are invited on the two DPDs and the Rainbow Industrial Estate SPD between Wednesday 13 June and Wednesday 25 July 2012.

The Sites and Policies DPD and Proposals Map DPD associated sustainability appraisals and accompanying documents are available for inspection on Merton Council's website via [www.merton.gov.uk/planningpolicy](http://www.merton.gov.uk/planningpolicy) and at all of the locations set out below. The Rainbow Industrial Estate SPD is only available for inspection at Merton Civic Centre, Raynes Park Library and Wimbledon Library at the times and locations set out below:

<b>Merton Civic Centre,</b>	London Road, Morden; SM4 5DX M: 9.00-17.00 Tu: 9.00-17.00 W: 9.00-17.00 Th: 9.00-17.00 F: 9.00-17.00
<b>Donald Hope Library</b>	Cavendish House, High Street, Colliers Wood; SW19 2HR M: 9.30-19.00 Tu: 9.30-19.00 Th: 9.30-19.00, Sa: 9.30-17.00
<b>Mitcham Library</b>	167 London Road, Mitcham; CR4 1LT M: 9.30-19.00 Tu: 9.30-19.00 W: 9.30-13.00 Th: 9.30-19.00 F: 9.30-19.00 Sa: 9.30-17.00
<b>Morden Library</b>	London Road, Morden; SM4 5DX M: 9.30-19.00 Tu: 9.30-19.00 W: 9.30-19.00 Th: 9.30-19.00 F: 9.30-19.00 Sa: 9.30-17.00
<b>Raynes Park Library</b>	Approach Road, Raynes Park; SW20 8BA M: 9.30-19.00 Tu: 9.30-19.00 Th: 9.30-19.00 F: 9.30-19.00 Sa: 9.30-17.00
<b>Wimbledon Library</b>	35 Wimbledon Hill Road, Wimbledon; SW19 7NB M: 9.30-19.00 Tu: 9.30-19.00 W: 9.30-19.00 Th: 9.30-19.00 F: 9.30-19.00 Sa: 9.30-17.00

Please send comments on the two DPDs and draft SPD to: By e-mail: [ldf@merton.gov.uk](mailto:ldf@merton.gov.uk)

Post: Future Merton, 12th floor, Merton Civic Centre, London Road, Morden SM4 5DX

You may also request written notification from the Council of the date that the DPDs are submitted to the Secretary of State for independent examination, the publication of the Inspector's recommendations on the two DPDs, or that the two DPDs or SPD are adopted by Merton Council, or all of the above.

For further information, please contact the Future Merton team at 020 8546 3967 / 020 8546 4141 or e-mail [ldf@merton.gov.uk](mailto:ldf@merton.gov.uk)



### London Borough of Merton Public Notices

#### LONDON BOROUGH OF MERTON Road Traffic Regulation Act 1984 - Section 16A TEMPORARY ORDER

#### PARKWOOD ROAD, SW19

- The Merton London Borough Council hereby give notice that to facilitate the holding of a street party, they have made a temporary Order the effect of which will be that no person shall cause or permit any vehicle to enter Parkwood Road between its junction with Woodside and its junction with Alexandra Road.
- The restrictions shall only apply during such times and to such an extent as indicated by the placing of appropriate signs.
- Nothing in the Order shall apply to:
  - anything done with the permission or at the direction of a police constable in uniform;
  - any person or vehicle engaged in the execution of the said event;
  - any vehicle being used for police, fire brigade or ambulance purposes;
  - any person requiring local access to their property.
- The alternative route for vehicles affected by these restrictions shall be via Alexandra Road, Springfield Road and Woodside.
- The Order shall be in force between 08.00 and 23.59 on 16th June 2012.

Dated this 14th June 2012.  
Chris Lee  
Director of Environment and Regeneration  
London Borough of Merton  
Telephone: 020 8274 4901  
Merton Civic Centre  
London Road, Morden  
Surrey SM4 5DX

### London Borough of Merton Public Notices

#### TOWN AND COUNTRY PLANNING ACT 1990

#### TOWN AND COUNTRY PLANNING

#### LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS REGULATIONS 1990



PLEASE NOTE that the following planning applications were registered at the London Borough of Merton's Environment and Regeneration Department during week ending: 8 June 2012

a) Involving Listed Buildings or affecting the character of a Conservation Area:

#### Affects Conservation Area

12/P/1378 - 69 Marrow Road, SW19 5NE

RENEWAL OF EXISTANT PERMISSION FOR THE ERECTION OF TWO STOREY OUTBUILDING PROVIDING GROUND FLOOR GARAGE AND FIRST FLOOR GYMNASIUM, INCORPORATING REAR BALCONY AND NEW VEHICULAR ACCESS & GATES TO MARRIAT ROAD (RENEWAL OF LBM PLANNING APPROVAL 06/P0860).

Applicant: Hamish Bryce

Conservation Area: Wimbledon North

12/P/1533 - 208 West Side Common, SW19 4UE

ERECTION OF A SINGLE STOREY REAR EXTENSION AND ERECTION OF A TWO STOREY SIDE EXTENSION INCLUDING THE DEMOLITION OF THE EXISTING GARAGE

Applicant: Mr & Mrs Feeder

Conservation Area: Wimbledon West

12/P/1437 - 188 High Street, SW19 5UX

APPLICATION FOR ADVERTISEMENT CONSENT FOR THE DISPLAY OF AN ILLUMINATED FACIA SIGN AND ILLUMINATED PROJECTING BOX SIGN.

The Council have received applications described in the Schedule hereto for planning permission for proposed development. The applications should be sent in writing by 5.00pm during the period of 21 days beginning with the date of publication of this notice, quoting application reference (12/P/...), in the event of an appeal to the Secretary of State for the Environment regarding the refusal of the application, any representations received may be forwarded to the Department of the Environment and the appellant unless a contrary wish is expressed.

14 June 2012

Chris Lee  
Director of Environment and Regeneration  
London Borough of Merton

Applicant: C/O Agent

Conservation Area: Wimbledon Village

12/P/1447 - 60 Drax Avenue, SW20 9ET

ERECTION OF SINGLE STOREY REAR CONSERVATORY

Applicant: Mrs Hill

Conservation Area: Drax Avenue

12/P/1466 - 188 High Street, SW19 5UX

INSTALLATION OF 4 TIMBER FRAMED SLIDING WINDOWS TO REAR OF BUILDING

Applicant: C/O Agent

Conservation Area: Wimbledon Village

12/P/1471 - 188 High Street, SW19 5UX

REMOVAL OF THE 2 EXISTING SLIDING DOORS AND INSTALLATION OF TIMBER PANELING 1005 MM ABOVE GROUND LEVEL AND INSTALLATION OF 12 TIMBER FRAMED BI FOLD SLIDING WINDOWS.

Applicant: C/O Agent

Conservation Area: Wimbledon Village

b) For information the following applications have also been registered:

#### Major Press List

12/P/1406 - 141 UK, 14 London Road, SW17 9HW

APPLICATION FOR VARIATION OF CONDITION 18 (DELIVERY TIMES) ATTACHED TO LBM PLANNING PERMISSION 03/P0255 (DATED 09/12/2003) TO ALLOW FOR DELIVERIES TO STORE BETWEEN THE HOURS OF 0600 AND 2200 MONDAY TO SATURDAY AND BETWEEN 0600 AND 2000 SUNDAYS & PUBLIC HOLIDAYS BETWEEN 25TH JULY AND SEPTEMBER 9TH 2012 ONLY.

Applicant: Olvi J

Conservation Area: Not in Conservation Area

12/P/1461 - 141 UK, 218 Raynes Road, SW19 8UX

APPLICATION FOR VARIATION OF CONDITION 22 (DELIVERY TIMES) ATTACHED TO LBM PLANNING PERMISSION 04/P0946 (DATED 18/12/2004) TO ALLOW FOR DELIVERIES TO STORE BETWEEN THE HOURS OF 0600 AND 0600 MONDAY TO SATURDAY AND BETWEEN 0600 AND 2200 SUNDAYS & PUBLIC HOLIDAYS BETWEEN 25TH JULY AND SEPTEMBER 9TH 2012 ONLY.

Applicant: LBM UK GmbH

Conservation Area: Not in Conservation Area

Merton Civic Centre  
London Road, Morden  
Surrey SM4 5DX