London Borough of Merton
Sustainability Appraisal
**Submission Draft Estates Local Plan**
Stage 3 Consultation

Submission Draft Estates Local Plan

# Sustainability Appraisal APPENDICES

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# Appendices

# A1 SA and SEA requirements

A Sustainability Appraisal is required Under Section 19(5) of the Planning and Compulsory Purchase Act 2004 (the 2004 Act). Sustainability Appraisal (SA) of all Local Development Documents (LDD), including Development Plan Documents (DPD), is mandatory.

Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC (transposed into the UK legislation by the Environmental Assessment of Plans and Programmes Regulations 2004, Regulation 12), which requires formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. The focus of SEA is environmental effects.

Whilst the Directive defines the environment broadly, in that it includes factors such as population, human health and cultural heritage, SA goes further by examining all the sustainability related effects of plans, whether they are social, environmental or economic. SA under the 2004 Act incorporates the requirements of the SEA Directive.

The requirements of the Directive and the location of the information within the SA report are set out overleaf.

## Information required in the Environment Report according to the SEA Directive

Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2). The information to be given in the report is set out in Article 5 and Annex I of the Directive as follows:

| SEA Directive Requirements | | Location in SA Report |
|---|---|---|
| a | An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plan and programmes | Non-technical summary<br>Sections 1, 2 and 4 of SA report |
| b | The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme | Scoping report and Section 4 |
| c | The environmental characteristics of areas likely to be significantly affected | Scoping Report, Issues & Option SA and Sections 4 and 5 |
| d | Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC | Sections 4 and 5 |
| e | The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation | Sections 4 and 5, Appendix A4 |
| f | The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.<br><br>These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects) | Section 8 and 9, Appendices A3-A8 |
| g | The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme | Section 9 and Appendices A5-A6 |
| h | An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information | Sections 7 and 8, Appendix A5 |
| i | A description of measures envisaged concerning monitoring in accordance with Article 10 Sections 2 and 9 | Section 10 |
| j | A non-technical summary of the information provided under the above headings. | Non-technical summary |

| SEA Directive Requirements | | Location in SA Report |
|---|---|---|
| **Consultation:** | | |
| | • authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). | Scoping report issued to statutory consultees for consultation. Responses to consultation provided in Section 3.6 of the SA Report and Council website |
| | • authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) | Scoping Report, September 2014<br>Issues & Options SA Report, September 2014<br>Draft Estates Local Plan SA Report, Feb. 2016<br>Revised dELP SA Report, October 2016 |
| | • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). | N/A |
| **Taking the environmental report and the results of the consultations into account in decision-making (Art. 8) Provision of information on the decision:** | | |
| | When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed:<br>• the plan or programme as adopted<br>• a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with the measures decided concerning monitoring (Art. 9 and 10) | N/A |
| **Monitoring** | | |
| | • of the significant environmental effects of the plan's or programme's implementation (Art. 10) | N/A |
| **Quality assurance:** | | |
| | • environmental reports should be of a sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12). | |

# A2 Plans, Policies and Programmes

All of the plans and programmes influence Merton's Local Plan documents to some degree. The London Plan, as the spatial strategy for London, the various Mayoral strategies and the adopted Merton plans, strategies and guidance including the Core Planning Strategy and Sites and Policies Plan are of particular relevance.

| **International** | |
|---|---|
| **Policy or Plan** | |
| Kyoto Protocol to the United Nations Framework convention on climate change (1997) | |
| Johannesburg Declaration on Sustainable development 2002 | |
| **European** | |
| **Policy or Plan** | |
| EU Biodiversity Strategy (1998) | |
| EU Biodiversity Action Plan (2006) | |
| European Landscape Convention (ratified by the UK Government in 2006) | |
| EU Sixth Environment Action Plan (Sustainable Development Strategy) (2002) | |
| European Spatial Development Perspective Report (1999) | |
| EU Sustainable Development Strategy 2002 (revised 2006) (reviewed 2009) | |
| **EU Directives** | |
| Air Quality Framework (EU Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC) | |
| Assessment of the Effects of Certain Public and Private Projects on the Environment (**EIA Directive 85/337/EEC**) | |
| Assessment and Management of Environmental Noise (**END Directive 2002/49/EC**) | |
| Conservation on Natural Habitats and of Wild Fauna and Flora (Directive 92/43/EEC) | |
| Conservation of Wild Birds (Directive 79/409/EEC) | |
| Energy Performance of Buildings (EU Directive 2002/91/EC) | |
| Energy Efficiency (Directive 2012/27/EU) | |
| Floods Directive (**EU Directive 2007/60/EC**) | |
| Landfill Directive 1999/31/EC | |
| Promotion of the use of Biofuels or other Renewable Fuels for Transport (EU Directive 2003/30/EC) | |
| Renewable Energy (EU Directive 2009/28/EC) | |
| **Strategic Environmental Assessment (SEA Directive 2001/42/EC)** | Requires the formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. The focus of SEA is environmental effects. |
| Urban Waste Water Directive (91/271/EEC) | |
| Waste Framework Directive 75/442/EEC | |
| Water Framework Directive (**EU Directive 2000/60/EC**) | |

| National | |
|---|---|
| **Regulations** | |
| Air Quality Standards Regulations (2010) | These Regulations replace the Air Quality Standards Regulations 2007 implement the following Directives: Directive 2008/50/EC on ambient air quality and cleaner air for Europe (this Directive replaces Council Directive 96/62/EC on ambient air quality assessment and management, Council Directive 1999/30 EC relating to limits for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in ambient air, Council Directive 2000/69/EC relating to limit values for benzene and carbon monoxide in ambient air, Council directive 2002/3/EC relating to ozone in ambient air.) Directive 2004/107/EC relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air. |
| Conservation of Habitat and Species Regulations, 2010 | The Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations") consolidate and update the Conservation (Natural Habitats, &c.) Regulations the 1994 Regulations"). |
| Building Regulations: England and Wales (Part L – Conservation of Fuel and Power, 2010) and (Part G Sanitation, hot water safety and water efficiency, 2010) | Part L – Conservation of fuel and power. The legal framework and Approved Documents for Part L (Conservation of fuel and power) were last revised by amendments that came into effect on 1 October 2010 and provide practical guidance on ways of complying with the energy efficiency requirements and regulation 7 of the Building Regulations 2010 (SI2010/2214) for England and Wales. The 2010 edition of Approved Document G - Sanitation, hot water safety and water efficiency, has been updated to incorporate amendments made to reflect any changes arising as a result of the Building Regulations 2010 and replaces the previous edition of Approved Document G - Sanitation, hot water safety and water efficiency. |
| Climate Change Act (2008) | The Climate Change Act creates a new approach to managing and responding to climate change in the UK, by:<br>• setting ambitious, legally binding targets, including a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050 and 34% by 2020 against a 1990 baseline.<br>• taking powers to help meet those targets<br>• strengthening the institutional framework<br>• enhancing the UK's ability to adapt to the impact of climate change<br>• establishing clear and regular accountability to the UK Parliament and to the devolved legislatures |
| Community Infrastructure Levy Regulations 2010 (and subsequent amendments | The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. |
| Deregulation Act 2015 | The Deregulation Act provides for the removal or reduction of burdens on businesses, civil society, individuals, public sector bodies and the taxpayer. As far as is practicable all necessary technical housing standards should now be included in the main building regulations rather than within development plans. The act provides for an amendment to be made to the Planning and Energy Act 2008. Section 1(1)(c) of that Act provides that local planning authorities may include in their plans requirements that development in their area meets higher standards of energy efficiency than are required by building regulations. Government policy meanwhile is that new dwellings meet a zero net carbon emissions standard from 2016. Building regulations should also provide for optional requirements. Local planning authorities will be able, where circumstances justify it, to make it a condition of planning permission for developments that they comply with one or more such optional requirements, which will then apply to the development as building regulations requirements, and be inspected and enforced as such. |

| National | |
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| **Policy or Plan** | **Summary of objectives and targets** |
| **Regulations** | |
| Energy Act 2008 | The Energy Act 2008 updates energy legislation to:<br>• reflect the availability of new technologies and emerging renewable technologies<br>• correspond with the UK's changing requirements for secure energy supply<br>• protect our environment and the tax payer as the energy market changes |
| **Environmental Assessment of Plans and Programmes regulations 2004** | **Provides the regulations for the implementation of the Strategic Environmental Assessment Directive (EU/2001/42/EC) for certain plans and programmes that are likely to have significant environmental impacts** |
| Environmental Noise (England) Regulations 2006 (as amended) | The regulations transpose the EU Directive 2002/49/EC that relates to the assessment and management of environmental noise. |
| Flood and Water Management Act 2010 | The Act updates legislation to ensure; better protection from flooding, manage water more sustainably, improve public services and secure water resources during periods of drought. The Flood and Water Management Act imparts significant new roles and responsibilities on local authorities. County or unitary authorities are now classed as lead local flood authorities (LLFAs) who have responsibilities for managing local flood risk. The responsibilities of a LLFA include:<br>• prepare and maintain a strategy for local flood risk management in their areas, co-ordinating views and activity with other local bodies and communities through public consultation and scrutiny, and delivery planning.<br>• maintain a register of assets – these are physical features that have a significant effect on flooding in their area<br>• investigate significant local flooding incidents and publish the results of such investigations<br>• establish SuDS approval bodies (SABs) that will be responsible for the approval of design, build and adoption of SuDS<br>• issue consents for altering, removing or replacing certain structures or features on ordinary watercourses<br>• play a lead role in emergency planning and recovery after a flood event |
| Growth and Infrastructure Act 2013 | The Act sets out a series of reforms intended to reduce the red tape that the government considers hampers business investment, new infrastructure and job creation. |
| Housing and Planning Act 2016 | Through this Act, the Government aims to take forward proposals to build more homes that people can afford, give more people the chance to own their own home, and ensure the way housing is managed is improved. This Act seeks to achieve this, in part, by implementing reforms that will make sure that the planning system does not add any unnecessary obstacles to the delivery of new homes. The Act includes provision for the delivery of Starter Homes and Social Housing. The Act also provides for "permission in principle" ("PIP") for housing-led development which will provide developers with greater certainty of consent at an earlier stage in the development cycle. |
| Local Government White Paper: Strong and Prosperous Communities (2009) | The aim of this White Paper is to give local people and local communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a rebalancing of the relationship between central government, local government and local people. |

| National | |
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| **Policy or Plan** | **Summary of objectives and targets** |
| **Regulations** | |
| Natural Environment and Rural Communities Act (2006) | The Natural Environment and Rural Communities Act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy. The Act was published by Parliament and is accompanied by a set of explanatory notes, a Regulatory Impact Assessment and a policy statement. |
| Planning and Compulsory Purchase Act (2004) | The Act received Royal Assent on 13 May 2004 and the provisions of the Act were introduced through a series of Commencement Orders and Regulations. The Act strengthened the focus on sustainability, transparency, flexibility and speed. The aim of the Act is to give effect to the Government's policy on the reform of the planning system, the principal features of which are set out in the policy statement Sustainable communities: Delivering through planning which was published on 23 July 2002. |
| Planning and Energy Act (2008) | This Act allows local councils to set targets in their areas for on-site renewable energy, on-site low carbon electricity and energy efficiency standards in addition to national requirements. It requires developers to source at least 10% of any new building's energy from renewable sources. |
| Planning Act (2008) | The Planning Act 2008 was granted Royal Assent on 26 November 2008. The Act introduced a new stream-lined system for decisions on applications to build nationally significant infrastructure projects (NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL). |
| Localism Act 2011 | The Localism Act takes power from central government and hands it back to local authorities and communities - giving them the freedom and flexibility to achieve their own ambitions. There are five key measures in the Localism act:<br>• Community Rights<br>• Neighbourhood Planning<br>• Housing<br>• Empowering cities and other local areas<br>• General power of competence<br>Different parts of the Act will come into effect at different times. |
| Neighbourhood Planning Regulations 2012 | The Regulations set out the procedure for the designation of neighbourhood areas and neighbourhood forums and for the preparation of neighbourhood development plans and neighbourhood development orders (including community right to build orders). |
| Sustainable Communities Act 2007 (Amended 2010) and Sustainable Communities Regulations 2012 | The Sustainable Communities Act 2007 provides an opportunity for communities to identify legislative barriers that prevent them from improving the sustainability of their local areas and discuss them with their local authorities. If the barrier needs Government action to remove it, local authorities can ask government to remove it. |
| Town and Country Planning Act (1990) | The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales |
| The Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008 | These Regulations amend the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1991 so that they apply to applications for subsequent approval of matters under conditions attached to planning permissions. |

| National | |
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| **Policy or Plan** | **Summary of objectives and targets** |
| **Regulations** | |
| The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 | These regulations outline the procedure for considering environmental impact when deterring planning permission applications. |
| The Town and Country Planning (Environmental Impact Assessment) Regulations 2011<br><br>And Amendment 2015 | These Regulations replace the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI No. 293) ("the 1999 Regulations") and subsequent amending instruments. The Town and Country Planning (Environmental Impact Assessment) (Mineral Permissions and Amendment) (England) Regulations 2008 remain in force. These Regulations, except for the provisions relating to projects serving national defence purposes, extend to England only. The 1999 Regulations remain in force for Wales. These regulations provide a consolidation of the 1999 regulations to reflect amendments to the EIA directive and recent case law. |
| The Town and Country Planning (Environmental Assessment and Permitted Development) Regulations 1995 | These Regulations are concerned with the further implementation in England and Wales of Council Directive 85/337/EEC. |
| The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010 | This order amends the GDPO 1995 in relation to:<br>• Design and access statements<br>• Publicity of planning applications<br>• Time limits for lodging certain planning appeals<br>• Provisions to include on the planning register applications for non-material amendments |
| The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2012 | The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2012 amends the Town and Country Planning (General Permitted Development) Order 1995 ("GPDO") by:<br>• adding a new Part 43 to Schedule 2 to introduce permitted development rights for solar panels, ground and water source heat pumps, and flues forming part of biomass and combined heat and power systems installed on non-domestic premises.<br>• inserting new paragraphs into Parts 6 and 7 of Schedule 2 to clarify that permitted development rights can apply under those Parts to structures to house biomass boilers, anaerobic digestion systems and associated waste and fuel stores, and hydro turbines installed on agricultural and forestry units, and<br>• amending paragraph J of Part 40 of Schedule 2 (interpretation of Part 40) to delete the words "product and installation" from the definition of "MCS Planning Standards". |
| The Town and Country Planning (Local Planning) (England) Regulations 2012 | The Regulations (a) consolidate the existing Town and Country Planning (Local Development) (England) Regulations 2004 and the amendments made to them; and (b) make new provision and amendments to take account of the changes made by the Localism Act2011. |
| The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 | This amendment introduces a definition of houses in multiple occupation into the Use Classes Order. |
| The Water Resources Act 1991 (Amendment) E&W Regulations 2009 | This Act aims to prevent and minimise pollution of water. The policing of this act is the responsibility of the Environment Agency. Under the act it is an offence to cause or knowingly permit any poisonous, noxious or polluting material, or any solid waste to enter any controlled water. Silt and soil from eroded areas are included in the definition of polluting material. If eroded soil is found to be polluting a water body or watercourse, the Environment Agency may prevent or clear up the pollution, and recover the damages from the landowner or responsible person. |

| National | |
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| **Policy or Plan** | **Summary of objectives and targets** |
| **Regulations** | |
| The Water Act 2003 | The four broad aims of the Act are:<br>• the sustainable use of water resources;<br>• strengthening the voice of consumers;<br>• a measured increase in competition; and<br>• the promotion of water conservation. |
| **Planning Policy** | |
| **National Planning Policy Framework March 2012** | The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**. For **plan-making** this means that:<br>• local planning authorities should positively seek opportunities to meet the development needs of their area;<br>• Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:<br>- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or<br>- specific policies in this Framework indicate development should be restricted.<br>For **decision-taking** this means:<br>• approving development proposals that accord with the development plan without delay; and<br>• where the development plan is absent, silent or relevant policies are out of date, granting permission unless:<br>- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or<br>- specific policies in this Framework indicate development should be restricted. |
| Technical Guidance to the NPPF March 2012 | This document provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction. This guidance retains key elements of Planning Policy Statement 25 and of the existing minerals policy statements and minerals planning guidance notes which are considered necessary and helpful in relation to these policy areas. The retention of this guidance is an interim measure pending a wider review of guidance to support planning policy. |
| National Planning Practice Guidance (updated 2015) | Provides guidance on how to implement the NPPF. |

| National | |
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| **Policy or Plan** | **Summary of objectives and targets** |
| **Government Strategies** | |
| Air Quality Strategy DEFRA 2007 | The strategy sets out air quality objectives and policy options to further improve air quality in the UK from today into the long term. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect our environment. |
| Air Pollution: Action in a changing Climate 2010 | This 'forward look' document does not replace the current air quality strategy but accounts for the rapid development of climate change policy since the strategy was published in 2007. |
| Biodiversity – The UK Action Plan (1994) | The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources. The Government published the first lists of Priority Species and Habitats in 1995 as part of the UK Biodiversity Action Plan (UK BAP), which included over 300 species. |
| Natural England's – England Biodiversity (2002) | England Biodiversity Strategy was published in 2002. It brings together England's key contributions to achieving the 2010 target to halt biodiversity loss. It also seeks to make biodiversity part of mainstream thinking and emphasises that healthy, thriving and diverse ecosystems are essential to everybody's quality of life and wellbeing. The Strategy has five themes:<br>• Protecting the best wildlife sites<br>• Promoting the recovery of declining species and habitats<br>• Embedding biodiversity in all sectors of policy and decision making<br>• Enthusing people<br>• Developing the evidence base.<br>An important aim of the strategy is to deliver the UK Biodiversity Action Plan in England, and a measure of success of conserving England's biodiversity is how the status of priority species and habitats is changing. |
| Biodiversity 2020: A strategy for England's wildlife and ecosystems 2011 | Provides a comprehensive picture of how the international and EU commitments are being implemented. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. The strategy aims to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. |
| Securing the Future – UK Sustainable Development Strategy (2005) | This sets out the national framework for Sustainable Development based on 4 central aims:<br>• social progress which recognises the needs of everyone<br>• effective protection of the environment<br>• prudent use of natural resources<br>• maintenance of high and stable levels of economic growth and employment<br>The strategy sets five guiding principles to achieve sustainable development:<br>• living within environmental limits<br>• ensuring a strong, healthy and just society<br>• achieving a sustainable economy<br>• promoting good governance<br>• using sound science responsibly |

| National | |
|---|---|
| **Policy or Plan** | **Summary of objectives and targets** |
| **Government Strategies** | |
| Sustainable Construction Strategy (2008) | This Strategy is aimed at providing clarity around the existing policy framework and signalling the future direction of Government policy. It aims to realise the shared vision of sustainable construction by:<br>• Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability<br>• Setting and committing to higher standards to help achieve sustainability in specific areas<br>• Making specific commitments by industry and Government to take the sustainable construction agenda forward |
| UK Low Carbon Transition Plan (2009) | The low carbon transition plan sets out how the government is to meet its binding carbon budget – an 18% cut in emissions on 2008 levels by 2020 (34% on 1990 levels). It also allocated individual carbon budgets for the major UK government departments, which are expected to produce their own plans. |
| Carbon Plan 2011 | The Carbon Plan, published in December 2011, sets out the Government's plans for achieving the emissions reductions committed to in the first four carbon budgets, on a pathway consistent with meeting the 2050 target. This publication brings together the Government's strategy to curb greenhouse gas emissions and deliver our climate change targets, as well as the updated version of our actions and milestones for the next five years; replacing the draft Carbon Plan published in March 2011. Part 1, 2 and 3 of the report, Annex A and Annex B set out the Government's strategy for delivering carbon budgets and fulfil the legal obligation to report on what the UK is doing to ensure it meets carbon budgets set in law. Annex C of this report sets out, department by department, actions and deadlines for the next five years. |
| Energy Efficiency Strategy: The Energy Efficiency Opportunity in the UK (DECC 2012) | This is an Energy Efficiency Strategy to maximise existing policy and realise the wider energy efficiency potential that is available in the UK economy. |
| Laying the Foundations: A Housing Strategy for England (2011) | A radical new strategy to reignite the housing market and get the nation building again was launched on 21 November by the Prime Minister. The Housing Strategy sets out a package of reforms to:<br>• get the housing market moving again<br>• lay the foundations for a more responsive, effective and stable housing market in the future<br>• support choice and quality for tenants<br>• improve environmental standards and design quality.<br>The new strategy addresses concerns across the housing market making it easier to secure mortgages on new homes, improving fairness in social housing and ensuring homes that have been left empty for years are lived in once again. |
| National Flood and Coastal Erosion Risk Management Strategy for England, 2011 | This document contains the following information: Understanding the risks, empowering communities, building resilience: the national flood and coastal erosion risk management strategy for England |

| National | |
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| **Policy or Plan** | **Summary of objectives and targets** |
| **Government Strategies** | |
| Water Strategy Future Water: The Government's Water Strategy for England (2008) | The overarching aim of the Water Strategy is to improve standards of service and quality, through sustainable water management, whilst achieving a balance between environmental impacts, water quality of surface and ground waters, supply and demand, and social and economic effects. The intermediate outcomes are:<br>• No deterioration in water quality in the environment, aiming for improvement to good ecological status by 2015, and improved biodiversity and ecology with increased value from sustainable recreation<br>• Climate change mitigation and adaptation<br>• Sustainable use of water resources with no essential supply interruptions during drought<br>• High levels of drinking water quality<br>• Fair, affordable and cost-reflective charges. |
| Waste Strategy (2007) | This new strategy builds on Waste Strategy 2000 (WS2000) and the progress since then but aims for greater ambition by addressing the key challenges for the future through additional steps. The Government's key objectives are to: • decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use; • meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; • increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; • secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and • get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies. |
| UK Sustainable Procurement Action Plan (2007) | The Government launched a package of actions to deliver the step change needed to ensure that supply chains and public services will be increasingly low carbon, low waste and water efficient, respect biodiversity and deliver wider sustainable development goals. The Action Plan puts in place clear lines of accountabilities and reporting, and develops plans to raise the standards and status of procurement practice in Government, which will strengthen delivery of these targets. |
| Noise Policy Statement for England (DEFRA 2010) | This statement sets out the long-term vision of Government noise policy, which is to promote good health and a good quality of life through the management of noise within the context of Government policy on sustainable development. The policy seeks to make explicit the implicit underlying principles and aims regarding noise management and control that are to be found in existing policy documents, legislation and guidance. |
| Healthy lives, healthy people: our strategy for public health in England 2010 and update 2011 | The strategy sets out a bold vision for a reformed public health system in England including:<br>• Local authorities to take new responsibilities for public health<br>• Local authorities to be supported by a new integrated public health service – Public Health England<br>• A stronger focus to be placed on outcomes across the system<br>• Public health as a clear priority and a core part of business<br>• A commitment to reduce health inequalities. |
| DEFRA Sustainable Drainage Systems Non-Statutory Technical Standards for Sustainable Drainage Systems 2015 | This document sets out non-statutory technical standards for sustainable drainage systems. They should be used in conjunction with the National Planning Policy Framework and Planning Practice Guidance. |

| National | |
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| **Policy or Plan** | **Summary of objectives and targets** |
| **Guidance and other Reference Documents** | |
| Building Research Establishment Environmental Assessment Method (BREEAM) | |
| Environment Agency – Creating a better place. Our corporate strategy (2010-2015) | |
| Environment Agency – Climate Change, adapting for tomorrow (2009) | |
| Environment Agency – Water for people and the environment. Water resources strategy for England and Wales (2009) | |
| English Heritage Conservation Principles: for the sustainable management of the historic environment (2008) | |
| English Heritage, Guidance on Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010) | |
| English Indices of Deprivation 2010 | |
| National Heritage Protection Plan 2015-18 | |
| Guidance on Tall Buildings CABE and English Heritage (2007) | |
| Model Procedures for the Management of Contaminated Land-Environment Agency. | |

| Regional | |
|---|---|
| **Policy or Plan** | **Summary of objectives and targets** |
| **Air Quality** | |
| Clearing London's Air - Air Quality Strategy (2010) | The strategy sets out a framework for improving London's air quality and measures aimed at reducing emissions from transport, homes, offices and new developments, as well as raising awareness of air quality issues. |
| The Control of Dust and emission during construction and demolition (2014) SPG | |
| **Accessibility and Equity** | |
| Equal Life Chances for All framework 2014 | The Equal Life Chances for All framework 2014 highlights the Mayor's commitment to tackling inequality; improving life chances and removing barriers that prevent people from reaching their full potential. |
| Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (20i4) | This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people. |
| Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007) | This SPG provides guidance to boroughs, partners and developers on the implementation of policies in the London Plan, which relate to equalities issues and addressing the needs of London's diverse communities. |
| **Culture** | |
| Cultural Strategy: Cultural Metropolis (2010) | The Mayor's Cultural Strategy sets out his vision, priorities and recommendations for how to strengthen the cultural life of Londoners across the capital. The strategy recognises the significance of the cultural and creative sectors in making London a successful world city, and puts forward a case for its continued support and investment – particularly in the run up to the 2012 Olympics and the opportunity it presents for London to undertake a step change in cultural activity and participation. |
| **Economy** | |
| Mayors Economic Development Strategy (2010) | The Mayor's vision is for London to be the best big city in the world. The Strategy sets out this vision with respect to the London economy, and how it can be realised. The Mayor's ambitions are for London to be the World Capital of Business, and to have the most competitive business environment in the world; to be one of the world's leading low carbon capitals, for all Londoners to share in London's economic success and for London to maximise the benefits of the 2012 Olympic and Paralympic games. |
| **Energy and Climate Change** | |
| Climate Change Mitigation and Energy Strategy (2011) | This Strategy has a positive message on targets. The strategy shows that if all the existing policies and programmes that are already in train – whether at national or local level – actually deliver as promised, it will be possible to get very close to London's ambitious CO2 reduction target of 60 per cent against 1990 levels. The Strategy also identifies the further measures needed to close the gap. |
| Draft Climate Change Adaptation Strategy for London (2010) | The Mayor's Climate Change Adaptation Strategy:<br>• identifies who and what is most at risk today<br>• analyses how climate change will change the risk of flood, drought and heat-wave through the century<br>• describes what action is needed to manage the changes and who is responsible.<br>The key actions proposed in the strategy are:<br>• To improve our understanding and management of surface water flood risk<br>• An urban greening programme to increase the quality and quantity of green space and vegetation in London – this will buffer us from floods and hot weather<br>• To retro-fit up to 1.2m homes by 2015 to improve the water and energy efficiency of London homes |

| Regional | |
|---|---|
| **Policy or Plan** | **Summary of objectives and targets** |
| **Flood Risk** | |
| Thames Region Catchment Flood Management Plan, 2009 | This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. The plan is based on extensive research into the catchment characteristics of the region and the options available for managing the risk to people, properties and the environment. The likely impacts of climate change and the plans for future development are also taken into account. |
| Regional Flood Risk Appraisal (2009) | The Mayor published the Regional Flood Risk Appraisal (RFRA) in October 2009. The RFRA examines the nature and implication of flood risk in London and how the risk should be managed. The RFRA contains 19 recommendations, involving or lead by a range of organisations. Progress against the recommendations will be monitored annually in the London Plan Annual Monitoring Report. |
| Mayor of London: Regional Flood Risk Appraisal (2014) | The Regional Flood Risk Appraisal (RFRA) provides an overview of all sources of flooding in London and addresses its probability and consequences. |
| The Thames Estuary 2100 Plan (2012) | Recommends how to manage tidal flood risk to the end of the century and beyond. The plan sets out how 1.25 million people and £200 billion worth of property will continue to be protected from tidal flood risk. |
| Lower Thames Flood Risk Management Strategy 2010 | The Lower Thames Flood Risk Management Strategy (LTFRMS) proposes measures to reduce the risk of flooding to the 15,000 properties which are currently at risk from a 1% flood event in the area from Datchet to Teddington. These measures include the construction of three flood diversion channels, the widening of Desborough Cut and improvements to Sunbury and Molesey Weirs and Teddington Lock. It also includes community based measures for improving resistance and resilience to flooding for smaller groups of properties and improving mapping information for emergency evacuation plans. |
| Thames River Basin Management Plan (2009) | The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) to promote the concept of sustainable water management. The aims of the plan is:<br>• To safeguard the sustainable use of water<br>• To protect and restore the status of aquatic ecosystems<br>• To improve aquatic environments by the reduction of hazardous substances<br>• To reduce groundwater pollution<br>• To help mitigate the effects of flood and droughts |
| **Health** | |
| The London Health Inequalities Strategy (2010) | The strategy sets out the Mayor's framework to reduce health inequalities in the capital. Key aims of the strategy include encouraging physical activity, supporting long-term investment to reduce poverty, improving access to primary care and NHS services, supporting individuals to make healthier choices and promoting well-being in the workplace. |
| NHS London: Strategic Plan (2008-13) | A strategic plan that sets out an ambitious programme of work to deliver high-quality, value for money services. |

| Regional | |
|---|---|
| **Policy or Plan** | **Summary of objectives and targets** |
| **Heritage** | |
| Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment – English Heritage 2010 | Whilst this guidance focuses on SEA/SA for development plans, including neighbourhood plans, it is equally applicable to the preparation of SEA/Sas for other types of documents such as Local Transport Plans and Water Resource Management Plans. |
| English Heritage's Heritage at Risk Register – London 2011 | Identifies listed buildings at risk from neglect, decay, under-use or redundancy in London. |
| **Housing** | |
| London Housing Strategy (2014) | The overriding aims of this strategy are to increase the supply of housing of all tenures and to ensure that these homes better support London's continued economic success. The strategy is not just about supply; policies range from improving the existing stock to tackling rough sleeping – but supply is at the heart of it, underpinning each of its five key priorities |
| GLA Housing Design Guide 2010 | The new 'interim edition' of the London Housing Design Guide sets out the Mayor of London's aspirations for the design of new housing in the capital. The Mayor is committed not just to delivering more homes in London, but also to improving the quality of our homes. The London Development Agency has published the new London Housing Design Guide, which sets a new benchmark for housing design in London. All housing built on London Development Agency land is expected to meet these standards. The standards will also start to be applied to housing schemes applying for funding from the London Homes and Communities Agency from April 2011. |
| Housing Mayor's Supplementary Planning Guidance (2012) | This draft document sets out proposed guidance to supplement the housing policies in the 2011 London Plan (LP). In particular, it provides detail on how to carry forward the Mayor's view that:<br>"providing good homes for Londoners is not just about numbers. The quality and design of homes, and the facilities provided for those living in them, are vital to ensuring good liveable neighbourhoods".<br>The SPG is informed by the Government's draft National Planning Policy Framework and by its new Housing Strategy for England. |
| Draft Affordable Housing SPG 2012 | The draft supplementary planning guidance note on affordable housing deals with how the Government's new affordable rent housing product can be used to implement the policies in the Plan. The guidance deals both with setting affordable housing targets in Local Development Frameworks, and with negotiation of affordable housing on private residential and mixed use development sites. |
| Housing Standards 2016 | Minor alterations to the London Plan on Housing Quality and Design, Housing Choice, Sustainable Design and Construction, Water Use and Supplies Policy and Lifetime Neighbourhoods Policy |

| Regional | |
|---|---|
| **Policy or Plan** | **Summary of objectives and targets** |
| **Infrastructure** | |
| Social Infrastructure SPG (2015) | This document contains guidance to support London Plan Policy 3.16 on the Protection and Enhancement of Social Infrastructure, as well as policies 3.17 Health and Social Care Facilities, 3.18 Education Facilities and 3.19 Sports Facilities. It particularly focuses on those elements of social infrastructure that face the biggest strategic challenges - specifically health, education, sport, faith and burials. |
| Central London Infrastructure Study (2009) | The study aims to provide a strategic understanding of the implications of growth for the whole of Central London, with an indication of how growth, and therefore demand for infrastructure, is distributed across the study area. This analysis allows Central London Forward to build a robust case for additional infrastructure investment for Central London to achieve sustainable growth up to 2026. In particular, as well as offering local authority level information and analysis, the report provides evidence of sub-regional issues and opportunities, encouraging joint solutions wherever appropriate. This study also identifies existing gaps and shortfalls in infrastructure provision. |
| **London Plan** | |
| London Plan (2011)<br>Further Alterations to the London Plan (FALP) 2015 | The London Plan describes an integrated economic, social, environmental and transport framework for the development of London over the next 20-25 years. London boroughs' local plans need to work within this larger structure, and its policies guide decisions on planning applications by councils and the Mayor. The new London Plan sets out to:<br>• Meet the needs of a growing population with policy on new homes, including affordable housing, housing design and quality, and social infrastructure, which will promote diverse, happy and safe local communities.<br>• Support an increase in London's development and employment with policy on: outer London, inner and central London; finding the best locations for development and regeneration, and protecting town centres; encouraging a connected economy and improving job opportunities for everyone, so that London maintains its success and competitiveness.<br>• Improve the environment and tackle climate change by: reducing CO2 emissions and heat loss from new developments; increasing renewable energy; managing flood risk, ensuring water supply and quality; improving sewerage systems; improving London's recycling performance and waste management; and protecting our open spaces making London a green and more pleasant place to live and visit. Ensure that London's transport is easy, safe and convenient for everyone and encourage cycling, walking and electric vehicles. |
| **Noise** | |
| London Agglomeration Noise Action Plan (2010) | The purpose of the Noise Action Plan is to assist in the management of environmental noise and its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008. |
| Sounder City: The Mayors Ambient Noise Strategy (2004) | The aim of the Mayor's ambient noise strategy is a practical one – to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practices and technology within a sustainable development framework. Three key issues are: 1. Securing good noise reducing road surfaces 2. Securing a night aircraft ban across London 3. Reducing noise through better planning and design of new housing |

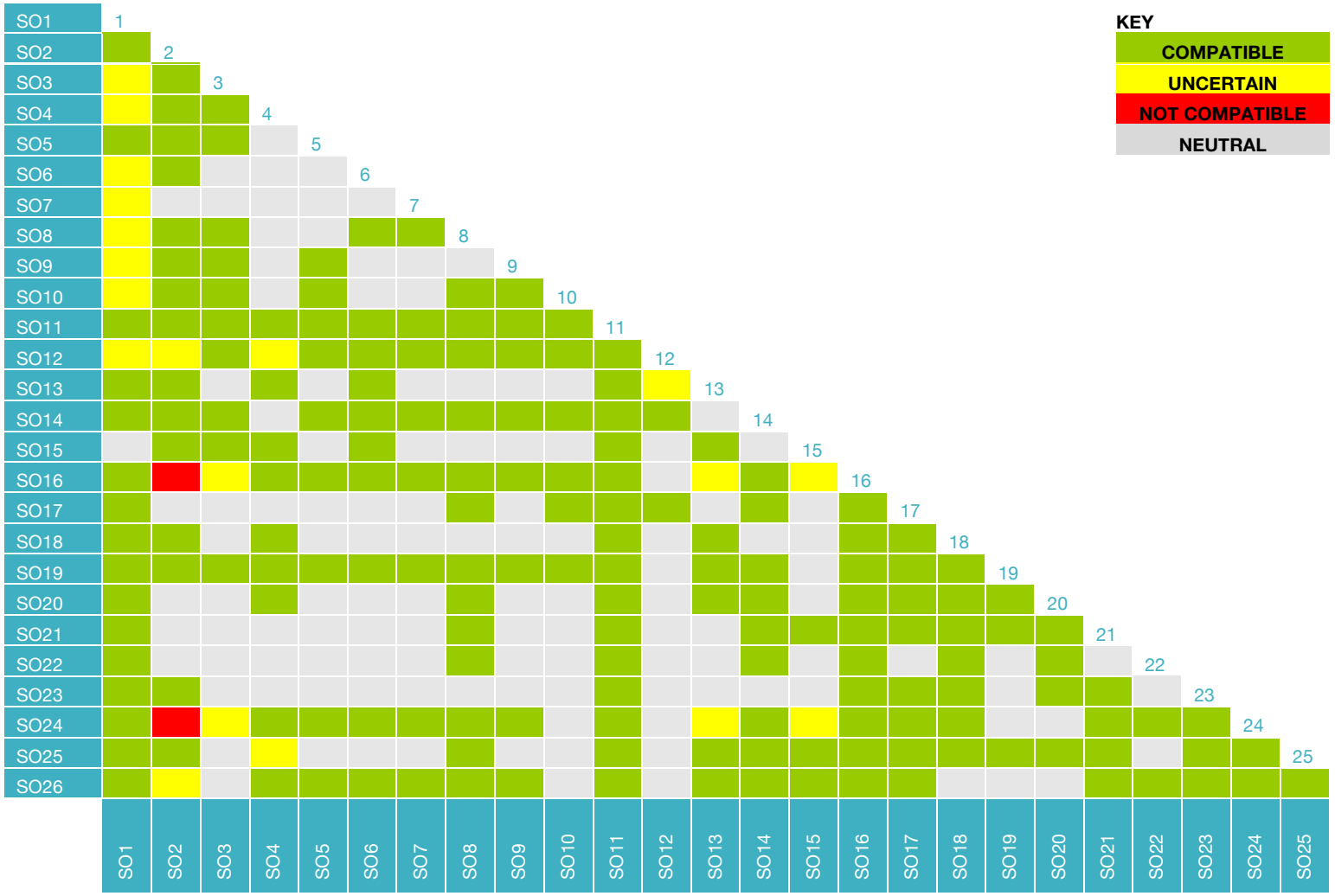
| Regional | |
|---|---|
| **Policy or Plan** | **Summary of objectives and targets** |
| **Open Space and Biodiversity** | |
| London's Natural Signatures: The London Landscape Framework – Natural England 2011 | The London Landscape Framework aims to support but also go beyond existing green space policy. The Natural Signatures are a means of encapsulating and evoking the key natural characteristics of the Natural Landscape Areas. |
| All London Green Grid March 2012 | The All London Green Grid takes the principles of the East London Green Grid and applies them across London.<br>• The concept of a "green grid" – an integrated network of green and open spaces together with the Blue Ribbon Network of rivers and waterways – is at the centre of the London Plan's approach to the provision, enhancement and management of green infrastructure (Policy 2.18). This network of spaces functions best when designed and managed as an interdependent 'grid'.<br>• The ALGG SPG aims to promote the concept of green infrastructure, and increase its delivery by boroughs, developers, and communities, by describing and advocating an approach to the design and management of green and open spaces to deliver hitherto unrealised benefits. These benefits include sustainable travel, flood management, healthy living, and creating distinctive destinations; and the economic and social uplift these support. |
| Shaping Neighbourhoods: Play and Informal Recreation SPG – 2012 | The guidance supports the implementation of the London Plan Policy 3.6 on 'Children and Young People's Play and Informal Recreation Facilities,' and other policies on shaping neighbourhoods (Chapter 7 of the London Plan), in particular Policy 7.1 on Lifetime Neighbourhoods. |
| Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002) | The document details the Mayor's vision for protecting and conserving London's natural open spaces. It seeks to ensure that there is no overall loss of wildlife habitats in London, and that open spaces are created and made accessible, so that all Londoners are within walking distance of a quality natural space. The strategy is an important step in establishing a London-wide framework for maintaining London's diversity of wildlife. |
| **Sustainability** | |
| Sustainable Design and Construction SPG, 2014 | This SPG provides guidance on the implementation of London Plan policy 5.3 – Sustainable Design and Construction, as well as a range of policies, primarily in Chapters 5 and 7 that deal with matters relating to environmental sustainability. |
| **Transport** | |
| Mayors Transport Strategy (2010) | The Mayor's Transport Strategy is a statutory document, developed alongside the London Plan and Economic Development Strategy as part of a strategic policy framework to support and shape the economic and social development of London over the next 20 years. It sets out the Mayor's transport vision and describes how Transport for London (TfL) and its partners, including the London boroughs, will deliver that vision. |
| Transport Assessment Best Practice Guidance 2010 | |
| A New Way to Plan – Travel Planning for new development in London 2010 | |

| Regional | |
|---|---|
| **Policy or Plan** | **Summary of objectives and targets** |
| **Waste** | |
| Mayors Draft Replacement Municipal Waste Management Strategy (2010) | The Strategy is made up of six key policy chapters, outlining where the Mayor thinks he can make most difference. The six overarching policies are:<br>• Inform producers and consumers of the value of reducing, reusing and recycling<br>• Provide a greenhouse gas standard for municipal waste management activities to reduce their impact on climate change<br>• Capture the economic benefits of waste management<br>• Achieve 50 per cent municipal waste recycling or composting performance (including anaerobic digestion) by 2020 and 60 per cent by 2031<br>• Catalyse municipal waste infrastructure in London, particularly low-carbon technologies<br>• Achieve a high level of street cleanliness. |
| **Water** | |
| Securing London's Water Future (2011) | This is the first water strategy for London and provides a complete picture of the capital's water needs. The strategy calls for organisations involved in the city's water management to:<br>• invest in a water management and sewerage system to ensure London has the water services fit for a world class city and create jobs<br>• support and encourage Londoners to take practical action to save water, save energy and save on their utility bills (a standard package of water saving measures can save a household around 35,000 litres of water per year and £90 off their bills)<br>• realise the potential of London's sewage as a clean energy resource to help reduce greenhouse gas emissions and improve energy security<br>• work in partnership with the Mayor, boroughs and communities to seek and develop opportunities to manage flood risk through enhancing London's green spaces.<br>At the heart of the strategy is a six-point plan to reduce London's water demand. At a time of decreasing supply and increasing demand for water, it makes sense to use the water we have more wisely. The strategy promotes increasing water efficiency and reducing water wastage to balance supply and demand for water, safeguard the environment and help tackle water affordability problems. |
| Taking Care of Water - Our Plan for the next 25 years (Thames Water Utilities 2007) | Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the likely impact on bills. |
| Water Resources Management Plan (Thames Water Utilities) 2010-2035 | Sets out how demand for water is balanced against the supply over the next 25-year period. |
| Our Plans for Water (Thames Water Utilities) 2010-2015 | A five-year Plan, which sets out proposals to maintain and improve services during the period 2010 to 2015. |

| Local |
| --- |
| **Policy or Plan** |
| **Community** |
| Community Plan 2014 |
| Merton's Cultural Strategy - A Better Future for All 2007-10 |
| **Economy** |
| Employment Land Study 2010 |
| Merton's Economic Development Strategy 2010 and Refresh 2012 |
| Merton's Employment and Skills Action Plan 2013-14 |
| **Education** |
| Site options for a new Secondary School - Capita Symonds 2013 |
| **Energy and Climate Change** |
| Climate Change Strategy 2009-2015 |
| Carbon Assessment of Domestic Housing in London Borough of Merton 2010 |
| Merton Climate Change Research: Town Centre Morden: CHP Plant Option Appraisal 2010 |
| Merton Climate Change: Renewable Energy Resources in Merton - A Preliminary Assessment 2009 |
| **Environment** |
| Nature Reserve Management Plans (13 in total) 1997-2007 |
| Thames Landscape Strategy 2012 |
| **Flood Risk** |
| London Boroughs of Wandsworth, Merton, Sutton and Croydon Strategic Flood Risk Assessment (Level 1 and 2) 2008 and 2009 (update due December 2016/January 2017) |
| Local Flood Risk Management Strategy 2014 |
| Preliminary flood Risk Assessment 2011 |
| **Health** |
| Merton Sport, Health and Physical Activity Strategy |
| Merton's Healthier Communities Strategy 2008-12 |
| Joint Strategic Needs Assessment 2014/15 |
| Childcare sufficiency in Merton Annual report 2013 |
| **Heritage and Archaeology** |
| Merton's Conservation Area Character Assessments |
| Borough Character Study 2014 |

| |
|---|
| **Housing** |
| Housing Strategy 2012 -15 |
| Tenancy Strategy 2013 |
| Merton's Older Person Housing Strategy 2008-12 |
| Merton's Neighbourhood Renewal Strategy 2005-10 |
| Affordable Housing Viability Study 2010 |
| Strategic Housing Market Assessment 2010 |
| **Infrastructure** |
| Infrastructure Projects (table 27.2 Core Planning Strategy) |
| Infrastructure Needs Assessment Study 2008 |
| **Open Space and Biodiversity** |
| Merton's Public Realm Strategy 2009 |
| Merton's Allotment Strategy 2007-10 |
| Borough's Sport, Open Space and Recreation Needs Assessment |
| Merton's Open Space Strategy 2010 |
| Merton's Free Play Strategy 2007-2012 |
| Wandle Valley Regional Park: A vision for the future update 2009 |
| **Planning** |
| Core Planning Strategy 2011 |
| Sites and Policies Plan 2014 |
| Policies Map 2014 |
| **Pollution** |
| Air Quality Action Plan Progress Report 2014 |
| Contaminated Land Strategy 2005 |
| **Transport** |
| Local Implementation Plan for Transport 2011-2031 |
| **Waste** |
| South London Waste Plan DPD 2012 |

# A3 Compatibility Matrix of Sustainability Objectives




KEY

| |
|---|
| COMPATIBLE |
| UNCERTAIN |
| NOT COMPATIBLE |
| NEUTRAL |

| |
|---|
| SO1 - LAND USE |
| SO2 - CLIMATE CHANGE |
| SO3 - WATER QUALITY |
| SO4 - WATER RESOURCES |
| SO5 - SOIL & LAND QUALITY |
| SO6 - AIR QUALITY |
| SO7 - NOISE |
| SO8 - TRANSPORT |
| SO9 - ECONOMIC GROWTH |
| SO10 - BIODIVERSITY |
| SO11 - BUILT ENVIRONMENT |
| SO12 - HISTORIC ENVIRONMENT |
| SO13 - ENERGY & CARBON |
| SO14 - OPEN SPACE |
| SO15 - WASTE |
| SO16 - HOUSING |
| SO17 - ACCESS TO ACTIVITIES |
| SO18 - SOCIAL DEPRIVATION |
| SO19 - HEALTH & WELLBEING |
| SO20 - DIVERSITY & EQUALITY |
| SO21 - SERVICES & FACILITIES |
| CS22 - CRIME |
| SO23 - EDUCATION & SKILLS |
| SO24 - ECONOMIC GROWTH |
| SO25 - EMPLOYMENT |
| SO26 - VIABILITY & DELIVERABILITY |

# Compatibility Assessment Results

**KEY**

| | |
|---|---|
| | **compatible** |
| | **uncertain** |
| | **not compatible** |
| | **no link** |

The colour coding above provides a clear overview of the relationship of the Sustainability Objectives. It is an important strategic exercise to ensure that the overarching Objectives are not at odds with one another.

The matrix shows that the relationships between the Sustainability Objectives are predominantly compatible or neutral (no link). Where uncertain relationships are shown, the likely impact could be positive or negative depending on implementation. These impacts have been shown to highlight any potential incompatibilities.

The objectives where an uncertain impact has been identified are:
SO1 Land Use
SO2 Climate Change
SO3 Water Quality
SO4 Water Resources
SO12 Historic Environment
SO13 Energy & Carbon
SO15 Waste

Potential incompatibility is shown against the following objectives in relation to SO2 Climate Change

SO16 Housing

SO24 Economic Growth
The building of new homes and economic growth is likely to have a negative impact on the amount of resources used and increase $CO_2$ emissions. However, such impacts may be able to be mitigated through the design and approach to development, which will be managed by development management policies, in particular the following:

**Core Planning Strategy**

CS 14: Design

CS 15: Climate Change

CS 16: Flood Risk Management

**Sites and Policies Plan**

DM D2: Design Considerations in all developments

DM EP1: Opportunities for decentralised energy newtworks

DM EP3: Allowable Solutions

DM EP4: Pollutants

# A4 Assessment of Estates Local Plan Objectives

## Estates Local Plan Objectives

The ELP Objectives listed below have been assessed against the Sustainability Objectives to check that they are compatible.

| | |
|---|---|
| ELP1 | **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. |
| ELP2 | **To promote social cohesion** and tackle deprivation by reducing inequalities. |
| ELP3 | **To provide new homes and infrastructure** within Merton's town centre and residential areas, through physical regeneration and effective use of space. |
| ELP4 | **To make Merton more prosperous** with strong and diverse long-term economic growth |
| ELP5 | **To make Merton a healthier and better place** for people to live, work or visit. |
| ELP6 | **To make Merton an exemplary borough in mitigating and adapting to climate change** and to make it a more attractive and green place |
| ELP7 | **To make Merton a well connected place** where walking, cycling and public transport are the modes of choice when planning all journeys. |
| ELP8 | **To promote a high quality urban and suburban environment** in Merton where development is well designed and contributes to the function and character of the Borough. |

## Compatibility Assessment of Plan Objectives

| Sustainability Objectives | | ELP Objectives | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | | | | |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | | | | |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | | | | |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | | | | |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | | | | |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | | | | |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | | | | |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | | | | |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | | | | |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | | | | |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | | | | |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | | | | |

| Sustainability Objectives | | ELP Objectives | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | | | | |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | | | | |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | | | | |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | | | | |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | | | | |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | | | | |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | | | | |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | | | | |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | | | | |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | | | | |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | | | | |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | | | | |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | | | | |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | | | | |

# Results of Compatibility Assessment of Plan Objectives

The assessment shows that the ELP objectives are largely compatible. Two areas of potential incompatibility are shown with regards to ELP Objective 3 - To provide New Homes and Infrastructure and ELP 4 To make Merton more Prosperous, which score uncertain impacts against the majority of objectives.

However, mitigation of the potential negative impacts of new development should be considered in the SA of the options and policies and through the design and approach to development, which will be managed by the development management policies, in both the Core Planning Strategy and Sites and Policies Plan.

Where uncertain relationships are shown, the likely impact could be positive or negative depending on implementation. These impacts have been shown to highlight any potential incompatibilities and for suitable mitigation measures to be identified during the SA process.

# A5 Assessment of Estates Local Plan Options

**The options that have been assessed are as set out in the Case for Regeneration prepared by Savills, September 2015 on behalf of Circle Housing Merton Priory:**

**Eastfields Option 1 (EO1):** Refurbishment to Decent Homes (Merton Standard)

**Eastfields Option 2 (EO2):** Refurbishment to Enhanced Standard

**Eastfields Option 3 (EO3):** Full Redevelopment

**High Path Option 1 (HP1):** Refurbishment to Decent Homes (Merton Standard)

**High Path Option 2 (HP2):** Refurbishment to Enhanced Standard

**High Path Option 3 (HP3):** Full Redevelopment

**Ravensbury Option 1 (RO1):** Refurbishment to Decent Homes (Merton Standard)

**Ravensbury Option 2 (RO2):** Refurbishment to Enhanced Standard

**Ravensbury Option 3 (RO3):** Partial Redevelopment

## KEY

| | |
|---|---|
| | **Major negative impact** |
| | **Minor negative impact** |
| | **Uncertain impact** |
| | **Minor positive impact** |
| | **Major positive impact** |
| | **No significant impact** |

## Summary Results of Estates Local Plan Options

| Sustainability Objectives | | ESTATES LOCAL PLAN OPTIONS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | EO1 | EO2 | EO3 | HP1 | HP2 | HP3 | RO1 | RO2 | RO3 |
| SO1 | LAND USE | | | | | | | | | |
| SO2 | CLIMATE CHANGE | | | | | | | | | |
| SO3 | WATER QUALITY | | | | | | | | | |
| SO4 | WATER RESOURCES | | | | | | | | | |
| SO5 | SOIL & LAND QUALITY | | | | | | | | | |
| SO6 | AIR QUALITY | | | | | | | | | |
| SO7 | NOISE | | | | | | | | | |
| SO8 | TRANSPORT | | | | | | | | | |
| SO9 | FLOOD RISK | | | | | | | | | |
| SO10 | BIODIVERSITY | | | | | | | | | |
| SO11 | BUILT ENVIRONMENT | | | | | | | | | |
| SO12 | HISTORIC ENVIRONMENT | | | | | | | | | |
| SO13 | ENERGY & CARBON | | | | | | | | | |
| SO14 | OPEN SPACE | | | | | | | | | |
| SO15 | WASTE | | | | | | | | | |
| SO16 | HOUSING | | | | | | | | | |
| SO17 | ACCESS TO ACTIVITIES | | | | | | | | | |
| SO18 | SOCIAL DEPRIVATION | | | | | | | | | |
| SO19 | HEALTH & WELLBEING | | | | | | | | | |
| SO20 | DIVERSITY & EQUALITY | | | | | | | | | |
| SO21 | SERVICES & FACILITIES | | | | | | | | | |
| SO22 | CRIME | | | | | | | | | |
| SO23 | EDUCATION & SKILLS | | | | | | | | | |
| SO24 | ECONOMIC GROWTH | | | | | | | | | |
| SO25 | EMPLOYMENT | | | | | | | | | |
| SO26 | VIABILITY & DELIVERABILITY | | | | | | | | | |

## Detailed SA Results of Estates Local Plan Options

| Sustainability Objectives | | EASTFIELDS OPTION 1: Refurbishment to decent homes standard | | | | |
|---|---|---|---|---|---|---|
| | | 1 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | The proposed improvements to the properties are predominantly for internal works. The Energy and Sustainability Report prepared by MLM Consulting November 2014 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact - internal works only |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact - internal works only |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact - internal works only |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact - internal works only |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact - internal works only |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact - internal works only |

| Sustainability Objectives | | EASTFIELDS OPTION 1: Refurbishment to decent homes standard | | | | |
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| | | 1 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | No significant impact - internal works only |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact - internal works only |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The proposed improvements to the properties are predominantly for internal works. The Energy and Sustainability Report prepared by MLM Consulting November 2014 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable significant measures to be introduced that will reduce $CO_2$ emissions for the long term |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | No significant impact - internal works only |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact - internal works only |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity or type of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for housing increases. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact - internal works only |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The improvements to the properties are likely to improve the health and general well-being of residents as a result of more efficient, warmer, well maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey will be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See Baily Garner Condition Survey Report 2014) |

| Sustainability Objectives | | EASTFIELDS OPTION 1: Refurbishment to decent homes standard | | | | |
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| | | 1 | S | M | L | Commentary |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact - internal works only |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact - internal works only |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact - internal works only |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact - internal works only |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The refurbishment would involve significant costs in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard. |

## Eastfields Option 1 Summary:

**Positive Impacts:** Option 1 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health and Wellbeing** as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents.

**Uncertain Impacts:**, Uncertain impacts are identified for **SO7 Noise, SO24 Economic Growth and SO25 Employment**. The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

**Negative Impacts:** Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The proposed improvements to the properties are predominantly for internal works. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

| Sustainability Objectives | | EASTFIELDS OPTION 2: Refurbishment to enhanced standard | | | | |
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| | | 2 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | The proposed improvements to the properties are for internal and external works. The Energy and Sustainability Report prepared by MLM Consulting November 2014 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a positive impact in the short to medium term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact - works only to existing buildings |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact - works only to existing buildings |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact - works only to existing buildings |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | The improvement works may have a minor negative impact in the short term, however suitable mitigation measures, such as hours of work, should minimise likely disruption |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact - works only to existing buildings |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact - works only to existing buildings |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact - works only to existing buildings |

| Sustainability Objectives | | EASTFIELDS OPTION 2: Refurbishment to enhanced standard | | | | |
|---|---|---|---|---|---|---|
| | | 2 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance, however, does not enable the structure or open space to be improved or redesigned. Refurbishment will not enable the wider setting of the estate to be improved. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact - works only to existing buildings |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The proposed improvements to the properties are for internal and external works. The Energy and Sustainability Report prepared by MLM Consulting November 2014 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short - medium term, the improvements will not enable significant measures to be introduced that will reduce $CO_2$ emissions for the long term |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | No significant impact - works only to existing buildings |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact - works only to existing buildings |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity or type of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for housing increases. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact - works only to existing buildings |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The improvements to the properties are likely to improve the health and general well-being of residents as a result of more efficient, warmer, well maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey will be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See Baily Garner Condition Survey Report 2014) |

| Sustainability Objectives | | EASTFIELDS OPTION 2: Refurbishment to enhanced standard | | | | |
|---|---|---|---|---|---|---|
| | | 2 | S | M | L | Commentary |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact - works only to existing buildings |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact - works only to existing buildings |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact - works only to existing buildings |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact - works only to existing buildings |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard |

## Eastfields Option 2 Summary:

**Positive Impacts:** Option 2 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health and Wellbeing** as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents. Any disruption from the refurbishment works is likely to be short term.

**Uncertain Impacts:**, Uncertain impacts are identified for **SO11 Built Environment, SO24 Economic Growth and SO25 Employment**. External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance, however, does not enable the structure or open space to be improved or redesigned. Refurbishment will also not enable the wider setting of the estate to be improved. The improvement works may have a minor negative impact in the short term for noise, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

**Negative Impacts:** Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

| Sustainability Objectives | | EASTFIELDS OPTION 3: Full Redevelopment | | | | |
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| | | 3 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The Energy and Sustainability Report prepared by MLM Consulting November 2014 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations and Decent Home Standards. The redevelopment of the estate will enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | A culverted watercourse at the eastern boundary of the estate offers the opportunity to create a swale. A swale here could help improve water quality acting as a filter, to help remove pollutants and suspended solids. In order to comply with the WFD there is a need to improve the biological and chemical status of the River Wandle to good by 2027. Further consideration of SuDS measures to be used will be needed. |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The need for additional sewerage capacity will need to be considered in relation to projected increases in population. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | A Geotechnical and Geoenvironmental Study was carried out by PBA in February 2014. Whilst the study identifies that there is moderate likelihood for contamination within the estate, to be expected with brownfield land, it does not identify any factors that should prevent the potential for redevelopment or onerous cost implications. |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. Such impacts are likely to occur in the short to medium term and be of a temporary nature. |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term. |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The estate currently has a PTAL rating of 2 (poor) with poor accessibility to the surrounding area and poor layout and connectivity through the site for all modes of transport. The redevelopment offers the opportunity to improve accessibility to Mitcham Eastfields Railway Station and wider area as well as the internal layout, which will need to be considered further in the detailed design and Transport Assessment. |

| Sustainability Objectives | | EASTFIELDS OPTION 3: Full Redevelopment | | | | |
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| | | 3 | S | M | L | Commentary |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | PBA's Environmental Desk Study 2014 considers flood risk in relation to the estate. The Site is within Flood Zone 1 (less than 0.1% annual probability) and has no recent historic record of fluvial flooding, however the site has a high risk of surface water flooding. The redevelopment of the site offers the opportunity to increase the density of housing and the introduction of SuDS to help mitigate against surface water flooding. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan. |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | The site is adjacent to and incorporates a large volume of open space, generally of good quality, including mature trees. Landscape within the estate is in need of improved maintenance. The redevelopment offers the opportunity to improve the quality of provision and enhance the biodiversity of the site and surrounding area through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible. |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, design layout, architecture, landscape and accessibility of the site. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The redevelopment of the site provides the opportunity to provide new energy efficient homes that will reduce carbon emissions and provide better quality and more efficient housing over the long term. The redevelopment also offers the potential to incorporate renewable energy, which should be considered through the detailed design and consideration of the energy hierarchy. However the increase in development will result in an increase in emissions. |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The site is adjacent to and incorporates a large volume of open space, generally of good quality but with poor visibility, overlooking and access through the site. The redevelopment offers the opportunity to improve the quality of provision and enhance the accessibility through the site and to the wider area. Clarity on whether areas are public or private open space should be addressed and adequate facilities that meet a range of users needs incorporated. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | The redevelopment will result in waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development. |

| Sustainability Objectives | | EASTFIELDS OPTION 3: Full Redevelopment | | | | |
|---|---|---|---|---|---|---|
| | | 3 | S | M | L | Commentary |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | The estate currently comprises 466 dwellings. The redevelopment will enable the provision of up to 700 new high quality, energy efficient homes, which will help meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The existing housing does not meet current space standards or building regulations, which would be addressed through the new build. The redevelopment would also enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | A new community/commercial space of c.1,000 sqm would be provided as part of the redevelopment to help to meet the needs of the estate and neighbouring properties. Improvements to accessibility within the estate and to the wider area should also be incorporated. Funds from S106/CIL could also be used to fund improvements to existing or new social infrastructure provision. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty and deprivation levels, particularly fuel poverty. The redevelopment will enable a higher standard of energy efficiency and thermal performance to be achieved, with a longer life span. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See Baily Garner Condition Survey Report 2014) |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | The redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. The redevelopment will offer the opportunity to diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of a new community space and improved accessibility within the estate and to the wider area will help to promote community cohesion. |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | The opportunity for a new layout that the redevelopment provides should ensure that accessibility to and within the site is improved. PBA's Socio-Economic Analysis Report, July 2015 notes that the site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process. |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | SMUD's Urban Design study, Feb 2015 found the estate currently experiences poor visibility and accessibility, resulting in areas where people are likely to fee unsafe. The redevelopment provides the opportunity to improve the layout and building design to reduce opportunities both for, and the fear of, crime. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | PBA's report on Socio-Economic Analysis concludes that the redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development. Current capacity of schools is considered adequate. |

| Sustainability Objectives | | EASTFIELDS OPTION 3: Full Redevelopment | | | | |
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| | | 3 | S | M | L | Commentary |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up-front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. There are no sites on the estate that offer the opportunity to build new housing. Sites adjacent to the estate will therefore need to be considered, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents. |

## Eastfields Options 3 Summary:

Major Positive Impacts: Option 3 is likely to have a major positive impact in relation to the following objectives:

**SO1 Land Use, SO11 Built Environment, SO14 Open Space, SO16 Housing, SO17 Access to Activities, SO18 Social Deprivation and SO22 Crime -** The redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, design layout, architecture, landscape and accessibility of the site.

Minor Positive Impacts:

**SO5 Soil and Land Quality, SO10 Biodiversity, SO13 Energy and Carbon Reduction -** The Geotechnical and Geoenvironmental Study identifies that there is moderate likelihood for contamination within the estate, to be expected with brownfield land, it does not identify any factors that should prevent the potential for redevelopment or onerous cost implications. The redevelopment offers the opportunity to improve the quality of provision and enhance the biodiversity of the site and surrounding area through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible. The redevelopment of the site provides the opportunity to provide new energy efficient homes that will reduce carbon emissions and provide better quality and more efficient housing over the long term. The redevelopment also offers the potential to incorporate renewable energy, which should be considered through the detailed design and consideration of the energy hierarchy, however, the increase in development will result in an increase in emissions.

**SO20 Diversity and Equality, SO23 Education and Skills, SO24 Economic Growth and SO25 Employment -** The redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. The redevelopment will offer the opportunity to diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of a new community space and improved accessibility within the estate and to the wider area will help to promote community cohesion. Redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development.

## Uncertain Impacts:

**SO 3 Water Quality, SO4 Water Resources, SO9 Flood Risk -** A culverted watercourse at the eastern boundary of the estate offers the opportunity to create a swale, which could help improve water quality acting as a filter to help remove pollutants and suspended solids. In order to comply with the WFD there is a need to improve the biological and chemical status of the River Wandle to good by 2027. Further consideration of SuDS measures to be used will be needed. The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The need for additional sewerage capacity will need to be considered in relation to projected increases in population. The Site is within Flood Zone 1 (less than 0.1% annual probability) and has no recent historic record of flooding, however has a high risk of surface water flooding. The redevelopment of the site offers the opportunity to increase the density of the housing and the introduction of SuDS to help mitigate against surface water flooding. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan.

**SO6 Air Quality, SO7 Noise -** Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term. The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption.

**SO19 Health, SO21 Services and Facilities -** The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. The opportunity for a new layout that the redevelopment provides should ensure that accessibility to and within the site is improved. The site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process.

**SO26 Viability & Deliverability -** Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up-front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. There are no sites on the estate that offer the opportunity to build new housing. Sites adjacent to the estate will therefore need to be considered, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents. Further information on the phasing and decanting will need to be considered as it becomes available.

## Negative Impacts:

**SO2 Climate Change, SO8 Transport, SO15 Waste -** Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. The redevelopment of the estate will enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties. The estate currently has a PTAL rating of 2 (poor) with poor accessibility to the surrounding area and poor layout and connectivity through the site for all modes of transport. The redevelopment offers the opportunity to improve accessibility to Mitcham Eastfields Railway Station and wider area as well as the internal layout, which will need to be considered further in the detailed design and Transport Assessment. The redevelopment will increase waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development.

| Sustainability Objectives | | HIGH PATH OPTION 1: Refurbishment to decent homes standard | | | | |
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| | | 1 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | The proposed improvements to the properties are predominantly for internal works. The Dwelling Condition Appraisal by PPS, Nov 2015 notes that many of the existing properties are considered to have a low thermal performance and are significantly below Building Regulations and Decent Home Standards. Whilst refurbishment is likely to achieve a minor positive impact in the short term, the improvements will not enable climate mitigation measures to be introduced that will reduce $CO_2$ emissions and adaptation measures for the long term. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact - internal works only |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact - internal works only |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact - internal works only |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact - internal works only |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact - internal works only |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact - internal works only |

| Sustainability Objectives | | HIGH PATH OPTION 1: Refurbishment to decent homes standard | | | | |
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| | | 1 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | No significant impact - internal works only |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact - internal works only |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The proposed improvements to the properties are predominantly for internal works. Detailed analysis of the energy performance improvements that could be achieved has not been carried out. However, PRP Environmental have considered the energy consumption and costs for two typical properties, which showed substantial savings could be achieved. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable significant measures to be introduced that will reduce $CO_2$ emissions for the long term |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | No significant impact - internal works only |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact - internal works only |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity, type or mix of accommodation on the Estate to be realised. The estate currently suffers from overcrowding, which would not be addressed. Refurbishment will also not address the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for housing increases. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact - internal works only |

| Sustainability Objectives | | HIGH PATH OPTION 1: Refurbishment to decent homes standard | | | | |
|---|---|---|---|---|---|---|
| | | 1 | S | M | L | Commentary |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The improvements to the properties are likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey will be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See PPS Dwelling Condition Assessment, Nov 2014) |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact - internal works only |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact - internal works only |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact - internal works only |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact - internal works only |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard |

## High Path Option 1 Summary:

### Positive Impacts:

Option 1 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health** and Wellbeing as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents. Any disruption from the refurbishment works is likely to be short term.

### Uncertain Impacts:

Uncertain impacts are identified for **SO7 Noise, SO24 Economic Growth and SO25 Employment**. The Improvement works may have The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

### Negative Impacts:

Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The proposed improvements to the properties are predominantly for internal works. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

| Sustainability Objectives | | HIGH PATH OPTION 2: Refurbishment to enhanced standard | | | | |
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| | | 2 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | The proposed improvements to the properties are predominantly for internal works. The Dwelling Condition Appraisal by PPS, Nov 2015 notes that many of the existing properties are considered to have a low thermal performance and are significantly below Building Regulations and Decent Home Standards. Whilst refurbishment is likely to achieve a minor positive impact in the short term, the improvements will not enable climate mitigation measures to be introduced that will reduce $CO_2$ emissions and adaptation measures for the long term. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact - works only to existing buildings |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact - works only to existing buildings |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact - works only to existing buildings |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact - works only to existing buildings |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact - works only to existing buildings |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact - works only to existing buildings |

| Sustainability Objectives | | HIGH PATH OPTION 2: Refurbishment to enhanced standard | | | | |
|---|---|---|---|---|---|---|
| | | 2 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance however does not enable the structure or open space to be improved or redesigned. Refurbishment will not provide the opportunity for the wider setting of the estate to be improved. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact - works only to existing buildings |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The proposed improvements to the properties are for internal and external works. The Dwelling Condition Appraisal by PPS, November 2015 addresses the current condition of the stock, which finds the properties are significantly below Building Regulations, Decent Home Standards and National Space Standards. Whilst there is likely to be a minor positive impact in the short - medium term, the improvements will not enable significant measures to be introduced that will reduce $CO_2$ emissions or improve efficiency for the long term |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | No significant impact - works only to existing buildings |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact - works only to existing buildings |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity, type or mix of accommodation on the Estate to be realised. The estate currently suffers from overcrowding, which would not be addressed. Refurbishment will also not address the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for housing increases. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact - works only to existing buildings |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The improvements to the properties are likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey will be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See PPS Dwelling Condition Assessment, Nov 2014) |

| Sustainability Objectives | | HIGH PATH OPTION 2: Refurbishment to enhanced standard | | | | |
|---|---|---|---|---|---|---|
| | | 2 | S | M | L | Commentary |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact - works only to existing buildings |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact - works only to existing buildings |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact - works only to existing buildings |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact - works only to existing buildings |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard. |

## High Path Option 2 Summary:

### Positive Impacts:

Option 2 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health** and Wellbeing as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents. Any disruption from the refurbishment works is likely to be short term.

### Uncertain Impacts:

Uncertain impacts are identified for **SO11 Built Environment, SO24 Economic Growth and SO25 Employment**. External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance, however, does not enable the structure or open space to be improved or redesigned. Refurbishment will not provide the opportunity for the wider setting of the estate to be improved. The improvement works may have a minor negative impact in the short term for noise, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

### Negative Impacts:

Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

| Sustainability Objectives | | HIGH PATH OPTION 3: Full Redevelopment | | | | |
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| | | 3 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment would make more efficient use of the land, as well as offering significant improvements to South Wimbledon. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The Dwelling Condition Appraisal by PPS, November 2015 addresses the current condition of the stock, which finds the properties are significantly below Decent Home and National Space Standards. The redevelopment of the estate will enable climate mitigation measures to be introduced that will reduce $CO_2$ emissions and adaptation measures for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties. Owing to the timescale of the development the full impact is not likely to be achieved until the long term. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | The site is predominantly Flood Zone 1 and is considered to have a low likelihood of flooding. The River Wandle lies approx. 180m to the east of the site boundary and Bunce's Ditch is to the South of Merantun Way. The proposed development is considered unlikely to result in water displacement. Safe escape and egress routes to and from the site would be available in the unlikely event of a flood. SuDS strategy would be developed to manage surface water runoff. |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The planned upgrade works to the Crossness sewage treatment works will allow for a 6% increase in population by 2021. The need for additional capacity beyond this date will need to be considered. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | A Geotechnical and Geoenvironmental Study was carried out by PBA in February 2014. Whilst the study identifies that there is moderate likelihood for contamination within the estate, to be expected with brownfield land, it does not identify any factors that should prevent the potential for redevelopment or onerous cost implications. |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. Such impacts are likely to occur in the short to medium term and be of a temporary nature. |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term. |

| Sustainability Objectives | | HIGH PATH OPTION 3: Full Redevelopment | | | | |
|---|---|---|---|---|---|---|
| | | 3 | S | M | L | Commentary |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The estate currently has a PTAL rating of 4 (good) and is well located strategically with strong links to tube, train and bus services, as well as the potential extension of the tram in the future. The estate performs well internally for pedestrians but has few good logical connections to the wider strategic network. The redevelopment offers the opportunity for improving the integration and connectivity of pedestrian routes to the wider area, particularly facilities, through the redesign of the internal spatial structure. Increased density will increase pressure on existing public transport provision and will need to be assessed. The improvements to connectivity will also need to be considered further in the detailed design and TA. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | PBA's Environmental Desk Study 2014 considers the flood risk in relation to the estate. The site is predominantly Flood Zone 1 (less than 0.1% annual probability) with part of the western end of the site is Flood Zone 2 (0.1-1% annual probability) and is considered to have a low likelihood of flooding. Historic surface water flooding has occurred in and around the estate. The introduction of SuDS to help mitigate against surface water flooding and alleviate flows to the existing sewer network which is at capacity. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan. |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | The estate contains relatively high levels of open space but often of a poor quality and with a poor relationship to the buildings. Most of the landscape is undifferentiated mown grass as well as a number of mature trees. The redevelopment offers the opportunity to improve the quality of the landscape and open space and provide opportunities for the protection and enhancement of biodiversity through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible. |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, landscape and accessibility of the site. The estate is a highly visible development, which due to its poor urban design and architectural quality has a negative visual impact on the surroundings. The redevelopment provides the opportunity to redesign the block layout, remove dead frontages, improve the public realm and the quality and relationship of landscaped areas to the built environment within the estate and wider area. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | There are several listed buildings within close proximity to the site and it is within an Archaeological Priority Area. Development will need to make sure that it does not have an adverse impact upon the assets or their settings. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The redevelopment of the site provides the opportunity to provide new energy efficient homes that will reduce carbon emissions and provide better quality and more efficient housing over the long term. The redevelopment also offers the potential to incorporate renewable energy, CHP and link to decentralised energy networks, which should be considered through the detailed design and consideration of the energy hierarchy. However the increase in development will result in an increase in emissions. |

| Sustainability Objectives | | HIGH PATH OPTION 3: Full Redevelopment | | | | |
|---|---|---|---|---|---|---|
| | | 3 | S | M | L | Commentary |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The estate contains relatively high levels of open space but often of a poor quality and with a poor relationship to the buildings. Most of the landscape is undifferentiated mown grass as well as a number of mature trees. The redevelopment offers the opportunity to improve the quality of the landscape and open space. Clarity on whether areas are public or private open space should be addressed and adequate facilities that meet a range of users needs incorporated. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | The redevelopment will result in waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development. |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | The estate currently comprises 608 dwellings in a mix of building types and tenures. The redevelopment will enable the provision of an increase in new high quality, energy efficient homes, which will help meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The existing housing does not meet decent home or current space standards, which would be addressed through the new build. The redevelopment would also enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | Non-residential floorspace of c.5,000 sqm would be provided as part of the redevelopment to help to meet the needs of the estate and neighbouring properties. Improvements to accessibility within the estate and to the wider area should also be incorporated. Funds from S106/CIL could also be used to fund improvements to existing or new social infrastructure provision. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty and deprivation levels, particularly fuel poverty and overcrowding. The redevelopment will enable a higher standard of energy efficiency and thermal performance to be achieved, with a longer life span. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. (See PPS Dwelling Condition Report, Nov 2014) |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | The redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. Proudlock Associates Accessibility Audit, Oct 2014 identified issues regarding accessibility of both the car parking areas and building entrances. The redevelopment will offer the opportunity to improve accessibility and diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of improved accessibility within the estate and to the wider area will also help to promote community cohesion. |

| Sustainability Objectives | | HIGH PATH OPTION 3: Full Redevelopment | | | | |
|---|---|---|---|---|---|---|
| | | 3 | S | M | L | Commentary |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | The redevelopment presents an opportunity to integrate the estate into the surrounding area and to potentially enhance the commercial/community space offered within South Wimbledon. The opportunity for a new layout should also ensure that accessibility to and within the site is improved. PBA's Socio-Economic Analysis Report, July 2015 notes that the site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process. |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | SMUD's Urban Design study, Feb 2015 found the estate currently experiences poor integration and connectivity to the wider network for pedestrians, creating maze like routes where people are likely to feel unsafe. The redevelopment provides the opportunity to improve the internal spatial structure to reduce opportunities both for crime and the fear of crime. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | PBA's report on Socio-Economic Analysis concludes that the redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development. A new secondary school is also proposed adjacent to the High path estate, which can serve existing and new residents. |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The incorporation of up to 5,000 sqm of non-residential floorspace could transform South Wimbledon as a place and destination, delivering benefits for the wider community. |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up-front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. A garage site on the site offers the opportunity to build new housing, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents. |

## High Path Option 3 Summary:

Major Positive Impacts: Option 3 is likely to have a major positive impact in relation to the following objectives:

**SO1 Land Use, SO11 Built Environment, SO14 Open Space, SO16 Housing, SO17 Access to Activities, SO18 Social Deprivation and SO22 Crime -** The redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, landscape and accessibility of the site. The estate is a highly visible development, which due to its poor urban design and architectural quality has a negative visual impact on the surroundings. The redevelopment provides the opportunity to redesign the block layout, remove dead frontages, improve the public realm and the quality and relationship of landscaped areas to the built environment within the estate and wider area.

The redevelopment will enable the provision of an increase in homes, which will help meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The existing housing does not meet decent home or current space standards, which would be addressed through the new build. The redevelopment would also enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty and deprivation levels, particularly fuel poverty and overcrowding. The redevelopment provides the opportunity to improve the internal spatial structure to reduce opportunities both for crime, and the fear of crime.

### Minor Positive Impacts:

**SO5 Soil and Land Quality, SO10 Biodiversity SO13 Energy and Carbon Reduction-** The Geotechnical and Geoenvironmental Study identifies that there is moderate likelihood for contamination within the estate, to be expected with brownfield land, it does not identify any factors that should prevent the potential for redevelopment or onerous cost implications. The redevelopment offers the opportunity to improve the quality of provision and enhance the biodiversity of the site and surrounding area through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible. The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards. The redevelopment also offers the potential to incorporate renewable energy, CHP and link to decentralised energy networks, which should be considered through the detailed design and consideration of the energy hierarchy, however the increase in development will result in an increase in emissions.

**SO20 Diversity and Equality, SO23 Education and Skills, SO24 Economic Growth and SO25 Employment -** The redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. The redevelopment will offer the opportunity to diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of a new community space and improved accessibility within the estate and to the wider area will help to promote community cohesion. Redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development.

### Uncertain Impacts:

**SO 3 Water Quality, SO4 Water Resources, SO9 Flood Risk -** The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The need for additional sewerage capacity will need to be considered to address the increase in population. The site is predominantly Flood Zone 1 (less than 0.1% annual probability) with part of the western end of the site is Flood Zone 2 (0.1-1% annual probability) and is considered to have a low likelihood of flooding. However, historic surface water flooding has occurred in and around the estate. The introduction of SuDS will help mitigate against surface water flooding and help alleviate flows to the existing sewer network, which is at capacity. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan.

**SO6 Air Quality, SO7 Noise -** Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term. The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption.

**SO8 Transport** - The estate currently has a PTAL rating of 4 (good) and is well located strategically with strong links to tube, train and bus services, as well as the potential extension of the tram in the future. The estate performs well internally for pedestrians but has few good logical connections to the wider strategic network. The redevelopment offers the opportunity for improving the integration and connectivity of pedestrian routes to the wider area, particularly facilities, through the redesign of the internal spatial structure. Increased density will increase pressure on existing public transport provision and will need to be assessed. The improvements to connectivity will also need to be considered further in the detailed design and TA.

**SO12 Historic Environment** - There are several listed buildings within close proximity to the site and it is within an Archaeological Priority Area. Development will need to make sure that it does not have an adverse impact upon the assets or their settings.

**SO19 Health, SO21 Services and Facilities -** The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. The opportunity for a new layout that the redevelopment provides should ensure that accessibility to and within the site is improved. The site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process.

**SO26 Viability & Deliverability -** Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. A garage site on the site offers the opportunity to build new housing, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents. Further information on the phasing and decanting will need to be considered as it becomes available.

Negative Impacts:

**SO2 Climate Change, SO8 Transport, SO15 Waste -** Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. The redevelopment of the estate will enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties. The redevelopment will result in waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development.

| Sustainability Objectives | | RAVENSBURY OPTION 1: Refurbishment to decent homes standard | | | | |
|---|---|---|---|---|---|---|
| | | 1 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | The proposed improvements to the properties are predominantly for internal works. The study by HTA Architects, Nov 2014 considered the energy performance of the stock, which indicated that the majority of the stock have a middle to low energy performance. Whilst refurbishment is likely to achieve a minor positive impact in the short term, the improvements will not enable climate mitigation measures to be introduced that will reduce $CO_2$ emissions and adaptation measures for the long term. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact - internal works only |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact - internal works only |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact - internal works only |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact - internal works only |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact - internal works only |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact - internal works only |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | No significant impact - internal works only |

| Sustainability Objectives | | RAVENSBURY OPTION 1: Refurbishment to decent homes standard | | | | |
|---|---|---|---|---|---|---|
| | | 1 | S | M | L | Commentary |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact - internal works only |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The proposed improvements to the properties are predominantly for internal works. Detailed analysis of the energy performance improvements that could be achieved has not been carried out. HTA Architects has considered the energy consumption and costs for two typical properties, which showed substantial savings could be achieved, however, these measures would still leave the stock with significantly lower energy performance ratings when compared to a similar building built to current Building Regulations. |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | No significant impact - internal works only |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact - internal works only |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity, type or mix of accommodation on the Estate to be realised. Improvement works will also not resolve the issue of the Orlit houses, which are of a defective type of construction. Refurbishment will also not address the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for housing increases. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact - internal works only |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The improvements to the properties are likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey by Pennington Choices Ltd, Sept. 2014 has identified that there is asbestos within the roof eaves of all the surveyed properties. |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact - internal works only |

| Sustainability Objectives | | RAVENSBURY OPTION 1: Refurbishment to decent homes standard | | | | |
|---|---|---|---|---|---|---|
| | | 1 | S | M | L | Commentary |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact - internal works only |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact - internal works only |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact - internal works only |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard |

## Ravensbury Option 1 Summary:

### Positive Impacts:

Option 1 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health** and Wellbeing as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well-being of residents. Any disruption from the refurbishment works is likely to be short term.

### Uncertain Impacts:

Uncertain impacts are identified for **SO7 Noise, SO24 Economic Growth and SO25 Employment**. The Improvement works may have The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

### Negative Impacts:

Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The proposed improvements to the properties are predominantly for internal works. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

| Sustainability Objectives | | RAVENSBURY OPTION 2: Refurbishment to enhanced standard | | | | |
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| | | 2 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The impact is therefore expected to increase over time as the pressure for housing increases. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | The proposed improvements to the properties are for internal and external works. The study by HTA Architects, Nov 2014 considered the energy performance of the stock, which indicated that the majority of the stock have a middle to low energy performance. Whilst refurbishment is likely to achieve a minor positive impact in the short term, the improvements will not enable climate mitigation measures to be introduced that will reduce $CO_2$ emissions and adaptation measures for the long term. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact - works only to existing buildings |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | Improvements to fixtures and fittings in bathrooms and kitchens should ensure that water consumption is reduced, although the incorporation of water saving measures may be limited by the current design. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact - works only to existing buildings |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact - works only to existing buildings |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | The improvement works may have a minor negative impact in the short term, however suitable mitigation measures such as hours of work should minimise likely disruption |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact - works only to existing buildings |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact - works only to existing buildings |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact - works only to existing buildings |

| Sustainability Objectives | | RAVENSBURY OPTION 2: Refurbishment to enhanced standard | | | | |
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| | | 2 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance however does not enable the structure, layout or density to be improved or redesigned |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact - works only to existing buildings |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The proposed improvements to the properties are for internal and external works. Detailed analysis of the energy performance improvements that could be achieved has not been carried out. HTA Architects has considered the energy consumption and costs for two typical properties, which showed substantial savings could be achieved, however, these measures would still leave the stock with significantly lower energy performance ratings when compared to a similar building built to current Building Regulations. |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | No significant impact - works only to existing buildings |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact - works only to existing buildings |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Although the refurbishment of the current homes will increase the number of homes meeting decent homes standards, it will not enable an increase in the quantity, type or mix of accommodation on the Estate to be realised. Improvement works will also not resolve the issue of the Orlit houses, which are of a defective type of construction. Refurbishment will also not address the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The negative impact is therefore expected to increase over time as the pressure for housing increases. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact - works only to existing buildings |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty levels, particularly fuel poverty. The improvements will have a shorter life span than new build. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The improvements to the properties are likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. Any disruption from the refurbishment works is likely to be short term. An asbestos survey by Pennington Choices Ltd, Sept. 2014 has identified that there is asbestos within the roof eaves of all the surveyed properties. |

| Sustainability Objectives | | RAVENSBURY OPTION 2: Refurbishment to enhanced standard | | | | |
|---|---|---|---|---|---|---|
| | | 2 | S | M | L | Commentary |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact - works only to existing buildings |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact - works only to existing buildings |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact - works only to existing buildings |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact - works only to existing buildings |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. The level of impact is uncertain |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | The refurbishment works could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. The level of impact is uncertain |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard. |

## Ravensbury Option 2 Summary:

### Positive Impacts:

Option 2 is likely to have a positive impact in relation to the following objectives **SO 4 Water, SO 18 Social Deprivation and SO19 Health** and Wellbeing as the internal improvements to the properties will improve the efficiency and performance of the properties, which will have a positive impact on the health and well being of residents. Any disruption from the refurbishment works is likely to be short term.

### Uncertain Impacts:

Uncertain impacts are identified for **SO11 Built Environment, SO24 Economic Growth and SO25 Employment**. External works, such as new cladding and roofs are proposed to the existing buildings, which should improve the surface treatment of the buildings appearance, however, does not enable the structure, layout or density to be improved or redesigned. The improvement works may have a minor negative impact in the short term for noise, however suitable mitigation measures such as hours of work should minimise likely disruption. Positive impacts may be achievable in terms of economic growth and employment but the level of impact is uncertain at this stage.

### Negative Impacts:

Negative impacts are identified for **SO1 Land use, SO2 Climate Change, SO13 Energy and Carbon, SO16 Housing, and SO26 Viability & Deliverability**. The refurbishment of the current homes does not enable the use of the land to be optimised to provide an increase in the quantity of accommodation on the Estate to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable housing. The impact is therefore expected to increase over time as the pressure for housing increases. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. Whilst there is likely to be a minor positive impact in the short term, the improvements will not enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term. Financial modelling has been carried out over a 50year period. The refurbishment would involve significant cost in the short term to bring the properties up to the appropriate standard, however the benefits would only be of short-term benefit. Significant further investment would be required in the longer term to maintain the properties at a liveable standard.

| Sustainability Objectives | | RAVENSBURY OPTION 3: Partial Redevelopment | | | | |
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| | | 3 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The partial redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment would make more efficient use of the land, as well as offering the replacement of the Orlit Homes, which are of a defective type of construction. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. HTA Architects report 2014 assesses the current condition of the stock, particularly energy performance. The partial redevelopment and refurbishment of the estate will enable climate mitigation measures to be introduced that will reduce $CO_2$ emissions and adaptation measures for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | The site is mainly in Flood Zone 2 with some areas of Flood Zones 3a and 3b and is in the functional floodplain of the River Wandle, although there is no recorded history of the site being flooded. In order to comply with the WFD there is a need to improve the biological and chemical status of the River Wandle to good by 2027. Further consideration of SuDS measures to be used will be needed. A SuDS strategy would be developed to provide on site attenuation and manage surface water runoff. |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The need for additional sewerage capacity will need to be considered to address the projected increase in population. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | A Geotechnical and Geoenvironmental Study was carried out by PBA in February 2014. The study identifies that there is a low likelihood for contamination within the majority of the estate rising to moderate in some areas, to be expected with brownfield land. The study does not identify any factors that should prevent the potential for redevelopment or onerous cost implications. |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. Such impacts are likely to occur in the short to medium term and be of a temporary nature. |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term. |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The estate currently has a PTAL rating of 2 (poor) and is a relatively isolated location. The estate is bounded by; the river, parks and railway line, providing the feeling of a segregated enclave and reliance on the private car. Potential for significant improvements to connectivity are relatively limited and will need to be considered further in the detailed design and TA. |

| Sustainability Objectives | | RAVENSBURY OPTION 3: Partial Redevelopment | | | | |
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| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | PBA 's Environment Desk Study, Feb 2014 considers the flood risk for the site. The site is mainly in Flood Zone 2 with some areas of Flood Zones 3a and 3b and is in the functional floodplain of the River Wandle, although there is no recorded history of the site being flooded. The partial redevelopment would result in a higher concentration of dwellings in the functional floodplain. However, the site is already developed for residential use and new development would offer the potential to incorporate mitigation measures such as setting accommodation at 300mm above the relevant 1% annual probability flooding event (including climate change allowance). A SuDS strategy would need to be developed to provide on-site attenuation and manage surface water runoff. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan. |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | The estate has an open and green character, with good access to wider areas of parkland and the green corridor of the River Wandle, with good sized private gardens. The redevelopment offers the opportunity to improve the quality of the landscape and open space and provide opportunities for the protection and enhancement of biodiversity through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible. |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, layout, landscape and accessibility of the site. The redevelopment provides the opportunity to replace the Orlit homes, improve the quality and layout of the built form, increase density, remove 'dead' areas, improve pedestrian areas and maximise the river frontage. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | There are several listed buildings within close proximity to the site and it is within an Archaeological Priority Area. Development will need to make sure that it does have an adverse impact upon the assets or their settings. The site is also in the Wandle Conservation Area. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | HTA Architects report 2014 assesses the current condition of the stock, particularly energy performance. The partial redevelopment and refurbishment of the site provides the opportunity to provide new energy efficient homes that will reduce carbon emissions and provide better quality and more efficient housing over the long term. The redevelopment also offers the potential to incorporate renewable energy, which should be considered through the detailed design and consideration of the energy hierarchy. However the increase in development will result in an increase in emissions. |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The estate contains relatively high levels of open space, which are well maintained and provide an attractive setting. The partial redevelopment offers the opportunity to improve the quality of the amenity space including greater natural surveillance and designated parking areas. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | The redevelopment will result in waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development. |

| Sustainability Objectives | | RAVENSBURY OPTION 3: Partial Redevelopment | | | | |
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| | | 3 | S | M | L | Commentary |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | The estate currently comprises 192 dwellings in a mix of building types and tenures. The redevelopment will enable an increase in the number of new high quality, energy efficient homes, which will help meet the needs for the Borough in terms of current housing needs and projected changes in population growth, particularly affordable homes. The existing housing does not meet decent home or current space standards, which would be addressed through the new build. The redevelopment would also enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | Improvements to accessibility within the estate and to the wider area should also be incorporated. Funds from S106/CIL could also be used to fund improvements to existing or new social infrastructure provision. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvements to the housing stock will result in more efficient homes, which will have a positive impact upon poverty and deprivation levels, particularly fuel poverty. The redevelopment will enable a higher standard of energy efficiency and thermal performance to be achieved, with a longer life span. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey by Pennington Choices Ltd, Sept. 2014 has identified that there is asbestos within the roof eaves of all the surveyed properties. |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | The redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. PBA Socio-Economic Report, July 2015 considers the partial redevelopment and refurbishment is likely to have a positive effect on socio-economic inequalities. The redevelopment will offer the opportunity to improve accessibility and diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of improved accessibility within the estate and to the wider area will also help to promote community cohesion. |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | The redevelopment presents an opportunity to integrate the estate into the surrounding area. The opportunity for a new layout should also ensure that accessibility to and within the site is improved. PBA's Socio-Economic Analysis Report, July 2015 notes that the site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process. |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | SMUD's Urban Design study, March 2015 considers the regeneration provides the opportunity for better connections to be created to nearby focal points , whilst avoiding over-permeability, which could undermine the secluded feel and feeling of safety. 'Dead' areas with little surveillance could also be removed to improve crime and the fear of crime. |

| Sustainability Objectives | | RAVENSBURY OPTION 3: Partial Redevelopment | | | | |
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| | | 3 | S | M | L | Commentary |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | PBA's report on Socio-Economic Analysis, July 2015 concludes that the redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development. The site is currently well served for schools. |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area. |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | The redevelopment could provide an increase in jobs, particularly trades and services in the short term. Local businesses may also see an increase in trade as a result of an increase of people in the area, which could increase local jobs. |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up-front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed, a garage site on the site offers the opportunity to build new housing, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents. |

## Ravensbury Option 3 Summary:

Major Positive Impacts: Option 3 is likely to have a major positive impact in relation to the following objectives:

**SO1 Land Use, SO11 Built Environment, , SO14 Open Space, SO16 Housing -** The partial redevelopment of the estate enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment would make more efficient use of the land, as well as offering the replacement of the Orlit Homes, which are of a defective type of construction. The partial redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, layout, landscape, accessibility and safety of the site with the provision of appropriate services and facilities.

Minor Positive Impacts:

**SO5 Soil and Land Quality, SO10 Biodiversity, SO13 Energy and Carbon Reduction -** The Geotechnical and Geoenvironmental Study identifies that there is moderate likelihood for contamination within the estate, to be expected with brownfield land, it does not identify any factors that should prevent the potential for redevelopment or onerous cost implications. The Site is within Flood Zone 1 (less than 0.1% annual probability) and has no recent historic record of flooding. The redevelopment of the site offers the opportunity to increase the density of housing in a low flood risk area and the introduction of SuDS to help mitigate against surface water flooding. Any development will be subject to a Sequential test and Strategic Flood Risk Assessment in accordance with the NPPF. The redevelopment offers the opportunity to improve the quality of provision and enhance the biodiversity of the site and surrounding area through measures such as green corridors, ecological enhancement and the use of green/brown roofs. The mature trees should be protected where possible. The partial redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards. The redevelopment also offers the potential to incorporate renewable energy, which should be considered through the detailed design and consideration of the energy hierarchy, however, the increase in development will result in an increase in emissions.

**SO18 Social Deprivation, SO20 Diversity and Equality, SO22 Crime , SO23 Education and Skills, SO24 Economic Growth and SO25 Employment -** The partial redevelopment would enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need. The redevelopment will offer the opportunity to diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups. The provision of a new community space and improved accessibility within the estate and to the wider area will help to promote community cohesion. Redevelopment is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development.

## Uncertain Impacts:

**SO 3 Water Quality, SO4 Water Resources, SO9 Flood Risk -** The redevelopment will enable water saving measures to be incorporated into the new accommodation to meet best practice standards and for water meters to be installed. The need for additional sewerage capacity will need to be considered to address the projected increase in population. The site is mainly in Flood Zone 2 with some areas of Flood Zones 3a and 3b and is in the functional floodplain of the River Wandle, although there is no recorded history of the site being flooded. The partial redevelopment would result in a higher concentration of dwellings in the functional floodplain. However, the site is already developed for residential use and new development would offer the potential to incorporate mitigation measures such as setting accommodation at 300mm above the relevant 1% annual probability flooding event (including climate change allowance). A SuDS strategy would also need to be developed to provide on-site attenuation and manage surface water runoff. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan.

**SO6 Air Quality, SO7 Noise -** Merton is an AQMA. The redevelopment may result in adverse impacts as a result of demolition, construction and an increase in traffic. An Air Quality Impact Assessment will be required as part of any future planning application to ensure suitable mitigation measures have been identified. New buildings should provide a better level of noise insulation than the existing structures providing a positive impact for residents in the long term. The redevelopment may have an adverse impact in the short to medium term during construction, however suitable mitigation measures, such as hours of work, should minimise likely disruption.

**SO12 Historic Environment** - There are several listed buildings within close proximity to the site and it is within an Archaeological Priority Area. Development will need to make sure that it does have an adverse impact upon the assets or their settings. The site is also in the Wandle Conservation Area.

**SO17 Access to Activities, SO19 Health, SO21 Services and Facilities -** The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents. An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in the current structure. The opportunity for a new layout that the redevelopment provides should ensure that accessibility to and within the site is improved. The site is relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process.

**SO26 Viability & Deliverability -** Financial modelling has been carried out over a 50year period. The redevelopment would involve a greater level of up front cost than options 1 and 2 but would deliver the greatest regeneration benefits that would last for the long term. The current modelling shows that this option is the most economic and deliverable. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed, a garage site on the site offers the opportunity to build new housing, which could provide Phase 1 of the redevelopment and the opportunity for decanting of existing residents. Further information on the phasing and decanting will need to be considered as it becomes available.

## Negative Impacts:

**SO2 Climate Change, SO8 Transport, SO15 Waste -** Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The current condition of the stock is significantly below Building Regulations and Decent Home Standards. The redevelopment of the estate will enable climate mitigation and adaptation measures to be introduced that will reduce $CO_2$ emissions for the long term in the design and layout of the buildings, as well as fixtures, fittings and materials used in the properties. The estate currently has a PTAL rating of 2 (poor) and is a relatively isolated location. The estate is bounded by; the river, parks and railway line, providing the feeling of a segregated enclave and reliance on the private car. Potential for significant improvements to connectivity are relatively limited and will need to be considered further in the detailed design and TA. The redevelopment offers the opportunity to improve accessibility to the wider area as well as the internal layout, which will need to be considered further in the detailed design and Transport Assessment. The redevelopment will result in waste in the demolition, construction and operation of the development. Waste minimisation plans will need to be put in place that encourage the recycling or reuse of materials in construction, the selection of sustainable materials and the design of suitable recycling and waste storage systems for the operation of the development.

# A6 Estates Local Plan Policies

An assessment of each of the ELP Policies has been undertaken against each of the Sustainability Objectives and the results follow in section A7. For ease of reference, the full text of each of the ELP Policies is set out below including the amendments made since February 2016 in pink.

| Eastfields Policies | Full Policy Wording |
|---|---|
| **EP E1:** Townscape | a. Proposals should demonstrate a well defined building line fronting onto the combined East-West street. Buildings should provide continuity and enclosure along the route ensuring buildings address the street.<br>b. This frontage should not present a fortress-like wall between the street and the estate beyond. Therefore this frontage should be broken at intervals by streets into the estate.<br>c. Proposals should create a focal point in the estate. The most suitable location for this is at the intersection of the north-south and east-west streets.<br>d. The massing and layout of proposals should enable visual connectivity from within the estate to the attractive surroundings of the playground and cemetery. |
| **EP E2:** Street Network | a. The three streets of Acacia Road, Mulholland Close and Clay Avenue should be combined into one continuous East-West street on as straight an alignment as possible.<br>b. The estate layout should accommodate the potential for a new traditional street following the location of the existing footpath running in a straight alignment from Grove Road to form a junction with Mulholland Close. This new street should be continued clearly through the estate, creating a new North-South street to the boundary with the cemetery with uninterrupted views.<br>c. A new street should be provided parallel to Hammond Avenue such that the backs of new housing on its west side can face the backs of the existing bungalows on Hammond Avenue.<br>d. On the east side of the estate a new street should be created to face Long Bolstead Recreation Ground and the cemetery, in order to retain the visual and physical link between the estate and the recreation ground.<br>e. To the south of the estate there is a wide expanse of under-utilised road space and parking. Here, the existing perimeter street of Clay Avenue should either:-<br>(i) be positioned closer to the estate boundary and lined with housing frontages overlooking the cemetery, the street being suitable as mews type street; or<br>(ii) a new traditional street provided, set further north to enable new housing frontages to face north onto it, with backs facing the cemetery. This second option should also allow for North-South streets to penetrate this frontage and open up public views and potential future access into the cemetery. |
| **EP E3:** Movement and Access | a. Vehicular access arrangements should not divide the estate into two. Proposals for the estate must investigate the feasibility of Acacia Road, Mulholland Avenue and Clay Avenue being combined into a single street with full vehicular access at both ends.<br>b. Pedestrian and cycle access from the north should be improved by upgrading the existing footway/access running south from Grove Road towards Mullholland Close. The potential to widen this link into a proper street with carriageway and footways either side should also be explored.<br>c. Internal north-south streets should penetrate to the site boundary with the cemetery in a number of places on the southern boundary. |
| **EP E4:** Land Use | a. The land use for the estate will remain predominantly residential with open space provision and with re-provision of existing non-residential uses and designated open space to meet relevant planning policies. |

| Eastfields Policies | Full Policy Wording |
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| **EP E5:** Open Space | a. There must be equivalent or better re-provision of the area of designated open space at the boundary with the cemetery in terms of quantity and quality to a suitable location within the estate, with high quality landscaping and recreational uses.<br>b. Suitably designed plays space(s) for all age groups need to be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).<br>c. As there are groups of large mature trees in the existing main open space, any new open space should incorporate these trees into it as key landscape feature.<br>d. All new houses should have gardens that meet or exceed current space standards. |
| **EP E6:** Environmental Protection | a. The proposed development must aim to reduce post-development runoff rates as close to greenfield rates as reasonably possible.<br>b. Development proposals must demonstrate how surface water runoff is being managed as high up the London Plan drainage hierarchy as possible.<br>c. Sustainable Drainage systems (SuDS) must be part of any major development proposals. Drainage and SuDS should be designed and implemented in ways that deliver other policy objectives for each of the following benefits:<br>• Blends in an enhances amenity, recreation and the public realm<br>• Enhances biodiversity<br>• Improves water quality and efficiency<br>• Manages flood risk<br>d. The development must be made safe from flooding, without increasing flood risk elsewhere for the lifetime of the development. Potential overland flow paths should be determined and appropriate solution proposed to minimise the impact of the development, for example by configuring road and building layouts to preserve existing flow paths and improve flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere.<br>e. Proposals should seek to link existing and proposed open space in a unified landscape layout; this should include minor green corridors that will encourage species to move from the cemetery into or through the development.<br>f. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's Energy Hierarchy when compared to the existing buildings on the estate. Outlining how improvements have been achieved according to the hierarchy of; improved building fabric, increasing the efficiency of supply and renewable energy generation, and how this compares to existing development on the sites.<br>g. When preparing development proposals in accordance with Policy 5.3 of the London Plan, proposals should include suitable comparisons between existing and proposed developments in order to fully demonstrate the expected improvements. All new development proposals should consider the following sustainable design and construction principles: avoidance of internal overheating; efficient use of natural resources (including water); minimising pollution; minimising waste; protection of biodiversity and green infrastructure; and sustainable procurement of materials.<br>h. Technological improvement in battery storage have started to provide a potential energy storage solution for use in connection to domestic solar PV systems. The use of on-site storage offers a potential technological solution that would increase on-site renewable energy consumption, reduce utility costs and provided in-situ demand-side management. Battery storage can therefore be considered to sit within the 'be lean' or middle level of the Mayor's energy hierarchy. Domestic PV installations should therefore no be considered without exploring the potential for on-site energy storage. Carbon savings from the incorporation of appropriately sized battery storage can be calculated by assuming that distribution losses from battery connected solar PV systems are zero.<br>i. Applicants must demonstrate how their plans contribute to improving air quality and provide evidence to demonstrate that passive ventilation strategies employed to prevent overheating not inadvertently expose residents to poor air quality or unacceptable levels of external noise. |

| Eastfields Policies | Full Policy Wording |
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| | j. New development must ensure the preservation, protection and enhancement of protected species and habitats within the site and on adjacent land such as Streatham Park Cemetery, and should demonstrate that the proposals would result in new biodiversity gains.<br>k. Development proposals must be accompanied by a working method statement and construction logistics plan<br>l. Development proposals should apply the waste hierarchy where waste is minimised, reused and recycled, and residual waste is disposed of sustainable in the right location using the most appropriate means. |
| **EP E7:** Landscape | a. Street tree planting should be a key feature of landscape strategy which links into proposed open space with significant trees, the recreation ground and the adjacent cemetery.<br>b. Landscaping layouts must where practicable, form green links between open spaces and the public realm whilst framing visual links from the estate to the adjacent cemetery and recreation ground.<br>c. There should be street tree planting on the combined East-West street of Acacia Road, Mulholland Close and Clay Avenue, including the retention of established trees as well as the planting of new trees.<br>d. Additions to existing tree planting, must reinforce the linear nature of the East-West street. In addition tree planting should create a landscape buffer between new development and any traffic flow on the route.<br>e. Tree species must be specified to mitigate against pollution and noise. Planting layout and species need to be considered to ensure an attractive street scene whilst taking care not to restrict light or cause overshadowing to adjacent buildings.<br>f. Landscaping proposals must address the perimeter of the estate in a unified manner. Unattractive scrub particularly on Mulholland Close should be removed to improve the setting of established trees and visual links to the surrounding area. Mature trees around the estate should be retained and the boundary treatment enhanced.<br>g. The estate currently has a group of established mature trees in the central green space. These trees should be retained and be used to inform the design of landscaping, for example to provide cues for the location of focal points. |
| **EP E8:** Building Heights | a. The majority of buildings across the estate must be of a height similar and harmonious to surrounding residential areas to contribute to achieving consistency with the surrounding character. Building heights must be based on a comprehensive townscape appraisal and visual assessment, which builds on the analysis included in this document. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area.<br>b. Buildings taller than this may be considered appropriate to facilitate intensified use of the site. Taller buildings are most appropriately located towards the centre of site and must be informed by the existing mature trees. They should complement, rather than compete with the scale of this vegetation.<br>c. Taller building may also be appropriate at the intersection of N-S & E-W streets and to a lesser extent along Acacia Road and Mulholland Close, to signify main routes into the estate and relate to St. Marks Academy.<br>d. When viewed from outside the estate, taller buildings should not be seen to dominate the landscape or skyline. |

| High Path Policies | Full Policy Wording |
|---|---|
| **EP H1:** Townscape | a. A continuous building line fronting the street must be provided, punctuated by side streets into the estate, from Merton High Street, with buildings with entrances and windows facing the street (active frontages) and no blank walls or gable ends.<br>b. Streets must be designed to allow for clear unobstructed views along the whole length of the street particularly along Pincott Road and Nelson Grove Road.<br>c. The key entry points into the estate at either end of Pincott Road and Nelson Grove Road, are the most suitable locations for landmark buildings. Other suitable locations could be at the junction of High Path and Morden Road (low-key) and in the vicinity of the junction of Abbey Road and Merantun Way.<br>d. A focal point or space must be provided that highlight the significance of the areas local history particularly its connection to Lord Nelson.<br>e. The design and layout of the estate must be well integrated into the surrounding area.<br>f. Discussions with TfL are required to understand how proposals for a tram from Morden Road Tram Stop to South Wimbledon underground station, including enabling infrastructure, can be incorporated as part of any alterations to Morden Road. |
| **EP H2:** Street Network | a. Nelson Grove Road and Pincott Road, provide appropriate basis for the design of the new street network and mus form the basis of the main routes into and out of the estate. Extension of Nelson Grove Road from Abbey Road in the east to Morden Road in the west will help provide an east to west link, with clear views along its whole length.<br>b. The position of the historic street of High Path should be retained and the road should allow for improved accessibility from High Path to Nelson Gardens. The street should also respect the setting of St John's the Divine Church.<br>c. Hayward **Close**, which complements the historic street pattern, with its attractive tree-lined character must be retained.<br>d. Increased accessibility for pedestrians and cyclists must be designed into the street network.<br>e. The existing level of vehicular links along Merton High Street must be retained.<br>f. Future extensions of the north-south streets ending at High Path southwards towards Merantun High Street must be a possibility, subject to TfL's support. |
| **EP H3:** Movement and Access | a. The main vehicle routes within the estate are currently Pincott Road and Nelson Grove Road, which are located centrally within the estate. Their character and layout must resemble a traditional street and serve the needs of all users, without the need to provide separate or segregated facilities for cyclists.<br>b. Streets in the estate must connect in an open and easy to understand way that encourages movement by pedestrians and cycles. All streets should be safe, attractive and sociable places designed so as to manage vehicle speeds. Where streets are closed to vehicles at one end they must not restrict the possibility of vehicular movement in the future.<br>c. Proposals must include measures to reduce the physical barrier (severance) caused by Morden Road to east-west pedestrian and cycle movement to better link The Path and Milner Road with the estate.<br>d. The pedestrian and cycle access from the south-east corner of the estate towards Abbey Mills and Merantun Way must be improved in quality, including better pedestrian facilities on the roundabout serving Abbey Mills, and reassessment of the siting of the existing pedestrian crossing by the River Wandle Bridge and its approach from Abbey Road.<br>e. Parking must, in the first instance, be provided on-street & well integrated into the street design. Any additional parking required can be provided in parking courts or under landscaped podiums.<br>f. Discussions will be required with TfL to demonstrate how any proposals for a Tramlink extension can be incorporated as part of any development proposals. |

| High Path Policies | Full Policy Wording |
|---|---|
| **EP H4:** Land Use | a. The primary land use for the site will be residential, to accord with the predominant land use of the existing site and surrounding area. Non-residential uses may be appropriate to support employment, community activities and street vibrancy.<br>b. Densities should not be solely focused around figures, but must be assessed as a product of a range of relevant design, planning, social, environmental and management factors. Exceeding the current indicated density ranges may be considered appropriate where proposals will create developments of exceptional urban design quality.<br>c. All new buildings must maximise the number of entrances and windows facing onto the street (active frontages) and for residential uses must provide well defined private space between the front of the building and the street (defensible space) e.g. for landscaping and the storage of bins etc. |
| **EP H5:** Open Space | a. Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with London Plan Policy 7.18 'Protecting Open Space and addressing Deficiency'.<br>b. Suitably designed plays space(s) for all age groups need to be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).<br>c. All new houses should have gardens that meet or exceed current space standards. |
| **EP H6:** Environmental Protection | a. Retention of the existing mature tree groups and street trees including the trees fronting Merton High Street east of the junction with Pincott Rd, should help to form the basis of new open spaces, a network of biodiversity enhancing green corridors across the estate and assist with managing air and noise pollution, slowing rainfall runoff and mitigating the urban heat island effect.<br>b. Applicants must demonstrate how their plans contribute to improving air quality and provide evidence to demonstrate that passive ventilation strategies employed to prevent overheating not inadvertently expose residents to poor air quality or unacceptable levels of external noise.<br>c. New street trees should be planted and maintained, particularly on Pincott Rd and Nelson Grove Road to form the basis of a green corridor network across the estate based on the existing avenue of Hayward Close. All new or altered tree pits should be considered as part of sustainable drainage systems.<br>d. The proposed development must aim to reduce post-development runoff rates as close to greenfield rates as reasonably possible.<br>e. Developments proposals must demonstrate how surface water runoff is being managed as high up the London Plan drainage hierarchy as possible.<br>f. Sustainable Drainage systems (SuDS) must be part of any major development proposals. Drainage and SuDS should be designed and implemented in ways that deliver other policy objectives for each of the following benefits:<br>• Blends in an enhances amenity, recreation and the public realm<br>• Enhances biodiversity<br>• Improves water quality and efficiency<br>• Manages flood risk<br>g. The development must be made safe from flooding, without increasing flood risk elsewhere for the lifetime of the development. Potential overland flow paths should be determined and appropriate solutions proposed to minimise the impact of the development, for example by configuring road and building layouts to preserve existing flow paths and improve flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere. |

| High Path Policies | Full Policy Wording |
|---|---|
| | h. The feasibility of CHP and district heating must be investigated. As a minimum this should include:<br>(i) An assessment of the secondary heat sources within a 400 metre radius of the site boundary (e.g. river water heat recover from the Wandle, heat extraction from the London Underground).<br>(ii) Evidence to demonstrate engagement with key stakeholders associated with the potential secondary heat sources such as transport for London and Environment Agency have been full engaged in the development of the feasibility.<br>(iii) Consideration of air quality issues should include an investigation in to the potential benefits that a district heat network could deliver to the wider area through the connection to existing buildings or development sites outside of the High Path regeneration.<br>(iv) Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's Energy Hierarchy, when compared to the existing buildings on the estate, outlining how improvements have been achieved according to the hierarchy of; improved building fabric, increasing the efficiency of supply and renewable energy generation, and how this compares to existing development on the sites.<br>(v) When preparing development proposals in accordance with Policy 5.3 of the London Plan, proposals should include suitable comparisons between existing and proposed developments in order to fully demonstrate the expected improvements. All new development proposals should consider the following sustainable design and construction principles: avoidance of internal overheating; efficient use of natural resources (including water); minimising pollution; minimising waste; protection of biodiversity and green infrastructure; and sustainable procurement of materials.<br>i. Technological improvement in battery storage have started to provide a potential energy storage solution for use in connection to domestic solar PV systems. The use of on-site storage offers a potential technological solution that would increase on-site renewable energy consumption, reduce utility costs and provided in-situ demand-side management. Battery storage can therefore be considered to sit within the 'be lean' or middle level of the Mayor's energy hierarchy. Domestic PV installations should therefore no be considered without exploring the potential for on-site energy storage. Carbon savings from the incorporation of appropriately sized battery storage can be calculated by assuming that distribution losses from battery connected solar PV systems are zero.<br>j. Development proposals must be accompanied by a working method statement and construction logistics plan<br>k. Development proposals should apply the waste hierarchy where waste is minimised, re-used and recycled, and residual waste is disposed of sustainable in the right location using the most appropriate means. |
| **EP H7:** Landscape | a. Regarding the following specific tree groups:<br>(i) The existing mature tree groups fronting Merton High Street east of the junction with Pincott Road must be retained. The isolated trees to the west of Pincott Road must be retained and augmented with new planting. This is in order to retain and enhance the trees as a key linear landscape asset and to mitigate against local traffic pollution.<br>(ii) The mature trees along Hayward Close must be retained and augmented with new tree planting along the whole length of the street. This is in order to strengthen the attractive 'avenue' character of this street<br>(iii) The line of mature trees in the vicinity of the playground within the 'Priory Close' block must be retained<br>(iv) The line of mature trees in the car park between the 'Ryder House' and 'Hudson Court' blocks must be retained<br>(v) The mature trees in the playground to the north of the 'Marsh Court' block.<br>(vi) The mature trees to the west and south of the 'Merton Place' block, and to the north of the 'DeBurgh House' block must be retained.<br>b. Landscaping must be a key feature in the provision of private space fronting houses and blocks of flats (defensible space). Frontages must be designed to incorporate where feasible soft landscaping, appropriate planting and permeable surfaces.<br>c. Street trees must be located to enable the creation of well defined on-street parking spaces. This will soften the visual impact of vehicles and enhance the street. |

| High Path Policies | Full Policy Wording |
|---|---|
| | d. Landscaping in the public open spaces and communal gardens must be of the highest quality, accessible and meet the needs of the residents by complying with the relevant policy requirements. |
| **EP H8:** Building Heights | a. General building height: The existing estate suffers from a mix of discordant characters due to the wide variety in heights, styles and siting of the buildings. Redevelopment of the estate should create a consistent character that fits in harmoniously with the surrounding development. A consistency in building heights is important in achieving this. The prevailing height across the estate should be lower than the heights along Morden Road and Merantun Way, but marginally higher than heights in the more sensitive areas of High Path, Abbey Road, Rodney Place and Merton High Street.<br><br>Building heights should be based on a comprehensive townscape appraisal and visual assessment, which builds on the analysis included in this document. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area.<br><br>Taller buildings may be considered appropriate to facilitate intensified use of the site. Such buildings must be located appropriately and relate well to the surrounding context and public realm, particularly at street level.<br>b. Merton High Street: Buildings fronting Merton High Street must be of a scale that relates well to the building heights on the north side. They must not result in a lop-sided feel to the street or create unacceptable shadowing or blocking of sunlight. They must contribute to 'mending' the high street and stitching the estate seamlessly back into the existing urban fabric.<br>c. Morden Road: Land around the Tube station and Morden Road is the focus of activity and uses in the local area. The street is quite wide and taller buildings are beginning to be built along Morden Road. This is the most suitable location on the estate for the tallest buildings and cues must be taken from emerging buildings to guide what is appropriate. Along Morden Road a consistent height must be sought, which is complementary to creating a boulevard feel to the street.<br>d. Abbey Road: Buildings on the west side of Abbey Road must relate well to the existing housing on the east side and newer flats on the west side. Building heights should help create a consistent feel to the street, integrate well visually with the existing housing and not create a lopsided feel to the street. It is likely these will be lower in height than the buildings in the main part of the site.<br>e. High Path: High Path currently lacks a sense of enclosure as the buildings along it do not address the street. New development should rectify this. There is scope to reinforce the narrow enclosure and intimate feel of this street particularly from Morden Road to Pincott Road. Building heights along High Path must reflect its historic character as a narrow historic street and ensure that it sensitively takes account of the setting of St Johns the Divine Church.<br>f. Merantun Way: Land outside the estate boundary fronting Merantun Way is suitable for taller buildings to promote the transformation of this road into a boulevard street. Appropriate heights here will depend on the dimensions of a redesigned street and the possibility of urbanised development on the south side of the road. Heights similar to those appropriate for Morden Road are likely to be appropriate here.<br>g. Station Road, Abbey Road & Merantun Way: Where Station Road, Abbey Road and Merantun Way meet is a sensitive area as there are likely to be awkward shaped sites. The close proximity of Rodney Place and Merantun Way create a need to respect existing low-rise development as well as retaining the most of the potential for taller buildings fronting Merantun Way. Building heights in this area must particularly respect, and be sensitive to, these constraints and opportunities. |

| Ravensbury Policies | Full Policy Wording |
|---|---|
| **EP R1:** Townscape | a. Proposals will be expected to provide widening and landscape improvements into Ravensbury Park entrance adjacent to Ravensbury Mill a and clearer views into the park from Morden Road.<br>b. The corner of the estate adjacent to Ravensbury Park will be expected to make an architectural statement, which sensitively addresses the park entrance, river and mill buildings.<br>c. Proposals will be expected to reinforce the corner of the estate opposite the Surrey Arms Public House as a space and a place. Proposals should have a sensitive relationship to the pub, particularly in terms of massing and height.<br>d. The setting around the entrance to Ravensbury Park must be improved and enhanced. The architecture and design of buildings should draw upon from the surrounding good quality townscape such as Ravensbury Mill, The Surrey Arms and White Cottage.<br>e. Proposals must show how they utilise local history as a point of reference in the development of the scheme, for example drawing on the sites past associations with industrial water mills and the estate of Ravensbury Manor. |
| **EP R2:** Street Network | a. The historic street pattern of Ravensbury Grove must be retained as the main route into and out of the estate and the basis of an internal network of streets.<br>b. Ravensbury Grove must be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.<br>c. Hengelo Gardens must be retained and enhanced, particularly with respect to arrangement of car parking, general landscaping and the potential for flood attenuation measures.<br>d. New proposals must include a network of streets that provide clear connections from Ravensbury Grove to Morden Road and views to Ravensbury Park. |
| **EP R3:** Movement and Access | a. Proposals must improve pedestrian routes across the estate and to nearby parks, bus and tram stops. Routes should be linked into the proposed/existing street network along active frontages or existing walking routes, which should be well surveyed. Entrances into the park must be carefully designed and located to ensure accessibility into the park without undermining safety and biodiversity.<br>b. The relocation of the crossing point from Morden Hall Park to the estate to a position which allows for direct link to park route and new pedestrian and cycle route along Morden Road will be expected to be investigated. Proposals should create a clear legible route from Morden Hall Park to the entrance of Ravensbury Park.<br>c. Improvements to cycle links along Morden Road will be expected to be investigated in order to create stronger links between Morden Hall Park and Ravensbury Park. Proposals should investigate the creation of a segregated cycle way along Morden Road, which feeds into Ravensbury Park from Morden Hall Park. Additions to the cycle network should be integrated into wider cycle network.<br>d. The main route for vehicles into the estate is Ravensbury Grove. There is also scope to retain the existing slip road access off Morden Road as a secondary entrance into the site should this be required. Any new East-West links from the estate onto Morden Road must be clear and designed as traditional streets, irrespective of whether they are for vehicular use. |
| **EP R4:** Land Use | a. The predominant land use for this estate is to be retained as residential with the re-provision of the existing community room.<br>b. Densities outputs should not be solely focussed around figures, but must be assessed as a product of a range of relevant design, planning, social, environmental and management factors. Exceeding the current indicated density ranges may be considered appropriate where proposals will create developments of exceptional urban design quality. |

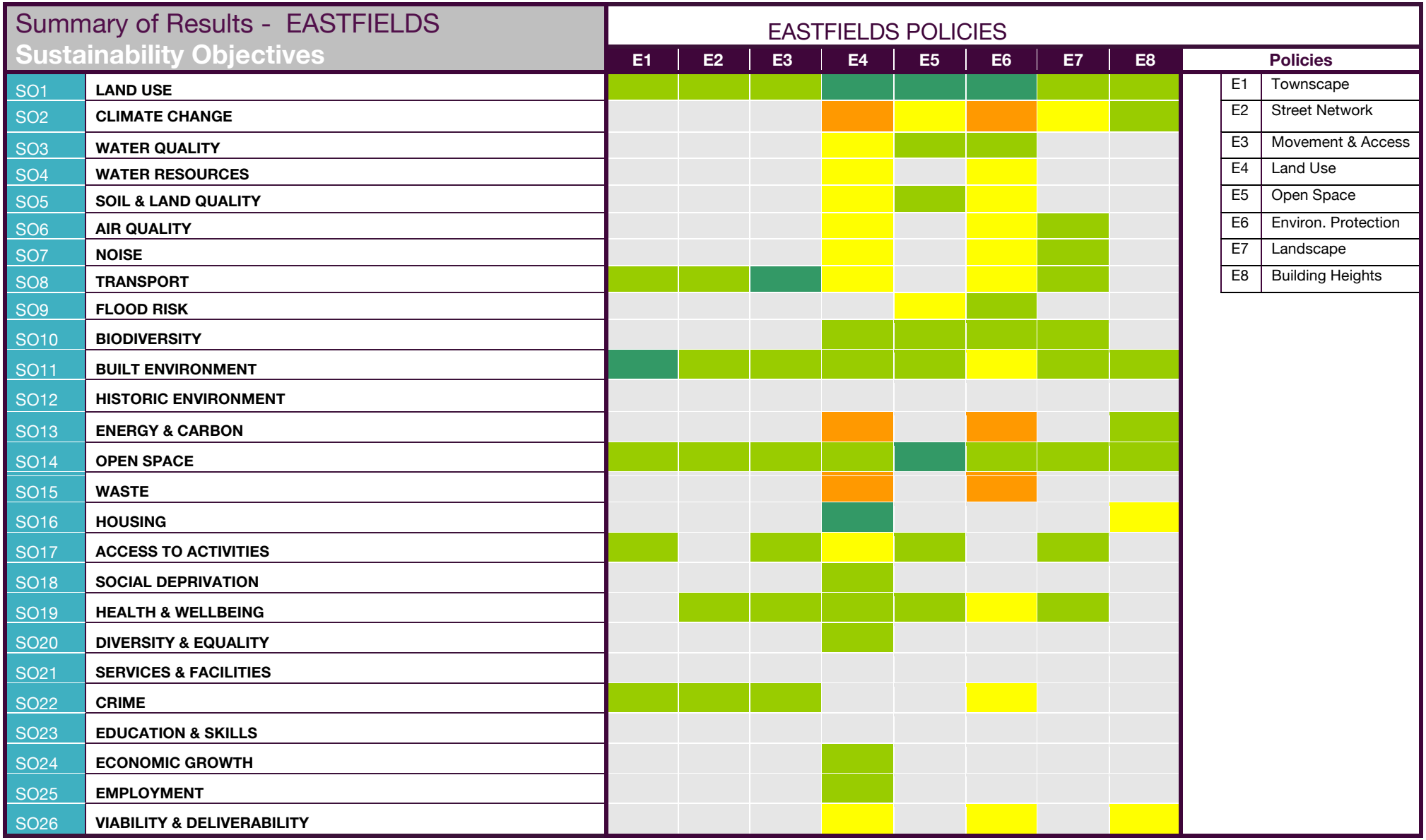
| Ravensbury Policies | Full Policy Wording |
|---|---|
| **EP R5:** Open Space | a. The area of designated open space at the boundary with Ravensbury Park must be re-provided in terms of quantity and quality to a suitable location within the estate, with high quality landscaping and recreational uses.<br>b. Proposals must retain and enhance the existing communal gardens on Hengelo Gardens and Ravensbury Grove. New landscaping should connect to, and complement these existing spaces.<br>c. Suitably designed plays space(s) for all age groups need to be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).<br>d. All new houses and flats should have gardens or amenity space that meet or exceed current space standards. |
| **EP R6:** Environmental Protection | a. As the estate is in close proximity to the River Wandle, and modelled as at risk of fluvial flooding, development proposals will need to include appropriate flood mitigation measures for the site in accordance with national, regional and local planning polices, to ensure the development is safe and does not increase the risk of flooding elsewhere.<br>b. The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible.<br>c. Development proposals must demonstrate how surface water runoff is being managed as high up the London Plan drainage hierarchy as possible.<br>d. Sustainable Drainage systems (SuDS) must be part of any major development proposals. Drainage and SuDS should be designed and implemented in ways that deliver other policy objectives for each of the following benefits:<br>• Blends in an enhances amenity, recreation and the public realm<br>• Enhances biodiversity<br>• Improves water quality and efficiency<br>• Manages flood risk<br>e. The development must be made safe from flooding, without increasing flood risk elsewhere for the lifetime of the development. Potential overland flow paths should be determined and appropriate solutions proposed to minimise the impact of the development, for example by configuring road and building layouts to preserve existing flow paths and improve flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere.<br>f. Proposals should seek to create mini corridors which enhance biodiversity of the estate and create a link between the estate and the surrounding parkland and river corridor habitats.<br>g. Development should not encroach on the river bank buffer zone, which should be managed for the enhancement of biodiversity along the river corridor and to allow maintenance access to the watercourse, where required.<br>h. New development must ensure the preservation, protection and enhancement of protected species and habitats within the adjacent Ravensbury Park and should demonstrate that the proposals would result in net biodiversity gains.<br>i. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's Energy Hierarchy, when compared to the existing buildings on the estate, outlining how improvements have been achieved according to the hierarchy of; improved building fabric, increasing the efficiency of supply and renewable energy generation, and how this compares to existing development on the sites.<br>j. When preparing development proposals in accordance with Policy 5.3 of the London Plan, proposals should include suitable comparisons between existing and proposed developments in order to fully demonstrate the expected improvements. All new development proposals should consider the following sustainable design and construction principles: avoidance of internal overheating; efficient use of natural resources (including water); minimising pollution; minimising waste; protection of biodiversity and green infrastructure; and sustainable procurement of materials. |

| Ravensbury Policies | Full Policy Wording |
|---|---|
| | k. Technological improvement in battery storage have started to provide a potential energy storage solution for use in connection to domestic solar PV systems. The use of on-site storage offers a potential technological solution that would increase on-site renewable energy consumption, reduce utility costs and provided in-situ demand-side management. Battery storage can therefore be considered to sit within the 'be lean' or middle level of the Mayor's energy hierarchy. Domestic PV installations should therefore no be considered without exploring the potential for on-site energy storage. Carbon savings from the incorporation of appropriately sized battery storage can be calculated by assuming that distribution losses from battery connected solar PV systems are zero.<br>l. Applicants must demonstrate how their plans contribute to improving air quality and provide evidence to demonstrate that passive ventilation strategies employed to prevent overheating not inadvertently expose residents to poor air quality or unacceptable levels of external noise.<br>m. Development proposals must be accompanied by a working method statement and construction logistics plan<br>n. Development proposals should apply the waste hierarchy where waste is minimised, re-used and recycled, and residual waste is disposed of sustainable in the right location using the most appropriate means. |
| **EP R7:** Landscape | a. Landscaping must be a prominent feature within the public realm and create strong links to the surrounding parkland context. Landscaping treatments should emphasize green links and the river crossing.<br>b. The estate currently has a group of established mature trees to the north, along Morden Road, on Ravensbury Grove and Hengelo Gardens. These trees must be retained and be used to inform the design of landscape arrangements for example to provide cues for the location of focal points.<br>c. Street tree planting and landscaping must be incorporated into streets whilst integrating with existing open space functionality, biodiversity enhancements and flood mitigation measures.<br>d. Along Morden Road tree planting must be extended to wrap around the perimeter of the estate following the curvature of the road. Tree species should be specified to mitigate against pollution and noise.<br>e. The significant widening and enhancement of the entrance to Ravensbury Park from Morden Road, will be expected to be an integral part of any development proposals for the site. |
| **EP R8:** Building Heights | a. **General Building Height:** Whilst there is a need to increase density, to do so too much would undermine the dominant landscape character of the area. Buildings heights must not compete with established mature trees which envelop the estate. Relatively open views from within the estate to the surrounding tree canopy are a defining characteristic of the estate and must be retained. To ensure this, taller buildings must be located around the edge of the estate and not extend higher than the existing Ravensbury Court flats. Building heights must be based on a comprehensive townscape appraisal and visual assessment, which builds on the analysis included in this document. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area.<br>b. **Core of the estate:** Within the estate building heights must generally be lower than other parts of the estate around its edge. Heights should allow views to the surrounding established trees.<br>c. **Morden Road:** Buildings along Morden Road must relate to the surrounding established tree canopy but not adversely affect views of it from the centre of the estate. Buildings here can be higher than the middle of the estate.<br>d. **Ravensbury Grove:** Building heights along Ravensbury Grove must relate to the character and scale of existing buildings such as Ravensbury Court and the established trees.<br>e. **Ravensbury Garages:** Building heights in the vicinity of Ravensbury garages must relate to the surrounding established tree canopy and to the scale of adjacent existing buildings. |

# A7 Assessment of Estates Local Plan Policies

## Summary of Results - EASTFIELDS

### Sustainability Objectives



## Summary of Results - HIGH PATH

### Sustainability Objectives

HIGH PATH POLICIES

| | | H1 | H2 | H3 | H4 | H5 | H6 | H7 | H8 |
|---|---|---|---|---|---|---|---|---|---|
| SO1 | LAND USE | | | | | | | | |
| SO2 | CLIMATE CHANGE | | | | | | | | |
| SO3 | WATER QUALITY | | | | | | | | |
| SO4 | WATER RESOURCES | | | | | | | | |
| SO5 | SOIL & LAND QUALITY | | | | | | | | |
| SO6 | AIR QUALITY | | | | | | | | |
| SO7 | NOISE | | | | | | | | |
| SO8 | TRANSPORT | | | | | | | | |
| SO9 | FLOOD RISK | | | | | | | | |
| SO10 | BIODIVERSITY | | | | | | | | |
| SO11 | BUILT ENVIRONMENT | | | | | | | | |
| SO12 | HISTORIC ENVIRONMENT | | | | | | | | |
| SO13 | ENERGY & CARBON | | | | | | | | |
| SO14 | OPEN SPACE | | | | | | | | |
| SO15 | WASTE | | | | | | | | |
| SO16 | HOUSING | | | | | | | | |
| SO17 | ACCESS TO ACTIVITIES | | | | | | | | |
| SO18 | SOCIAL DEPRIVATION | | | | | | | | |
| SO19 | HEALTH & WELLBEING | | | | | | | | |
| SO20 | DIVERSITY & EQUALITY | | | | | | | | |
| SO21 | SERVICES & FACILITIES | | | | | | | | |
| SO22 | CRIME | | | | | | | | |
| SO23 | EDUCATION & SKILLS | | | | | | | | |
| SO24 | ECONOMIC GROWTH | | | | | | | | |
| SO25 | EMPLOYMENT | | | | | | | | |
| SO26 | VIABILITY & DELIVERABILITY | | | | | | | | |

| Policies | |
|---|---|
| H1 | Townscape |
| H2 | Street Network |
| H3 | Movement & Access |
| H4 | Land Use |
| H5 | Open Space |
| H6 | Environ. Protection |
| H7 | Landscape |
| H8 | Building Heights |

## Summary of Results - RAVENSBURY

### Sustainability Objectives

| | | RAVENSBURY POLICIES | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | R1 | R2 | R3 | R4 | R5 | R6 | R7 | R8 |
| SO1 | LAND USE | | | | | | | | |
| SO2 | CLIMATE CHANGE | | | | | | | | |
| SO3 | WATER QUALITY | | | | | | | | |
| SO4 | WATER RESOURCES | | | | | | | | |
| SO5 | SOIL & LAND QUALITY | | | | | | | | |
| SO6 | AIR QUALITY | | | | | | | | |
| SO7 | NOISE | | | | | | | | |
| SO8 | TRANSPORT | | | | | | | | |
| SO9 | FLOOD RISK | | | | | | | | |
| SO10 | BIODIVERSITY | | | | | | | | |
| SO11 | BUILT ENVIRONMENT | | | | | | | | |
| SO12 | HISTORIC ENVIRONMENT | | | | | | | | |
| SO13 | ENERGY & CARBON | | | | | | | | |
| SO14 | OPEN SPACE | | | | | | | | |
| SO15 | WASTE | | | | | | | | |
| SO16 | HOUSING | | | | | | | | |
| SO17 | ACCESS TO ACTIVITIES | | | | | | | | |
| SO18 | SOCIAL DEPRIVATION | | | | | | | | |
| SO19 | HEALTH & WELLBEING | | | | | | | | |
| SO20 | DIVERSITY & EQUALITY | | | | | | | | |
| SO21 | SERVICES & FACILITIES | | | | | | | | |
| SO22 | CRIME | | | | | | | | |
| SO23 | EDUCATION & SKILLS | | | | | | | | |
| SO24 | ECONOMIC GROWTH | | | | | | | | |
| SO25 | EMPLOYMENT | | | | | | | | |
| SO26 | VIABILITY & DELIVERABILITY | | | | | | | | |

| POLICIES | |
|---|---|
| R1 | Townscape |
| R2 | Street Network |
| R3 | Movement & Access |
| R4 | Land Use |
| R5 | Open Space |
| R6 | Environ. Protection |
| R7 | Landscape |
| R8 | Building Heights |

## Detailed Results of Estates Local Plan Policies

| Sustainability Objectives | | EASTFIELDS EP E1: Townscape | | | | |
|---|---|---|---|---|---|---|
| | | E1 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Proposals will need to demonstrate a well defined building, fronting the East-West street, with an active frontage that enable a well connected neighbourhood |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | No significant impact |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The massing and layout of the proposals should enable improvements to both visual and physical connectivity with the wider area. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EP E1: Townscape | | | | |
|---|---|---|---|---|---|---|
| | | E1 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | Proposals will need to demonstrate a well defined building, fronting the East-West street, with an active frontage that enable a well connected neighbourhood. Fortress type buildings should be avoided with the frontage broken at regular intervals into the estate. Proposals should include a focal point into the estate. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Views to landscaped areas, such as the playground and cemetery should be incorporated into the proposals. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The massing and layout of the proposals should enable improvements to both visual and physical connectivity with the wider area. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EP E1: Townscape | | | | |
|---|---|---|---|---|---|---|
| | | E1 | S | M | L | Commentary |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | The massing and layout of the proposals should enable improvements to both visual and physical connectivity with the wider area, which should reduce crime and the fear of crime. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## Eastfields EP E1: Summary:

The Policy would have a major positive impact upon **SO11 Built Environment** and a minor positive impact for **SO1 Land Use, SO8 Transport, SO14 Open Space, So17 Access to Activities and SO22 Crime** as the policy seeks to improve the building form, massing and layout to the development to improve both visual and physical connectivity with the wider area

| Sustainability Objectives | | EASTFIELDS EPE2: Street Network | | | | |
|---|---|---|---|---|---|---|
| | | E2 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, although it is acknowledged that the road network and open space will be a limiting factor. The south of the estate offers a wide expanse of under-utilised road space and parking, which provides the opportunity for new streets which could open up public views and access to the cemetery. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | No significant impact |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, although it is acknowledged that the road network and open space will be a limiting factor. The conversion of the footpath running from Grove Road to Acacia road to a new street will enable pedestrian and cycle links between the estate and the railway footbridge to be improved. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EPE2: Street Network | | | | |
|---|---|---|---|---|---|---|
| | | E2 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, although it is acknowledged that the road network and open space will be a limiting factor. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, although it is acknowledged that the road network and open space will be a limiting factor. The south of the estate offers a wide expanse of under-utilised road space and parking, which provides the opportunity for new streets which could open up public views and access to the cemetery. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, which should encourage residents to walk or cycle. |

| Sustainability Objectives | | EASTFIELDS EPE2: Street Network | | | | |
|---|---|---|---|---|---|---|
| | | E2 | S | M | L | Commentary |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, which should reduce crime and the fear of crime. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## Eastfields EP E2 Summary:

The Policy would have a positive impact upon **SO1 Land Use, SO8 Transport, SO11 Built Environment, SO14 Open Space, SO19 Health and Wellbeing and SO22 Crime.** The new street network should enable free movement around, into and out of the estate. The network should be designed as local streets rather than estate streets in order to improve integration with the surrounding area, although it is acknowledged that the road network and open space will be a limiting factor. The conversion of the footpath running from Grove Road to Acacia road to a new street will enable pedestrian and cycle links between the estate and the railway footbridge to be improved.

| Sustainability Objectives | | EASTFIELDS EPE3: Movement & Access | | | | |
|---|---|---|---|---|---|---|
| | | E3 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | No significant impact |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area, creating a more efficient less congested network. The pedestrian and cycle access should also be upgraded to improve access and safety. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EPE3: Movement & Access | | | | |
|---|---|---|---|---|---|---|
| | | E3 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. The pedestrian and cycle access should also be upgraded to improve access and safety. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. The pedestrian and cycle access should also be upgraded to improve access and safety. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. The pedestrian and cycle access should also be upgraded to improve access and safety. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. The pedestrian and cycle access should also be upgraded to improve access and safety. |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EPE3: Movement & Access | | | | |
|---|---|---|---|---|---|---|
| | | E3 | S | M | L | Commentary |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | The pedestrian and cycle access should be upgraded to improve access and safety. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## Eastfields EP E3 Summary:

The Policy would have a major positive impact upon **SO8 Transport.** Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area, creating a more efficient less congested network. The pedestrian and cycle access should also be upgraded to improve access and safety.

The policy has a minor positive impact upon **SO1 Land Use, SO11 Built Environment, SO14 Open Space, SO17 Access to Activities, SO19 Health and Wellbeing, and SO22 Crime.** Vehicular access arrangements should not divide the estate in two and internal north-south streets should penetrate to the site boundary to improve movement throughout the site and connectivity to the wider area. The pedestrian and cycle access should also be upgraded to improve access and safety.

| Sustainability Objectives | | EASTFIELDS EPE4: Land use | | | | |
|---|---|---|---|---|---|---|
| | | E4 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The land use will remain predominantly as residential, however, the redevelopment of the site would allow the site to be optimised, providing a greater number of high quality homes with re-provision of non-residential uses and designated open space. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | Development will need to minimise pollution in line with DM EP4 Pollutants |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | The development will result in an increase in water consumption and wastewater infrastructure. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | Development will need to minimise pollution in line with DM EP4 Pollutants |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Development will need to minimise pollution in line with DM EP4 Pollutants |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | Development will need to minimise pollution in line with DM EP4 Pollutants |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The site has a PTAL rating of 2 (poor). Measures should be considered that will improve the connectivity of the site. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | Designated open space will need to be re-provided and the redevelopment will offer opportunities to enhance the landscape and biodiversity. |

| Sustainability Objectives | | EASTFIELDS EPE4: Land use | | | | |
|---|---|---|---|---|---|---|
| | | E4 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The predominant land use will remain as residential to accord with the current land use and that of the surrounding area. Designated open space will need to be re-provided and the redevelopment will offer opportunities to enhance the landscape and biodiversity. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The development will result in an increase in energy and greenhouse gas emissions. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified. |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Designated open space will need to be re-provided and the redevelopment will offer opportunities to enhance the landscape and biodiversity. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | The development will result in an increase in waste. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified. |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The regeneration of the site may allow for access to activities be improved |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The redevelopment of the site will provide the opportunity for high quality efficient homes that meet decent home standards and improve the health and wellbeing of residents by providing an improved living environment. |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing and housing for a broader mix of community groups. |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EPE4: Land Use | | | | |
|---|---|---|---|---|---|---|
| | | E4 | S | M | L | Commentary |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | Major development opportunities will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. A local deficiency in convenience retail provision to the east side of the estate could be addressed through the redevelopment |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | Major development opportunities will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up front costs but would deliver regeneration benefits that would last for the long term. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. |

## Eastfields EP E4 Summary:

### Major Positive Impacts:

**SO1 Land Use, SO16 Housing** - The predominant use of the land will remain as residential, however, the redevelopment of the site would allow the site to be optimised, providing a greater number of high quality homes with re-provision of non-residential uses and designated open space. The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing.

### Minor Positive Impacts:

**SO10 Biodiveristy, SO11 Built Environment, SO14 Open Space, SO18 Social Deprivation, SO19 Health and wellbeing, SO20 Diversity and Equality, SO24 Economic Growth, SO25 Employment -** The predominant land use will remain as residential to accord with the current land use and that of the surrounding area. Designated open space will need to be re-provided and the redevelopment will offer opportunities to enhance the landscape and biodiversity. The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing and housing for a broader mix of community groups. Major development opportunities will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. A local deficiency in convenience retail provision to the east side of the estate could be addressed through the redevelopment

### Uncertain Impacts:

**SO3 Water Quality, SO4 Water Resources, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO17 Access to Activities, SO26 Viability and Deliverability -** Development will need to minimise pollution in line with DM EP4 Pollutants. The regeneration of the site may allow for access to activities be improved. Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up-front costs but would deliver regeneration benefits that would last for the long term. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed.

### Negative Impacts:

**SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste** - Development will result in an increase in energy, greenhouse emissions and waste. Mitigation measures that minimise the impacts and enable suitable adaptation to be implemented through sustainable design and construction practices should be identified.

| Sustainability Objectives | | EASTFIELDS EP E5: Open Space | | | | |
|---|---|---|---|---|---|---|
| | | E5 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Equivalent or better re-provision of the designated open space in terms of quality and quantity will be required, including suitably designed play spaces, the retention of the existing mature trees and gardens that meet current space standards. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | The site is in Flood Zone 1 and is not considered likely to result in any flood water displacement. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. The de-culverting of a ditch to the eastern boundary also offers the potential for a swale to be introduced which would provide benefits for surface water runoff and biodiversity. |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | The retention and improvement of the areas of open space will offer the potential to protect and enhance the biodiversity. The de-culverting of a ditch to the eastern boundary also offers the potential for a swale to be introduced, which would provide benefits for surface water runoff and biodiversity. |

| Sustainability Objectives | | EASTFIELDS EP E5: Open Space | | | | |
|---|---|---|---|---|---|---|
| | | E5 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The retention and improvement of the areas of open space will provide the opportunity to improve the setting and amenity of the built environment |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The retention and improvement of the areas of open space provides the opportunity to include new and improved areas of amenity and play space |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The retention and improvement of the areas of open space including suitably designed spaces for play and recreation provides the opportunity for the inclusion of a variety of activities for social and leisure activities. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The retention and improvement of the areas of open space including suitably designed spaces for play and recreation provides the opportunity for the inclusion of a variety of activities for social and leisure activities, which may have benefits for the health and well-being of residents. |

| Sustainability Objectives | | EASTFIELDS EP E5: Open Space | | | | |
|---|---|---|---|---|---|---|
| | | E5 | S | M | L | Commentary |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## Eastfields EP E5 Summary:

### Major Positive Impacts:

**SO1 Land Use, SO 14 Open Space** - Equivalent or better re-provision of the designated open space in terms of quality and quantity will be required, including suitably designed play spaces, the retention of the existing mature trees and gardens that meet current space standards.

### Minor Positive Impacts:

**SO3 Water Quality, SO5 Soil and Land Quality, SO10 Biodiversity, SO11 Built Environment, SO17 Access to Activities, SO19 Health and Wellbeing**
The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site and to protect and enhance the biodiversity. The de-culverting of a ditch to the eastern boundary also offers the potential for a swale to be introduced, which would provide benefits for surface water runoff and biodiversity. The retention and improvement of the areas of open space including suitably designed spaces for play and recreation provides the opportunity for the inclusion of a variety of activities for social and leisure activities, which may have benefits for the health and well-being of residents.

### Uncertain Impacts:

**SO2 Climate Change, SO9 Flood Risk** Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The site is in Flood Zone 1 and is not considered likely to result in any flood water displacement. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. The de-culverting of a ditch to the eastern boundary also offers the potential for a swale to be introduced, which would provide benefits for surface water runoff and biodiversity.

| Sustainability Objectives | | EASTFIELDS EP E6: Environmental Protection | | | | |
|---|---|---|---|---|---|---|
| | | E6 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The primary use of the land will remain as residential, however, the redevelopment of the site would allow the site to be optimised, providing a greater number of high quality homes with re-provision of non-residential uses and designated open space. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Development will result in an increase in greenhouse gas emissions. Development proposals will need to include appropriate flood mitigation measures and the inclusion of a SuDS strategy to reduce surface water runoff. Development will need to comply with London Plan 5.3 Sustainable Design and Construction and demonstrate energy efficiency improvements. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | The development must reduce post development runoff rates as close as to greenfield rates as reasonably possible and demonstrate how surface water runoff is being managed in line with the London Plan drainage hierarchy. Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy to reduce run-off. |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | Development will need to comply with the London Plan policy 5.3 and sustainable design and construction principles, including the efficient use of water. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants. Applicants will need to demonstrate how their plans contribute to improving air quality and demonstrate that residents will not be exposed to poor air quality. A working method statement and construction logistic plan will be needed. |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants. Applicants will need to demonstrate how their plans do not expose residents to unacceptable levels of external noise. A working method statement and construction logistic plan will be needed. |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | Development will need to provide a Transport Assessment and other relevant documents including Travel Plans and Construction Management Plans in accordance with TfL's best practice. Development will need to comply with DM EP4 pollutants. A working method statement and construction logistic plan will be needed. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy to reduce run-off. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan. |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | Proposals should seek to link to existing and propose open space, including minor green corridors to encourage species movement. The SuDS strategy should also include measures to improve biodiversity. New development must ensure the protection, preservation and enhancement of protected species and habitats and demonstrate biodiversity gains. |

| Sustainability Objectives | | EASTFIELDS EP E6: Environmental Protection | | | | |
|---|---|---|---|---|---|---|
| | | E6 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | Development will result in an increase in energy consumption. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management. |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | The development will result in an increase in waste. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified. Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants. A working method statement and construction logistic plan will be needed. Development proposals will also need to apply the waste hierarchy. |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EP E6: Environmental Protection | | | | |
|---|---|---|---|---|---|---|
| | | E6 | S | M | L | Commentary |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces, which could reduce crime and the fear of crime. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | The viability and deliverability of the proposed measures will need to be demonstrated. |

## Eastfields EP E6 Summary:

### Minor Positive Impacts:

**SO1 Land Use, SO9 Flood Risk, SO10 Biodiversity, SO14 Open Space**
The predominant use of the land will remain as residential, however, the redevelopment of the site would allow the site to be optimised, providing a greater number of high quality homes with re-provision of non-residential uses and designated open space. Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. Proposals should seek to link to existing and proposed open space, including minor green corridors to encourage species movement. The SuDS strategy should also include measures to improve biodiversity Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan. Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces.

### Uncertain Impacts:

**SO3 Water Quality, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO8 Transport, SO11 Built Environment, SO12 Historic Environment, SO19 Health and Wellbeing -** Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants. Development proposals must aim to reduce post development runoff rates in line with London Plan drainage hierarchy. Proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. Proposals should seek to link existing and proposed open space in a unified layout. The development should provide a more open feel with better linked landscape and green spaces, which could reduce crime and the fear of crime. The viability and deliverability of the proposed measures will need to be demonstrated.

### Negative Impacts:

**SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste**
The development will need to include appropriate flood mitigation measures and include a SuDS strategy to reduce surface water runoff. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management. Development will result in an increase in greenhouse gas emissions, energy consumed and waste produced. Mitigation measures that minimise the impacts through sustainable design and construction practices will need to be identified.

| Sustainability Objectives | | EASTFIELDS EP E7: Landscape | | | | |
|---|---|---|---|---|---|---|
| | | E7 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Landscape layouts should form green links between open space and the public realm whilst framing visual links from the estate. Linking the landscape into the surrounding area should enable the development to integrate into the wider area. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Tree species should be specified to mitigate against pollution |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Tree species should be specified to mitigate against pollution |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | Tree species should be specified to mitigate against noise |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | Tree planting should create a landscape buffer between new development and any traffic routes |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | Existing mature trees should be retained and used to inform the design of the landscape. The landscape should form green links between the open space and public realm. |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The setting of the estate is defined largely by the surrounding large open spaces of Streatham Park Cemetery, Long Bolstead Recreation Ground and playing fields and open space of St Mark's Academy and Lonesome primary school. The landscape should form green links between the open space and public realm, whilst framing visual links. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EP E7: Landscape | | | | |
|---|---|---|---|---|---|---|
| | | E7 | S | M | L | Commentary |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The setting of the estate is defined largely by the surrounding large open spaces of Streatham Park Cemetery, Long Bolstead Recreation Ground and playing fields and open space of St Mark's Academy and Lonesome primary school. The landscape should form green links between the open space and public realm, whilst framing visual links. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The landscape should form green links between the open space and public realm, whilst framing visual links. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The landscape should form green links between the open space and public realm, improving the health and wellbeing of residents |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EP E7: Landscape | | | | |
|---|---|---|---|---|---|---|
| | | E7 | S | M | L | Commentary |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## Eastfields EP E7 Summary:

### Minor Positive Impacts:

**SO1 Land Use, SO6 Air Quality, SO7 Noise, SO8 Transport, SO10 Biodiversity, SO11 Built Environment, SO14 Open Space, SO17 Access to Activities, SO19 Health and Wellbeing**
Landscape layouts should form green links between open space and the public realm whilst framing visual links from the estate. Linking the landscape into the surrounding area should enable the development to integrate into the wider area. The setting of the estate is defined largely by the surrounding large open spaces of Streatham Park Cemetery, Long Bolstead Recreation Ground and playing fields and open space of St Mark's Academy and Lonesome primary school. The landscape should form green links between the open space and public realm, whilst framing visual links.

### Uncertain Impacts:

**SO2 Climate Change** - Tree species should be specified to mitigate against pollution

| Sustainability Objectives | | EASTFIELDS EP E8: Building Heights | | | | |
|---|---|---|---|---|---|---|
| | | E8 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Building heights should be based on a comprehensive townscape and visual assessment. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Taller buildings must be carefully placed with regard to the impact on microclimate and overshadowing |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EP E8: Building Heights | | | | |
|---|---|---|---|---|---|---|
| | | E8 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | Building heights should be based on a comprehensive townscape and visual assessment. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area. Taller buildings must be carefully placed with regard to the impact on microclimate and overshadowing |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | Taller buildings must be carefully placed with regard to the impact on microclimate and overshadowing |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Taller buildings must be carefully placed with regard to the impact on microclimate and overshadowing |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Tall buildings may be considered appropriate to facilitate intensification of the site and enable the provision of a greater number of housing. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | No significant impact |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |

| Sustainability Objectives | | EASTFIELDS EP E8: Building Heights | | | | |
|---|---|---|---|---|---|---|
| | | E8 | S | M | L | Commentary |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | The viability and deliverability of the proposals will need to be demonstrated |

## Eastfields EP E8 Summary:

### Minor Positive Impacts:

**SO1 Land Use, SO2 Climate Change, SO11 Built Environment, SO13 Energy and Carbon, SO14 Open Space -** Building heights should be based on a comprehensive townscape and visual assessment. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area. Taller buildings must be carefully placed with regard to the impact on microclimate and overshadowing

### Uncertain Impacts:

Tall buildings may be considered appropriate to facilitate intensification of the site and enable the provision of a greater number of housing on the estate. The viability and deliverability of the proposals will need to be demonstrated

| Sustainability Objectives | | HIGH PATH EP H1: Townscape | | | | |
|---|---|---|---|---|---|---|
| | | H1 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The development should provide clear definition of private and public space and be well integrated into the surrounding area. Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | No significant impact |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The development should provide clear definition of private and public space and be well integrated into the surrounding area. Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |

| Sustainability Objectives | | HIGH PATH EP H1: Townscape | | | | |
|---|---|---|---|---|---|---|
| | | H1 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The development should provide clear definition of private and public space and be well integrated into the surrounding area. Landmark buildings should be designed to be sympathetic to the surrounding building and spaces. Streets should be designed with clear unobstructed views. Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | The design should include a space as a focal point highlighting the significance of the areas local history, particularly its connection to Lord Nelson. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The development should provide clear definition of private and public space and be well integrated into the surrounding area. The design should include a space as a focal point highlighting the significance of the areas local history, particularly its connection to Lord Nelson. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | No significant impact |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |

| Sustainability Objectives | | HIGH PATH EP H1: Townscape | | | | |
|---|---|---|---|---|---|---|
| | | H1 | S | M | L | Commentary |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site. |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | The development should provide clear definition of private and public space and be well integrated into the surrounding area. Streets should be designed with clear unobstructed views, which reduce crime and fear of crime. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## High Path EP H1 Summary:

The Policy has a minor positive impact for **SO1 Land Use, SO8 Transport, SO11 Built Environment, SO14 Open Space, SO17 Access to Activities, SO21 Services and Facilities, and SO22 Crime**. The development should provide clear definition of private and public space and be well integrated into the surrounding area. Landmark buildings should be designed to be sympathetic to the surrounding building and spaces. Streets should be designed with clear unobstructed views. Early engagement will be needed with TfL regarding the Tramlink extension proposals and how they will inform the development proposals for the site.

| Sustainability Objectives | | HIGH PATH EP H2: Street Network | | | | |
|---|---|---|---|---|---|---|
| | | H2 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Layouts should be designed to futureproof pedestrian access from South Wimbledon tube, should TfL support a second entrance to the tube station, and routes into out of the neighbourhood. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | No significant impact |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The design should increase accessibility for pedestrians and cyclists. The existing level of vehicular links along Merton High Street should be retained. Proposals should enable future extensions of north-south streets subject to Tfl support. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |

| Sustainability Objectives | | HIGH PATH EP H2: Street Network | | | | |
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| | | H2 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | Layouts should be designed to futureproof pedestrian access from South Wimbledon tube, should TfL support a second entrance to the tube station, and routes into out of the neighbourhood. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | The position of the historic street of High Path should be retained and allow for improved accessibility from High Path to Nelson Gardens. Hayward Close should also be retained, which complements the historic street pattern. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | No significant impact |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | Layouts should be designed to future proof pedestrian access from South Wimbledon tube, should TfL support a second entrance to the tube station, and routes into out of the neighbourhood. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | No significant impact |

| Sustainability Objectives | | HIGH PATH EP H2: Street Network | | | | |
|---|---|---|---|---|---|---|
| | | H2 | S | M | L | Commentary |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | Layouts should be designed to futureproof pedestrian access from South Wimbledon tube, should TfL support a second entrance to the tube station, and routes into out of the neighbourhood. |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## High Path EP H2 Summary:

The Policy would have a positive impact upon **SO1 Land Use, SO8 Transport, SO11 Built Environment, SO12 Historic Environment, SO17 Access to Activities, SO21 Services and Facilities.** Layouts should be designed to future proof pedestrian access from South Wimbledon tube, should TfL support a second entrance to the tube station, and routes into out of the neighbourhood. The position of the historic street of High Path should be retained and allow for improved accessibility from High Path to Nelson Gardens. Hayward Close should also be retained, which complements the historic street pattern. The design should increase accessibility for pedestrians and cyclists. The existing level of vehicular links along Merton High Street should be retained. Proposals should enable future extensions of north-south streets subject to TfL support.

| Sustainability Objectives | | HIGH PATH EP H3: Movement & Access | | | | |
|---|---|---|---|---|---|---|
| | | H3 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists. Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | No significant impact |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | The improvements to pedestrian and cycle routes and the inclusion of the new tramlink could have a positive impact upon air quality |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists. Discussions will be required with TfL to understand how any proposals for a Tramlink extension can be incorporated as part of any development proposals, to address public transport capacity issues and to determine the exact requirements for transport infrastructure. The proposals will need to be subjected to appropriate traffic modelling. Parking will need to compliant with parking standards. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |

| Sustainability Objectives | | HIGH PATH EP H3: Movement & Access | | | | |
|---|---|---|---|---|---|---|
| | | H3 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists. Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | No significant impact |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists. Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The provision of improved pedestrian and cycle routes may have a positive impact upon the health and wellbeing of residents. |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists. Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals. |

| Sustainability Objectives | | HIGH PATH EP H3: Movement & Access | | | | |
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| | | H3 | S | M | L | Commentary |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists and includes well designed on street parking, which may reduce crime and fear of crime. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | Discussions will be required with TfL to understand how any proposals for a tram link extension to South Wimbledon underground including a new tram terminus can be incorporated as part of any development proposals, which could encourage economic growth and business development |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Discussions will be required with TfL to understand how any proposals for a Tramlink extension can be incorporated as part of any development proposals and whether it would be viable and deliverable. |

## High Path EP H3 Summary:

### Minor Positive Impacts:

**SO1 Land Use, SO6 Air Quality, SO8 Transport, SO11 Built Environment, SO17 Access to Activities, SO19 Health and Wellbeing, SO21 Services and Facilities, and SO22 Crime.** Streets in the estate should connect in an open and legible way that encourages movement by pedestrians and cyclists.

### Uncertain Impacts:

Discussions will be required with TfL to understand how any proposals for a Tramlink extension can be incorporated as part of any development proposals to address public transport capacity issues and to determine the exact requirements for transport infrastructure, including viability and deliverability. The proposals will need to be subjected to appropriate traffic modelling. Parking will need to compliant with parking standards.

| Sustainability Objectives | | HIGH PATH EP H4: Land Use | | | | |
|---|---|---|---|---|---|---|
| | | H4 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The primary land use will be residential to reflect the existing land use and surrounding neighbourhood. Densities should be assessed in consideration with relevant, design, planning, social, environmental and management factors. Non-residential uses may also be appropriate. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | The development is likely to result in an increase in water consumption and wastewater. Mitigation measures that minimise the impacts through sustainable deign practices or other policies should be identified. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The site has a PTAL rating of 4 (good) and is considered suitable for an increase in density in order of make more efficient use of land in accordance with the London Plan density matrix. Development proposals will need to address public transport capacity issues and to determine the exact requirements for transport infrastructure. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | The site is predominantly in Flood Zone 1, with part of the western end of the site in Flood Zone 2 and the river Wandle is approx. 180 m to the east of the boundary site. The introduction of open space may have the potential to attenuate surface water runoff. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan. |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | Development should provide the opportunity to protect and enhance biodiversity. |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The primary land use will be residential to reflect the existing land use and surrounding neighbourhood. Densities should be assessed in consideration with relevant, design, planning, social, environmental and management factors. Non-residential uses may also be appropriate. |

| Sustainability Objectives | | HIGH PATH EP H4: Land Use | | | | |
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| | | H4 | S | M | L | Commentary |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | The primary land use will be residential to reflect the existing land use and surrounding neighbourhood. Densities should be assessed in consideration of relevant, design, planning, social, environmental and management factors, including the potential impact on the historic environment. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The development will result in an increase in energy and carbon emissions. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Development proposals will need to provide public open space to address the identified deficiency |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | The development will result in an increase in waste. Mitigation measures that minimise the impacts through sustainable design practices or other policies that will be used should be identified |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | The redevelopment provides the opportunity to provide a greater number of houses including a suitable mix of housing types and tenures and affordable housing provision. Densities should be assessed in consideration of relevant, design, planning, social, environmental and management factors |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The redevelopment provides the opportunity to provide a greater number of houses including a suitable mix of housing types and tenures and affordable housing provision. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The redevelopment of the site will provide the opportunity for high quality efficient homes that meet decent home standards and improve the health and wellbeing of residents by providing an improved living environment |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | The redevelopment provides the opportunity to provide a greater number of houses including a suitable mix of housing types and tenures and affordable housing provision. |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact |

| Sustainability Objectives | | HIGH PATH EP H4: Land Use | | | | |
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| | | H4 | S | M | L | Commentary |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | Major development proposals will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. Non-residential uses may be considered appropriate. |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | Major development proposals will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up front costs but would deliver regeneration benefits that would last for the long term. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. |

## High Path EP H4 Summary:

### Major Positive Impacts:

**SO1 Land Use, SO16 Housing** - The primary use of the land will remain as residential, however, the redevelopment of the site would allow the site to be optimised, providing a greater number of high quality homes with re-provision of non-residential uses and designated open space. The redevelopment of the site provides the opportunity to provide a greater number of houses at a higher density including the choice and mix of housing types and tenures, including greater affordable housing. Densities will need to be assessed in consideration of relevant, design, planning, social, environmental and management factors.

### Minor Positive Impacts:

**SO10 Biodiversity, SO11 Built Environment, SO18 Social Deprivation, SO19 Health and wellbeing, SO20 Diversity and Equality, SO24 Economic Growth, SO25 Employment -** The predominant land use will remain as residential to accord with the current land use and that of the surrounding area. The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing and housing for a broader mix of community groups. Major development proposals will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. A local deficiency in convenience retail provision to the east side of the estate could be addressed through the redevelopment.

## Uncertain Impacts:

**SO3, Water Quality, SO4 Water Resources, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO8 Transport, SO9 Flood Risk, SO12 Historic Environment, SO14 Open Space, SO17 Access to Activities, SO26 Viability and Deliverability -** The issues of pollution and the historic environment are not addressed. The site has a PTAL rating of 4 (good) and is considered suitable for an increase in density in order of make more efficient use of land in accordance with the London Plan density matrix. Development proposals will need to address public transport capacity issues and to determine the exact requirements for transport infrastructure. The site is predominantly in Flood Zone 2, with part of the western end of the site in Flood Zone 2 and the river Wandle is approx. 180 m to the east of the boundary site. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan. The introduction of open space may have the potential to attenuate surface water runoff. Development proposals will need to provide public open space to address the identified deficiency and opportunities to enhance biodiversity. The regeneration of the site may allow for access to activities be improved. Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up front costs but would deliver regeneration benefits that would last for the long term. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. The potential impact on the historic environment will also need to be considered.

## Negative Impacts:

**SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste** - Development will result in an increase in energy, greenhouse emissions and waste. Mitigation measures that minimise the impacts and enable suitable adaptation to be implemented through sustainable design and construction practices should be identified.

| Sustainability Objectives | | HIGH PATH EP H5: Open Space | | | | |
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| | | H5 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with the London Plan and the Greenspace Information for Greater London. All new houses should have gardens that or exceed current space standards. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | The inclusion of new areas of open space could offer the potential to manage surface water runoff. |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | The site is predominantly in Flood Zone 2, with part of the western end of the site in Flood Zone 2 and the river Wandle is approx. 180 m to the east of the boundary site. The introduction of open space may have the potential to attenuate surface water runoff. |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | The introduction of new areas of open space will provide the opportunity to protect and enhance the biodiversity. |

| Sustainability Objectives | | HIGH PATH EP H5: Open Space | | | | |
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| | | H5 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with the London Plan and the Greenspace Information for Greater London. All new houses should have gardens that meet or exceed current space standards. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with the London Plan and the Greenspace Information for Greater London. All new houses should have gardens that or exceed current space standards. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The provision of new areas of open space including suitably designed spaces for informal recreation for all ages will provide the opportunity for the inclusion of a variety of activities for social and leisure activities. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The provision of new areas of open space including suitably designed spaces for informal recreation for all ages will provide the opportunity for the inclusion of a variety of activities for social and leisure activities, which may have benefits for the health and wellbeing of residents. |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact |

| Sustainability Objectives | | HIGH PATH EP H5: Open Space | | | | |
|---|---|---|---|---|---|---|
| | | H5 | S | M | L | Commentary |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## High Path EP H5 Summary:

### Major Positive Impacts:

**SO1 Land Use, SO11 Built Environment, SO 14 Open Space** - Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with the London Plan and the Greenspace Information for Greater London. All new houses should have gardens that meet or exceed current space standards.

### Minor Positive Impacts:

**SO10 Biodiversity, SO11 Built Environment, SO17 Access to Activities, SO19 Health and Wellbeing**
The provision of new areas of open space including suitably designed spaces for informal recreation for all ages will provide the opportunity for the inclusion of a variety of activities for social and leisure activities. which may have benefits for biodiversity and the health and well-being of residents.

### Uncertain Impacts:

**SO2 Climate Change, SO3 Water Quality, SO5 Soil and Land Quality, SO9 Flood Risk,** Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The site is predominantly in Flood Zone 2, with part of the western end of the site in Flood Zone 2 and the river Wandle is approx. 180 m to the east of the boundary site. The introduction of open space may have the potential to attenuate surface water runoff

| Sustainability Objectives | | HIGH PATH EP H6: Environmental Protection | | | | |
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| | | H6 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The predominant land use will be residential to reflect the existing land use and surrounding neighbourhood. Non-residential uses may be considered to support employment and community activities. The early design of proposals should consider the opportunity to incorporate landscape and permeable surfaces, as well as the potential for green corridors. Limitations in relation to flood risk will also need to be considered. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | The development will need to include appropriate flood mitigation measures and include a SuDS strategy to reduce surface water runoff. The feasibility of CHP and district heating must be investigated. Development will result in an increase in greenhouse gas emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design and construction practices will need to be identified. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. An open section of Bunces Ditch (a designated main river) exists to the South of Merantum Way, which may have origins within the estate and will need to be fully investigated. Post-development runoff rates should be as close to greenfield rate as possible. |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Development should include the consideration of air quality and the potential benefits that a district heat network could deliver to the wider area. Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants and include the consideration of noise |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | Development will need to provide a Transport Assessment and other relevant documents including Travel Plans and Construction Management Plans in accordance with TfL's best practice. Development will need to comply with DM EP4 pollutants |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. An open section of Bunces Ditch (a designated main river) exists to the South of Merantum Way, which may have origins within the estate and will need to be fully investigated. The sites is within Flood Zones 1 and 2. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan. Post-development runoff rates should be as close to greenfield rate as possible. |

| Sustainability Objectives | | HIGH PATH EP H6: Environmental Protection | | | | |
|---|---|---|---|---|---|---|
| | | H6 | S | M | L | Commentary |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | The early design proposals should consider the opportunity to incorporate landscape and permeable surfaces, as well as the potential for green corridors and the retention of existing mature trees, which may provide opportunities for the protection and enhancement of biodiversity |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The early design proposals should consider the opportunity to incorporate landscape and permeable surfaces, as well as the potential for green corridors and the retention of existing mature trees. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | Development will need to consider the impact upon the Historic Environment and identify suitable mitigation measures. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management. The feasibility of CHP and district heating must be investigated. |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Public and communal open spaces must contribute to the creation of an efficient system for SuDS and the enhancement of biodiversity |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | Development will result in an increase in waste. Mitigation measures that minimise the impacts and enable suitable adaptation to be implemented through sustainable design and construction practices should be identified. Development proposals will need to be accompanied by a working method statement and construction logistics plan and should apply the waste hierarchy. |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Energy strategies will need to clearly demonstrate how the development delivers energy efficient improvements when compared to the existing buildings on the estate. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvement in energy efficiency of homes may help to reduce the level of fuel poverty amongst residents |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | Development will need to comply with London Plan policy 5.3 and DM EP4 pollutants. The improvements in the efficiency and quality of the homes may lead to improvements in the health and well-being of residents. |

| Sustainability Objectives | | HIGH PATH EP H6: Environmental Protection | | | | |
|---|---|---|---|---|---|---|
| | | H6 | S | M | L | Commentary |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | The viability and deliverability of the proposed measures will need to be demonstrated. |

## High Path EP H6 Summary:

### Minor Positive Impacts:

**SO1 Land Use, SO10 Biodiversity, SO14 Open Space, SO16 Housing**

The predominant land use will be residential to reflect the existing land use and surrounding neighbourhood. Non-residential uses may be considered to support employment and community activities. The early design of proposals should consider the opportunity to incorporate landscape and permeable surfaces, as well as the potential for green corridors. Limitations in relation to flood risk will, however, need to be considered. Energy strategies will need to clearly demonstrate how the development delivers energy efficient improvements when compared to the existing buildings on the estate.

### Uncertain Impacts:

**SO3 Water Quality, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO8 Transport, SO9 Flood Risk, SO11 Built Environment, SO12 Historic Environment, , SO19 Health and Wellbeing -** Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. Limitations in relation to flood risk will also need to be considered. Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. An open section of Bunces Ditch (a designated main river) exists to the South of Merantum Way, which may have origins within the estate and will need to be fully investigated. The sites is within Flood Zones 1 and 2. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. Development will need to consider potential impacts with regards to the historic environment and identify suitable mitigation measures.

### Negative Impacts:

**SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste**

The development will need to include appropriate flood mitigation measures and include a SuDS strategy to reduce surface water runoff. The feasibility of CHP and district heating must be investigated. Development will result in an increase in greenhouse gas emissions, energy and waste produced. Mitigation measures that minimise the impacts through sustainable design and construction practices will need to be identified. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management.

| Sustainability Objectives | | HIGH PATH EP H7: Landscape | | | | |
|---|---|---|---|---|---|---|
| | | H7 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Landscape of the public open spaces and communal gardens must be accessible and of the highest quality. The existing mature trees should be retained and landscape must be a key feature in the provision of private space in front of houses. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | The retention of trees can have clear benefits in relation to flood mitigation. Other landscape measures, which could have beneficial impacts should be identified in the detailed design. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | Landscape measures, which could have beneficial impacts should be identified in the detailed design. |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | Landscape measures, which could have beneficial impacts should be identified in the detailed design. |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Landscape measures, which could have beneficial impacts should be identified in the detailed design. |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | The retention of trees can have a positive impact in relation to flood mitigation. Other landscape measures, which could have beneficial impacts should be identified in the detailed design |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | The retention of trees can have a positive benefit in relation to biodiversity. Other landscape measures, which could have beneficial impacts should be identified in the detailed design |

| Sustainability Objectives | | HIGH PATH EP H7: Landscape | | | | |
|---|---|---|---|---|---|---|
| | | H7 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | Landscape of the public open spaces and communal gardens must be accessible and of the highest quality. The existing mature trees should be retained and landscape must be a key feature in the provision of private space in front of houses. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | The impact upon the Historic environment will need to be considered in the detailed design. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Landscape of the public open spaces and communal gardens must be accessible and of the highest quality. The existing mature trees should be retained and landscape must be a key feature in the provision of private space in front of houses. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The provision of suitable landscape may have a positive impact upon the access to leisure and social activities. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The provision of suitable landscape may have a positive impact upon the health and wellbeing of residents. |

| Sustainability Objectives | | HIGH PATH EP H7: Landscape | | | | |
|---|---|---|---|---|---|---|
| | | H7 | S | M | L | Commentary |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## High Path EP H7 Summary:

### Minor Positive Impacts:

**SO1 Land Use, SO11 Built Environment, SO14 Open Space, SO17 Access to Activities, SO19 Health and Wellbeing**
Landscape of the public open spaces and communal gardens must be accessible and of the highest quality. The existing mature trees should be retained and landscape must be a key feature in the provision of private space in front of houses.

### Uncertain Impacts:

**SO2 Climate Change, SO3 Water Quality, SO5 Soil and Land Quality, SO6 Air Quality, SO9 Flood Risk , SO10 Biodiversity, SO12 Historic Environment** - The retention of trees can have clear benefits in relation to flood mitigation. Other landscape measures, which could have beneficial impacts on the above objectives should be identified in the detailed design.

| Sustainability Objectives | | HIGH PATH EP H8: Building Heights | | | | |
|---|---|---|---|---|---|---|
| | | H8 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Redevelopment should create a consistent character that fits in harmoniously with the surrounding development. Building heights should be based on a comprehensive townscape appraisal and visual assessment and should make a positive contribution to the existing townscape, character and local distinctiveness of the area. Taller buildings may be considered appropriate to facilitate intensified use of the site. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | The potential impact of taller buildings upon microclimate and overshadowing or the effect that increased density can have upon the urban heat island effect will need to be considered. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |

| Sustainability Objectives | | HIGH PATH EP H8: Building Heights | | | | |
|---|---|---|---|---|---|---|
| | | H8 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | Redevelopment should create a consistent character that fits in harmoniously with the surrounding development. Building heights should be based on a comprehensive townscape appraisal and visual assessment and should make a positive contribution to the existing townscape, character and local distinctiveness of the area. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | Building heights should be based on a comprehensive townscape appraisal and visual assessment and should make a positive contribution to the existing townscape, character and local distinctiveness of the area. Building heights along High Path should reflect its historic character as a narrow historic street and ensure that it sensitively takes account of the setting of St John the Divine Church. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | The potential impact of taller buildings upon microclimate and overshadowing or the effect that increased density can have upon the urban heat island effect will need to be considered in the detailed design. |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Building heights should be based on a comprehensive townscape appraisal and visual assessment and should make a positive contribution to the existing townscape, character and local distinctiveness of the area. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Redevelopment should create a consistent character that fits in harmoniously with the surrounding development. Building heights should be based on a comprehensive townscape appraisal and visual assessment and should make a positive contribution to the existing townscape, character and local distinctiveness of the area. Taller buildings may be considered appropriate to facilitate intensified use of the site and thereby provide an increase in the number of homes. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |

| Sustainability Objectives | | HIGH PATH EP H8: Building Heights | | | | |
|---|---|---|---|---|---|---|
| | | H8 | S | M | L | Commentary |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | No significant impact |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | The viability and deliverability of the proposals will need to be demonstrated |

## High Path EP H8 Summary:

### Minor Positive Impacts:

**SO1 Land Use, SO11 Built Environment, SO12 Historic Environment -** Redevelopment should create a consistent character that fits in harmoniously with the surrounding development. Building heights should be based on a comprehensive townscape appraisal and visual assessment and should make a positive contribution to the existing townscape, character and local distinctiveness of the area. Taller buildings may be considered appropriate to facilitate intensified use of the site and thereby provide an increase in the number of homes.

### Uncertain Impacts:

**SO2 Climate Change, SO13 Energy and Carbon, SO14 Open Space, SO16 Housing, SO26 Viability and Deliverability**
The potential impact of taller buildings upon microclimate and overshadowing or the effect that increased density can have upon the urban heat island effect will need to be considered in the detailed design. The viability and deliverability of the proposals will need to be demonstrated

| Sustainability Objectives | | RAVENSBURY EP R1: Townscape | | | | |
|---|---|---|---|---|---|---|
| | | R1 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The townscape of the estate is somewhat secondary to the landscape. The development provides the opportunity to improve the landscape and setting of the existing buildings. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | No significant impact |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The townscape of the estate is somewhat secondary to the landscape. The development provides the opportunity to improve the landscape and setting of the existing buildings. The architecture and design of the buildings should be drawn from the surrounding good quality townscape such as Ravensbury Mill, The Surrey Arms and White Cottage |

| Sustainability Objectives | | RAVENSBURY EP R1: Townscape | | | | |
|---|---|---|---|---|---|---|
| | | R1 | S | M | L | Commentary |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | The proposals should utilise local history as a point of reference in the development of the scheme |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The development provides the opportunity to improve the landscape and setting of the existing buildings |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The development provides the opportunity to improve the landscape and setting of the existing buildings |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | No significant impact |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | The development provides the opportunity to improve the landscape and setting of the existing buildings, which may reduce crime and the fear of crime |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |

| Sustainability Objectives | | RAVENSBURY EP R1: Townscape | | | | |
|---|---|---|---|---|---|---|
| | | R1 | S | M | L | Commentary |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## Ravensbury EP R1 Summary:

The Policy would have a minor positive impact for **SO1 Land Use, SO11 Built Environment, SO12 Historic Environment SO14 Open Space, SO17 Access to Activities and SO22 Crime.** The townscape of the estate is somewhat secondary to the landscape. The development provides the opportunity to improve the landscape and setting of the existing buildings. The architecture and design of the buildings should be drawn from the surrounding good quality townscape such as Ravensbury Mill, The Surrey Arms and White Cottage

| Sustainability Objectives | | RAVENSBURY EP R2: Street Network | | | | |
|---|---|---|---|---|---|---|
| | | R2 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Ravensbury Grove should be extended fully to the boundary of Ravensbury Park providing clear views along its whole length. The new street network should provide clear connections that will reduce the current detached nature of the estate. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | No significant impact |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The new street network has the potential to include traffic management measures and improvements to pedestrian and cycle routes. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | The new street network could allow for flood attenuation measures to be introduced such as a swale or uncovering of the historic watercourse |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The new street network should provide clear connections that will reduce the current detached nature of the estate. The historic street pattern of Ravensbury Grove should be retained. |

| Sustainability Objectives | | RAVENSBURY EP R2: Street Network | | | | |
|---|---|---|---|---|---|---|
| | | R2 | S | M | L | Commentary |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | The historic street pattern of Ravensbury Grove should be retained. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | No significant impact |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The new street network has the potential to include traffic management measures and improvements to pedestrian and cycle routes. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The new street network has the potential to include traffic management measures and improvements to pedestrian and cycle routes, which can positive impacts for health and wellbeing |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | The new street network has the potential to include traffic management measures and improvements to pedestrian and cycle routes. |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | The new street network has the potential to include traffic management measures and improvements to pedestrian and cycle routes, which may reduce crime and the fear of crime. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |

| Sustainability Objectives | | RAVENSBURY EP R2: Street Network | | | | |
|---|---|---|---|---|---|---|
| | | R2 | S | M | L | Commentary |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## Ravensbury EP R2 Summary:

The Policy would have a positive impact upon **SO1 Land Use, SO8 Transport, SO9 Flood Risk, SO11 Built Environment, SO12 Historic Environment, SO17 Access to Activities, SO19 Health and Wellbeing, SO21 Services and Facilities, and SO22 Crime.** Ravensbury Grove should be extended fully to the boundary of Ravensbury Park providing clear views along its whole length. The new street network should provide clear connections that will reduce the current detached nature of the estate. The new street network could allow for flood attenuation measures to be introduced such as a swale or uncovering of the historic watercourse and has the potential to include traffic management measures and improvements to pedestrian and cycle routes, which may also reduce crime and the fear of crime.

| Sustainability Objectives | | RAVENSBURY EP R3: Movement & Access | | | | |
|---|---|---|---|---|---|---|
| | | R3 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The development offers the potential to improve both the number and quality of links to and within the estate |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | No significant impact |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | Proposals should include new and improved pedestrian and cycle routes and include measures to improve traffic management and road safety. Proposals will need to be supported by appropriate traffic modelling and be in general compliance with relevant transport policies and parking standards. |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The development offers the potential to improve both the number and quality of links to and within the estate for pedestrians, cyclists and vehicles. |

| Sustainability Objectives | | RAVENSBURY EP R3: Movement & Access | | | | |
|---|---|---|---|---|---|---|
| | | R3 | S | M | L | Commentary |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The development should consider the improvement of the crossing from Morden Hall Park to Ravensbury Park. Entrances into the park should be carefully designed and located to ensure accessibility. There is also the potential to improve bridges and walkways within the park. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The development offers the potential to improve both the number and quality of links to and within the estate for pedestrians, cyclists and vehicles. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The development offers the potential to improve both the number and quality of links to and within the estate for pedestrians, cyclists and vehicles, which may have positive impacts for health and wellbeing. |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | The development offers the potential to improve both the number and quality of links to and within the estate for pedestrians, cyclists and vehicles. |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | The development offers the potential to improve both the number and quality of links to and within the estate for pedestrians, cyclists and vehicles, which may reduce crime and the fear of crime. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |

| Sustainability Objectives | | RAVENSBURY EP R3: Movement & Access | | | | |
|---|---|---|---|---|---|---|
| | | R3 | S | M | L | Commentary |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## Ravensbury EP R3 Summary:

The policy has a minor positive impact upon **SO1 Land Use, SO8 Transport, SO11 Built Environment, SO14 Open Space, SO17 Access to Activities, SO19 Health and Wellbeing, and SO22 Crime.** Proposals should include new and improved pedestrian and cycle routes and include measures to improve traffic management and road safety. Proposals will need to be supported by appropriate traffic modelling and be in general compliance with relevant transport policies and parking standards. The development should consider the improvement of the crossing from Morden Hall Park to Ravensbury Park. Entrances into the park should be carefully designed and located to ensure accessibility. There is also the potential to improve bridges and walkways within the park.

| Sustainability Objectives | | RAVENSBURY EP R4: Land use | | | | |
|---|---|---|---|---|---|---|
| | | R4 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number and mix of high quality homes provided. It is considered unlikely that there will be demand for other non-residential land uses. The interface between any proposed development and Ravensbury Park needs careful consideration. Of particular importance should be the enhancement of the river corridor and its environment including the issues of flooding and surface water drainage. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | The site is within close proximity to the River Wandle and lies within Flood Zones 2and 3a/b. The development proposals will need to include appropriate flood mitigation and incorporate a SuDS strategy |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | The development is likely to result in an increase in water consumption and wastewater. Mitigation measures that minimise the impacts through sustainable deign practices or other policies should be identified. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | The site has a PTAL rating of 2 (poor). Measures should be considered that will improve the connectivity of the site. The capacity of the public transport will also need to be considered. Development will need to provide a Transport Assessment and other relevant documents including Travel Plans and Construction Management Plans in accordance with TfL's best practice. Development will need to comply with DM EP4 pollutants |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | The site is within close proximity to the River Wandle and lies within Flood Zones 2and 3a/b. The development proposals will need to include appropriate flood mitigation and incorporate a SuDS strategy. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Local Surface Water Management Plan. |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | The redevelopment offers the opportunity for the protection and enhancement of biodiversity. |

| Sustainability Objectives | | RAVENSBURY EP R4: Land use | | | | |
|---|---|---|---|---|---|---|
| | | R4 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number, mix and type of high quality homes provided. It is considered unlikely that there will be demand for other non-residential land uses. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | Development proposals will need to consider the impact upon the historic environment and identify any necessary mitigation measures. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | New development will result in an increase in energy and greenhouse emissions. Mitigation measures that minimise the impacts of energy and carbon through sustainable design practices or other policies that will be used should be identified. |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The site is surrounded by high quality open space and there is no requirement to provide additional open space. The site includes a small area of designated open space, which is currently of poor quality. The regeneration of the site offers the potential to improve the provision. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | New development will result in an increase in waste. Mitigation measures that minimise the impacts of waste through sustainable design and construction practices or other policies that will be used should be identified. |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number, mix and type of high quality homes provided. Densities must be assessed with consideration of relevant design, planning, social, environmental and management factors. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The regeneration of the site may allow for access to activities to be improved. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The redevelopment will allow for an increase in the number, mix and type of high quality homes provided. |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The redevelopment will provide the opportunity for high quality efficient homes that meet decent home standards and improve the health and wellbeing of residents by providing an improved living environment. |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | The regeneration of the site provides the opportunity to provide a greater number of homes, including the choice and mix of housing types and tenures, including greater affordable housing for a broad mix of community groups. |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | The regeneration of the site may allow for access to services and facilities to be improved. |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | The regeneration of the site may allow crime and the fear of crime to be reduced. |

| Sustainability Objectives | | RAVENSBURY EP R4: Land use | | | | |
|---|---|---|---|---|---|---|
| | | R4 | S | M | L | Commentary |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | Major development proposals will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. Non-residential uses may be considered appropriate. |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | Major development proposals will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development. |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up front costs but would deliver regeneration benefits that would last for the long term. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. |

## Ravensbury EP R4 Summary:

### Major Positive Impacts:

**SO1 Land Use, SO11 Built Environment, SO16 Housing** - The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number, mix and type of high quality homes provided. It is considered unlikely that there will be demand for other non-residential land uses. The redevelopment will allow for an increase in the number, mix and type of high quality homes provided. Densities must be assessed with consideration of relevant design, planning, social, environmental and management factors.

### Minor Positive Impacts:

**SO10 Biodiveristy, SO14 Open Space, SO18 Social Deprivation, SO19 Health and wellbeing, SO20 Diversity and Equality, SO22 Crime, SO24 Economic Growth, SO25 Employment -** The predominant land use will remain as residential to accord with the current land use and that of the surrounding area. The site is surrounded by high quality open space and there is no requirement to provide additional open space. The site includes a small area of designated open space, which is currently of poor quality. The regeneration of the site offers the potential to improve the provision. The redevelopment of the site provides the opportunity to provide a greater number of houses including the choice and mix of housing types and tenures, including greater affordable housing and housing for a broader mix of community groups. Major development opportunities will be expected to provide employment opportunities for local residents and businesses during both the construction and operation of the development.

## Uncertain Impacts:

**SO 4 Water Resources, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO8 Transport, SO9 Flood Risk, SO12 Historic Environment, SOSO17 Access to Activities, SO26 Viability and Deliverability -** Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. The regeneration of the site may allow for access to activities be improved. The site has a PTAL rating of 2 (poor). Measures should be considered that will improve the connectivity of the site. The capacity of the public transport will also need to be considered. Financial modelling has been carried out over a 50year period. The redevelopment would involve a high level of up-front costs but would deliver regeneration benefits that would last for the long term. The site is within close proximity to the River Wandle and lies within Flood Zones 2and 3a/b. The development proposals will need to include appropriate flood mitigation and incorporate a SuDS strategy. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan. The current modelling shows that the redevelopment is the most economic and deliverable option for the site. Further work on the modelling is being carried out, including the potential to incorporate units for private occupation to enhance the overall viability. A phasing and decanting plan will also need to be developed. The impact of the development proposals on the historic environment will need to be considered and suitable mitigation identified.

## Negative Impacts:

**SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste** - Development will result in an increase in energy, greenhouse emissions and waste. Mitigation measures that minimise the impacts and enable suitable adaptation to be implemented through sustainable design and construction practices should be identified.

| Sustainability Objectives | | RAVENSBURY EP R5: Open Space | | | | |
|---|---|---|---|---|---|---|
| | | R5 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | Equivalent or better re-provision of the designated open space in terms of quality and quantity will be required, including suitably designed play spaces, the retention of the existing communal garden and gardens that meet current space standards. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | The site is within close proximity to the River Wandle and lies within Flood Zones 2and 3a/b. The development proposals will need to include appropriate flood mitigation and incorporate a SuDS strategy. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | The retention and improvement of the areas of open space will offer the potential to protect and enhance the biodiversity. |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The retention and improvement of the areas of open space will provide the opportunity to improve the setting and amenity of the built environment |

| Sustainability Objectives | | RAVENSBURY EP R5: Open Space | | | | |
|---|---|---|---|---|---|---|
| | | R5 | S | M | L | Commentary |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | The impact of the development proposals on the historic environment will need to be considered in the detailed design and suitable mitigation measures identified. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The retention and improvement of the areas of open space provides the opportunity to include new and improved areas of amenity and play space |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | All new houses and flats should have gardens or amenity space that exceeds current space standrards. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | The retention and improvement of the areas of open space provides the opportunity to include new and improved areas of amenity and play space |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The retention and improvement of the areas of open space provides the opportunity to include new and improved areas of amenity and play space, which can positive benefits for the health and wellbeing of residents |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |

| Sustainability Objectives | | RAVENSBURY EP R5: Open Space | | | | |
|---|---|---|---|---|---|---|
| | | R5 | S | M | L | Commentary |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | The retention and improvement of the areas of open space provides the opportunity to include new and improved areas of amenity and play space that are safer for residents |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## Ravensbury EP R5 Summary:

### Major Positive Impacts:

**SO1 Land Use, SO 14 Open Space** - Equivalent or better re-provision of the designated open space in terms of quality and quantity will be required, including suitably designed play spaces, the retention of the existing communal garden and gardens that meet current space standards.

### Minor Positive Impacts:

**SO3 Water Quality, SO5 Soil and Land Quality, SO10 Biodiversity, SO11 Built Environment, SO16 Housing, SO17 Access to Activities, SO19 Health and Wellbeing, SO22 Crime**
The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site and to protect and enhance the biodiversity. The retention and improvement of the areas of open space including suitably designed spaces for play and recreation provides the opportunity for the inclusion of a variety of activities for social and leisure activities, which may have benefits for the health and well-being of residents.

### Uncertain Impacts:

**SO2 Climate Change, SO9 Flood Risk, SO12 Historic Environment -** Development will result in an increase in greenhouse emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices should be identified. The site is within close proximity to the River Wandle and lies within Flood Zones 2 and 3a/b. The development proposals will need to include appropriate flood mitigation and incorporate a SuDS strategy. The retention and improvement of the areas of open space will offer the potential for surface water run-off and storage as part of the SuDS strategy for the site. The impact of the development proposals on the historic environment will need to be considered in the detailed design and suitable mitigation measures identified.

| Sustainability Objectives | | RAVENSBURY EP R6: Environmental Protection | | | | |
|---|---|---|---|---|---|---|
| | | R6 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number and mix of high quality homes provided. The interface between any proposed development and Ravensbury Park needs careful consideration. Of particular importance should be the enhancement of the river corridor and its environment including the issues of flooding and surface water drainage. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | The development will need to include appropriate flood mitigation measures and include a SuDS strategy to reduce surface water runoff. Development will result in an increase in greenhouse gas emissions. Mitigation measures that minimise the impacts of climate change and enable suitable adaptation to be implemented through sustainable design practices or other policies that will be used will need to be identified. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. The site is in Flood Zones 2 and 3a/b and is in close proximity to the River Wandle. An undeveloped 8m buffer from the top bank of the river should be included. Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants.. |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | The development is likely to result in an increase in water consumption and wastewater. Mitigation measures that minimise the impacts through sustainable design practices or other policies should be identified. |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. Applicants will need to demonstrate how their plans contribute to improving air quality. |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | Development will need to provide a Transport Assessment and other relevant documents including Travel Plans and Construction Management Plans in accordance with TfL's best practice. Development will need to comply with DM EP4 pollutants |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. The site is in Flood Zones 2 and 3a/b and is in close proximity to the River Wandle. An undeveloped 8m buffer from the top bank of the river should be included. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment. |

| Sustainability Objectives | | RAVENSBURY EP R6: Environmental Protection | | | | |
|---|---|---|---|---|---|---|
| | | R6 | S | M | L | Commentary |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | Proposals should seek to create mini corridors to enhance biodiversity and create links with the surrounding parkland and river corridor habitats. New development must also ensure the protection and enhancement of protected species within Ravensbury Park and demonstrate net gains in biodiversity. There is also the potential to include river bank enhancements providing they do not increase flood risk. |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The interface between any proposed development and Ravensbury Park needs careful consideration. Of particular importance should be the enhancement of the river corridor and its environment including the issues of flooding and surface water drainage. Flood resistant and resilient design will be needed. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | Development proposals will need to consider the impact on the historic environment in the detailed design and identify suitable mitigation measures. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | Development will result in an increase in energy consumption. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management. |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | Proposals should seek to create links with the surrounding parkland and river corridor habitats. New development must also ensure the protection and enhancement of protected species within Ravensbury Park and demonstrate net gains in biodiversity. There is also the potential to include river bank enhancements providing they do not increase flood risk. Public realm proposals should be co-ordinated with the wider SuDS strategy. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | Development will result in an increase in waste. Mitigation measures that minimise the impacts and enable suitable adaptation to be implemented through sustainable design and construction practices should be identified. A working method statement and construction logistics plan will be needed and development proposals should apply the waste hierarchy. |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Energy strategies will need to clearly demonstrate how the development delivers energy efficient improvements when compared to the existing buildings on the estate. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | Proposals should seek to create links with the surrounding parkland and river corridor habitats. |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | The improvement in energy efficiency of homes may help to reduce the level of fuel poverty amongst residents |

| Sustainability Objectives | | RAVENSBURY EP R6: Environmental Protection | | | | |
|---|---|---|---|---|---|---|
| | | R6 | S | M | L | Commentary |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. The improvements in the efficiency and quality of the homes may lead to improvements in the health and well-being of residents. |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | Improvements to the layout and open space can have a positive impact upon crime and fear of crime |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | The viability and deliverability of the proposed measures will need to be demonstrated. |

## Ravensbury EP R6 Summary:

### Major Positive Impacts:

**SO10 Biodiversity, SO14 Open Space** - Proposals should seek to create links with the surrounding parkland and river corridor habitats. New development must also ensure the protection and enhancement of protected species within Ravensbury Park and demonstrate net gains in biodiversity. There is also the potential to include river bank enhancements providing they do not increase flood risk. Public realm proposals should be co-ordinated with the wider SuDS strategy.

### Minor Positive Impacts:

**SO1 Land Use, SO16 Housing, SO17 Access to Activities -** The predominant land use of the land will remain as residential, including the re-provision of the community room. The redevelopment will allow for an increase in the number and mix of high quality homes provided. Energy strategies will need to clearly demonstrate how the development delivers energy efficient improvements when compared to the existing buildings on the estate. The interface between any proposed development and Ravensbury Park needs careful consideration. Of particular importance should be the enhancement of the river corridor and its environment including the issues of flooding and surface water drainage. Proposals should seek to create links with the surrounding parkland and river corridor habitats.

## Uncertain Impacts:

**SO3 Water Quality, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO8 Transport, SO9 Flood Risk, SO11 Built Environment, SO12 Historic Environment, SO18 Social Deprivation, SO19 Health and Wellbeing, SO26 Viability and Deliverability -** Development will need to comply with London Plan policy 5.3 Sustainable Design and Construction and DM EP4 pollutants. Development proposals will need to include appropriate flood mitigation measures where appropriate and incorporate a SuDS strategy. The site is in Flood Zones 2 and 3a/b and is in close proximity to the River Wandle. An undeveloped 8m buffer from the top bank of the river should be included. The interface between any proposed development and Ravensbury Park needs careful consideration. Of particular importance should be the enhancement of the river corridor and its environment including the issues of flooding and surface water drainage. Flood resistant and resilient design will be needed. Any development coming forward will be subject to a Sequential Test, Exceptions Test and Site-Specific Flood Risk Assessment, which must have regard to Merton Strategic Flood Risk Assessment and Surface Water Management Plan. Development will need to provide a Transport Assessment and other relevant documents including Travel Plans and Construction Management Plans in accordance with TfL's best practice. New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. Development proposals will need to consider the impact on the historic environment in the detailed design and identify suitable mitigation measures. The improvements in the efficiency and quality of the homes may lead to improvements in the level of fuel poverty of residents and the health and well-being of residents. The viability and deliverability of the proposed measures will need to be demonstrated.

## Negative Impacts:

**SO2 Climate Change, SO13 Energy and Carbon, SO15 Waste**
The development is in Flood Zone 2 and 3a/b and will need to include appropriate flood mitigation measures and include a SuDS strategy to reduce surface water runoff. Development will result in an increase in greenhouse gas emissions, energy consumed and waste produced. Mitigation measures that minimise the impacts through sustainable design and construction practices will need to be identified. Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's energy hierarchy when compared to existing buildings on the estate. Consideration should be given to the inclusion of battery storage in connection to domestic solar PV systems to reduce on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management. A working method statement and construction logistics plan will be needed and development proposals should apply the waste hierarchy.

| Sustainability Objectives | | RAVENSBURY EP R7: Landscape | | | | |
|---|---|---|---|---|---|---|
| | | R7 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character whilst still increasing the density and building height of the development. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | Street planting and the landscape should include flood mitigation measures. |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | Street planting and the landscape should include flood mitigation measures |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | The site is defined and characterised by its landscape setting of the two parks and the River Wandle, an essential element to the site's character, which should not be lost. |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | Tree species should be specified to mitigate against pollution |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | Tree species should be specified to mitigate against noise |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | Street planting and the landscape should include flood mitigation measures. The site is within Flood Zones 2 and 3a/b. Development will be subject to a Sequential Test and site specific FRA in accordance with the NPPF. |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | Street planting and the landscape should include biodiversity enhancements. There is scope to strengthen the green corridor link between Morden Hill Park and Ravensbury Park through the use of landscape features. Existing mature trees should be retained. |

| Sustainability Objectives | | RAVENSBURY EP R7: Landscape | | | | |
|---|---|---|---|---|---|---|
| | | R7 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character whilst still increasing the density and building height of the development. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | No significant impact |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character. There is scope to strengthen the green corridor link between Morden Hill Park and Ravensbury Park through the use of landscape features. Existing mature trees should be retained. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | No significant impact |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | An integral part of the proposals should be the significant widening and enhancement of the entrance to Ravensbury Park off Morden Road. Landscape treatments should emphasise green links and the river crossing |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character, which can have positive impacts for the health and wellbeing of residents. |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |

| Sustainability Objectives | | RAVENSBURY EP R7: Landscape | | | | |
|---|---|---|---|---|---|---|
| | | R7 | S | M | L | Commentary |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character, which can have positive impacts for crime and fear of crime. |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | No significant impact |

## Ravensbury EP R7 Summary:

### Major Positive Impacts:

**SO1 Land Use, SO11 Built Environment, SO14 Open Space -** The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offer opportunities to enhance this character, whilst still increasing the density and building height of the development. There is scope to strengthen the green corridor link between Morden Hill Park and Ravensbury Park through the use of landscape features. Existing mature trees should be retained.

### Minor Positive Impacts:

**SO2 Climate Change, SO3 Water Quality, SO5 Soil and Land Quality, SO6 Air Quality, SO7 Noise, SO10 Biodiversity, SO11 Built Environment, SO17 Access to Activities, SO19 Health and Wellbeing, SO22 Crime**

Street planting and the landscape should include flood mitigation measures and biodiversity enhancements. There is scope to strengthen the green corridor link between Morden Hill Park and Ravensbury Park through the use of landscape features. Existing mature trees should be retained. An integral part of the proposals should be the significant widening and enhancement of the entrance to Ravensbury Park off Morden Road. Landscape treatments should emphasise green links and the river crossing. The site is defined and characterised by its landscape setting of the two parks and the River Wandle. The regeneration offers opportunities to enhance this character, which can have positive impacts for the health and wellbeing of residents and crime.

### Uncertain Impacts:

**SO9 Flood Risk** - Street planting and the landscape should include flood mitigation measures. The site is within Flood Zones 2 and 3a/b. Development will be subject to a Sequential Test and site specific FRA in accordance with the NPPF.

| Sustainability Objectives | | RAVENSBURY EP R8: Building Heights | | | | |
|---|---|---|---|---|---|---|
| | | R8 | S | M | L | Commentary |
| SO1 | LAND USE<br>To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area. | | | | | It is recognised that there is a need to increase density, however, any increase should be of a scale that respects the landscape character of the area. Building heights should be based on a comprehensive townscape appraisal and visual assessment and make a positive contribution to the existing townscape. |
| SO2 | CLIMATE CHANGE<br>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change. | | | | | No significant impact |
| SO3 | WATER QUALITY<br>To reduce water pollution and improve water quality and resources in the River Wandle. | | | | | No significant impact |
| SO4 | WATER RESOURCES<br>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development. | | | | | No significant impact |
| SO5 | SOIL AND LAND QUALITY<br>To maintain and improve soil and land quality. | | | | | No significant impact |
| SO6 | AIR QUALITY<br>To ensure the risks of air pollution to human health and environment are reduced. | | | | | No significant impact |
| SO7 | NOISE<br>To improve amenity by minimising the impact associated with noise. | | | | | No significant impact |
| SO8 | TRANSPORT<br>To reduce road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle. | | | | | No significant impact |
| SO9 | FLOOD RISK<br>To reduce the flood risk to people and property from all sources of flooding including surface water flooding. | | | | | No significant impact |
| SO10 | BIODIVERSITY<br>To protect and enhance biodiversity. | | | | | No significant impact |

| Sustainability Objectives | | RAVENSBURY EP R8: Building Heights | | | | |
|---|---|---|---|---|---|---|
| | | R8 | S | M | L | Commentary |
| SO11 | BUILT ENVIRONMENT<br>To enhance and protect the built environment including the townscape and landscape and ensure new buildings and spaces are well designed and enhance local character | | | | | The redevelopment proposals must give careful consideration to the site layout, landscape, building heights and street widths. It is recognised that there is a need to increase density, however, any increase should be of a scale that respects the landscape character of the area. Building heights should be based on a comprehensive townscape appraisal and visual assessment and make a positive contribution to the existing townscape. |
| SO12 | HISTORIC ENVIRONMENT<br>To conserve and enhance heritage assets and their settings | | | | | Building heights should be based on a comprehensive townscape appraisal and visual assessment and make a positive contribution to the existing townscape. |
| SO13 | ENERGY AND CARBON REDUCTION<br>To ensure specific measures, to improve energy efficiency and reduce greenhouse gas emissions, are used in developments. | | | | | No significant impact |
| SO14 | OPEN SPACE<br>To ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space, including play and recreation areas. | | | | | The views of the tree line are a defining characteristic of the estate, which should be take into consideration in conjunction with the landscape character in the development proposals. |
| SO15 | WASTE<br>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. | | | | | No significant impact |
| SO16 | HOUSING<br>Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home. | | | | | Existing buildings are mainly 2 storey, with the exception of one larger 4 storey block. Any increase in height will need to be addressed sensitively and be of a scale that respects the landscape character of the area. An increase in density on the site will result in an increase in the number of homes. |
| SO17 | ACCESS TO ACTIVITIES<br>Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities. | | | | | No significant impact |
| SO18 | SOCIAL DEPRIVATION<br>To contribute to reducing poverty and encouraging social inclusion. | | | | | No significant impact |
| SO19 | HEALTH AND WELLBEING<br>To improve the health and wellbeing of residents and reduce health inequalities. | | | | | No significant impact |
| SO20 | DIVERSITY AND EQUALITY<br>To support diversity and equality in order to promote community cohesion. | | | | | No significant impact |
| SO21 | SERVICES AND FACILITIES<br>To ensure accessibility to essential services and facilities. | | | | | No significant impact |

| Sustainability Objectives | | RAVENSBURY EP R8: Building Heights | | | | |
|---|---|---|---|---|---|---|
| | | R8 | S | M | L | Commentary |
| SO22 | CRIME<br>To reduce crime and the fear of crime. | | | | | No significant impact |
| SO23 | EDUCATION AND SKILLS<br>To improve the education and skills of the population. | | | | | No significant impact |
| SO24 | ECONOMIC GROWTH<br>To support economic growth and business development | | | | | No significant impact |
| SO25 | EMPLOYMENT<br>To increase local employment and skills | | | | | No significant impact |
| SO26 | VIABILITY AND DELIVERABILITY<br>To ensure the deliverability of viable development | | | | | The viability and deliverability of the development will need to be demonstrated. |

## Ravensbury EP R8 Summary:

### Minor Positive Impacts:

**SO1 Land Use, SO11 Built Environment, SO12 Historic Environment, SO14 Open Space, SO16 Housing -** The redevelopment proposals must give careful consideration to the site layout, landscape, building heights and street widths. It is recognised that there is a need to increase density, however, any increase should be of a scale that respects the landscape character of the area. Building heights should be based on a comprehensive townscape appraisal and visual assessment and make a positive contribution to the existing townscape. Existing buildings are mainly 2 storey, with the exception of one larger 4 storey block. Any increase in height will need to be addressed sensitively and be of a scale that respects the landscape character of the area. An increase in density will result in an increase in the number of homes. The views of the tree line are a defining characteristic of the estate, which should be take into consideration in conjunction with the landscape character in the development proposals.

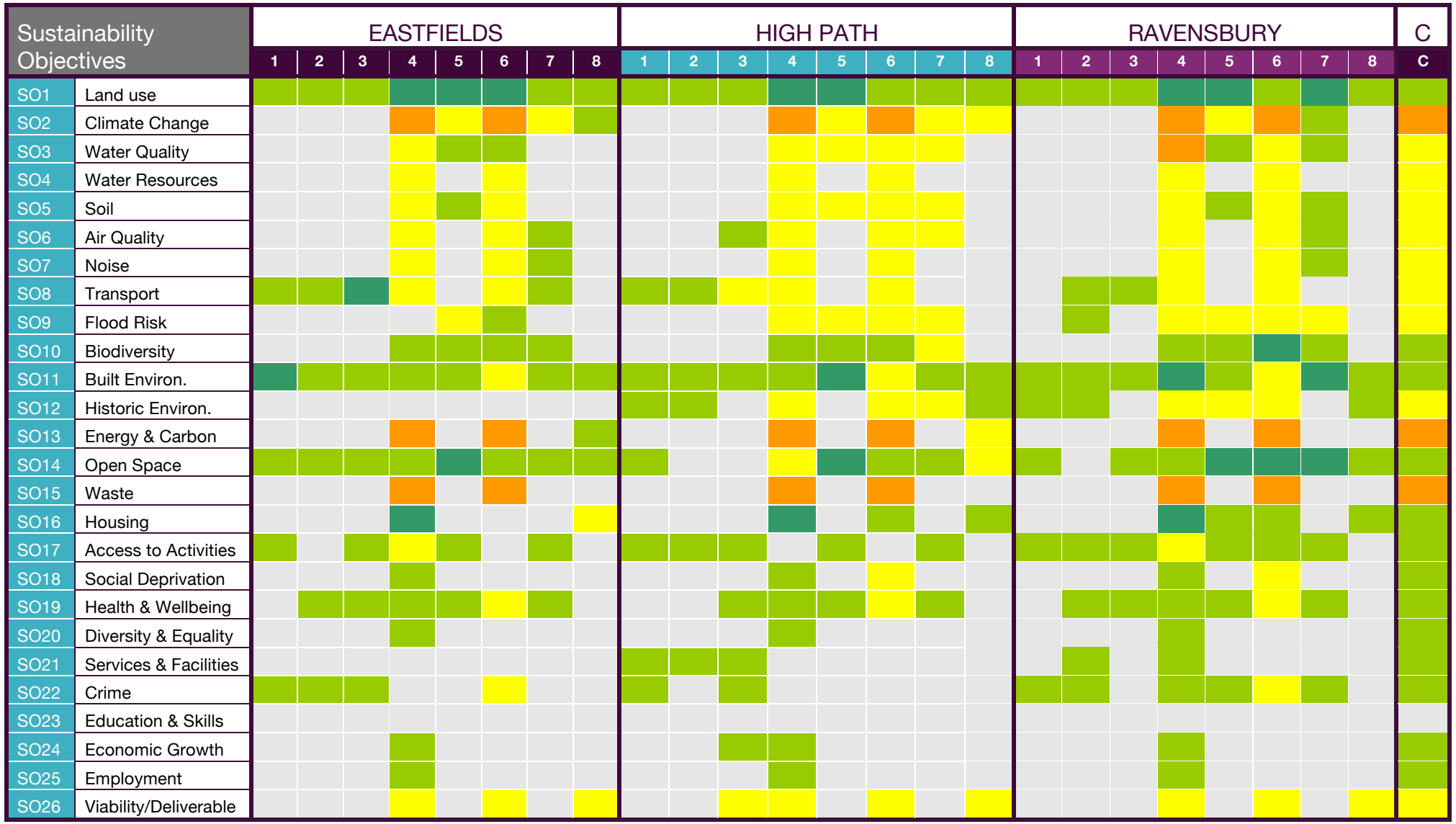
### Uncertain Impacts:

The viability and deliverability of the development will need to be demonstrated.

# A8 Cumulative Impacts Assessment

| Sustainability Objectives | | Selected Estate Options | | | Cumulative Impacts |
|---|---|---|---|---|---|
| | | EO3 | HP3 | RO3 | C |
| SO1 | LAND USE | | | | |
| SO2 | CLIMATE CHANGE | | | | |
| SO3 | WATER QUALITY | | | | |
| SO4 | WATER RESOURCES | | | | |
| SO5 | SOIL & LAND QUALITY | | | | |
| SO6 | AIR QUALITY | | | | |
| SO7 | NOISE | | | | |
| SO8 | TRANSPORT | | | | |
| SO9 | FLOOD RISK | | | | |
| SO10 | BIODIVERSITY | | | | |
| SO11 | BUILT ENVIRONMENT | | | | |
| SO12 | HISTORIC ENVIRONMENT | | | | |
| SO13 | ENERGY & CARBON | | | | |
| SO14 | OPEN SPACE | | | | |
| SO15 | WASTE | | | | |
| SO16 | HOUSING | | | | |
| SO17 | ACCESS TO ACTIVITIES | | | | |
| SO18 | SOCIAL DEPRIVATION | | | | |
| SO19 | HEALTH & WELLBEING | | | | |
| SO20 | DIVERSITY & EQUALITY | | | | |
| SO21 | SERVICES & FACILITIES | | | | |
| SO22 | CRIME | | | | |
| SO23 | EDUCATION & SKILLS | | | | |
| SO24 | ECONOMIC GROWTH | | | | |
| SO25 | EMPLOYMENT | | | | |
| SO26 | VIABILITY & DELIVERABILITY | | | | |

# Policies


Sustainability Objectives
EASTFIELDS
HIGH PATH
RAVENSBURY
C
1 2 3 4 5 6 7 8
1 2 3 4 5 6 7 8
1 2 3 4 5 6 7 8
C
SO1 Land use
SO2 Climate Change
SO3 Water Quality
SO4 Water Resources
SO5 Soil
SO6 Air Quality
SO7 Noise
SO8 Transport
SO9 Flood Risk
SO10 Biodiversity
SO11 Built Environ.
SO12 Historic Environ.
SO13 Energy & Carbon
SO14 Open Space
SO15 Waste
SO16 Housing
SO17 Access to Activities
SO18 Social Deprivation
SO19 Health & Wellbeing
SO20 Diversity & Equality
SO21 Services & Facilities
SO22 Crime
SO23 Education & Skills
SO24 Economic Growth
SO25 Employment
SO26 Viability/Deliverable

# A9 Equalities Impact Assessment

The Equality Act 2010 replaces previous anti-discrimination laws with a single Act, making the law easier to understand and strengthening protection; and sets out the different ways in which it's unlawful to treat someone. Before, the Act came into force there were several pieces of legislation to cover discrimination, including:

- Sex Discrimination Act 1975
- Race Relations Act 1976
- Disability Discrimination Act 1995

At the decision making stage local authorities are required to assess how changes to policies and service delivery will affect different people. In 2011, the Act extended protection against discrimination to nine 'Protected Characteristics'- which includes the following:

- Age
- Disability
- Sex/Gender
- Race or belief
- Religion
- Sexual Orientation
- Gender Reassignment
- Marriage and Civil Partnership
- Pregnancy and Maternity

The 2011 Act also introduced a Public Sector Equality Duty to ensure that in exercising the Council's functions and delivering services and partnership work, the Council will:

- Eliminate discrimination, harassment, victimisation
- Advance quality of opportunity between persons who share a protected characteristic and persons who do not share a protected characteristic
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The ongoing discharge of the Duty will require further consideration at the points where planning applications are received, the adoption of the Estates Local Plan and other decisions the Council may need to consider under its various powers. The Duty does not require the need to avoid all harmful effects but to recognise them, eliminate them wherever possible (and always with regard to unlawful discrimination or harassment) and mitigate any remaining consequences.

**London Borough of Merton Equality Strategy 2013-17**

Merton's Equality Strategy sets out the Council's equality objectives and outlines how the Council will embed equalities considerations into day-to-day business.

The Equality Objectives are grouped into the following five themes:

- Tackling inequality
- Service access
- Improving engagement
- Promoting community cohesion
- Workforce development

The Strategy sets out how the Council is committed to carrying its legal responsibilities including:

- Promoting equal opportunities, social inclusion and human rights
- Eliminating unlawful discrimination and disadvantage
- Eliminating harassment and victimisation
- Promoting a positive attitude towards people of different backgrounds, disabled people and others
- Encouraging participation by people of all backgrounds in all public life
- Valuing diversity and promoting good relations between individuals, communities and employees of all backgrounds
- Taking the necessary steps towards meeting the needs of disabled people and others.

# Estates Local Plan

The purpose of the EqIA is to assess the impact of a policy, strategy or service in the Borough in terms of the nine protected characteristics.

CHMP prepared an Equality Analysis as part of the regeneration proposals in August 2015, which has been used to inform this assessment. The Equality Analysis has identified that the 'protected characteristics' of: Age, Disability and Race are particularly relevant to the regeneration proposals and there is the potential for these groups to be negatively affected. The assessment has therefore focussed on these issues.

A summary of relevant data is provided below.

## Demographic Profile of the Estates

### Ethnicity

There are a number of households on each estate where English is not the first language of the householder or tenant. There are also a number of households on each of the estates from black and minority ethnic (BAME) communities. All three wards have shown an increase in the number of BAME households since the last census. There is evidence that BAME households are more likely to be overcrowded than other comparable households, which will need to be taken into consideration when consulting with households on their future housing needs. The ethnicity breakdown for each of the Estates is as follows:

| Ethnicity | Eastfields | High Path | Ravensbury |
|---|---|---|---|
| White British | 113 | 174 | 79 |
| Black/Black British African | 51 | 43 | 16 |
| Black/Black British Caribbean | 34 | 29 | 12 |
| Prefer Not to Say | 15 | 29 | 23 |
| Asian/Asian British Other | 15 | 28 | 5 |
| Mixed White & Black Caribbean | 9 | 7 | 1 |
| White Other | 8 | 27 | 2 |
| Black/Black British Other | 7 | 4 | 3 |
| Asian/Asian British Pakistani | 5 | 8 | 4 |
| Mixed White & Asian | 4 | 4 | - |
| Asian/Asian British Indian | 4 | 10 | - |
| Mixed Other | 3 | 4 | 1 |
| White Irish | 3 | 13 | 5 |
| Asian/Asian British Banglasdeshi | 2 | 11 | 2 |
| Chinese/Other Ethnic Group | 2 | 14 | 6 |
| Mixed White & Black African | - | 2 | - |
| Unknown | 4 | 2 | 8 |

## Age and Disability

The information has been taken from the Local Authority Ward profile data – Low Super Output Areas (LSOA), which relate to the following wards:

- Eastfields Estate – Figge's Marsh (LSOA E0103391)
- High Path Estate – Abbey Ward (LSOA E0103357)
- Ravensbury Estate – Ravensbury (LSOA E01003440)

The information demonstrates that the residents of the estates are comparatively deprived when compared with ward, borough and national deprivation. There are also proportionately larger numbers of older households, when compared to the Borough average) on both the Ravensbury and High Path estates.

| Eastfields | |
|---|---|
| Deprivation | Quintile 1 – Most deprived (Merton and nationally) |
| Age and Family Structure | • Higher proportion of very young children 0-4 **12.8%** (Figge's Marsh 9.3%)<br>• Lower proportion of adults aged 35-54 **25.6%** (Figge's Marsh 28.8%)<br>• Slightly higher proportion 55-79 age group **16.5%** (Figge's Marsh 15.6%)<br>• Higher proportion of people under 65 living alone **27.8%** (Figge's Marsh 19.8%)<br>• Higher proportion of lone parent families with dependent children **16.7%** (Figge's Marsh 12.5%) |
| Housing Overcrowding | • Higher overcrowding than the rest of the ward and Merton; in particular households which include dependent children<br>• Of households with dependent children **51.8%** are overcrowded (Figge's Marsh 40.2%) |
| Health | • Higher proportion of long term sick or disabled **5.7%** (Figge's Marsh 3.8%) |
| Unemployed | • One third of households **33.3%** where no adults work (Figge's Marsh 28.4%, Merton 23.9%) |

| High Path | |
|---|---|
| Deprivation | Quintile 1 – Most deprived in Merton,<br>National Quintile 2 - Second most deprived |
| Age and Family Structure | • Higher proportion of 0-19 age group **22.5%** (Abbey 19.1%) and older adults aged 45-64 20.3% (Abbey 17.1%)<br>• Lower proportion of adults aged 30-39 **17.6%** (Abbey 25.8%)<br>• Significantly higher proportions of lone parent families 16.2% (Abbey 6.8%) both with dependent and non-dependent children |
| Housing Overcrowding | • Higher overcrowding than the rest of the ward and Merton; in particular households which include dependent children<br>• Of households with dependent children **43.6%** are overcrowded (Abbey 22.4%) |
| Health | • Higher proportion of long term sick or disabled **6.3%** (Abbey 2.4%) |
| Unemployed | • One third of households **30.2%** where no adults work (Abbey 20.5%, Merton 23.9%)) |

| Ravensbury | |
|---|---|
| Deprivation | Quintile 1 – Most deprived in Merton,<br>National Quintile 2 - Second most deprived |
| Age and Family Structure | • Higher proportion of 25-39 **26.9%** (Ravensbury 23.9%)<br>• Slightly higher proportion of 0-4 age group **8.2%** (Ravensbury 7.6%)<br>• Higher proportion of people under 65 living alone **20.1%** (Ravensbury 16.2%)<br>• Similar proportion of lone parent families with dependent children compared to the ward **9.1%** |
| Housing Overcrowding | • Overcrowding similar to the rest of the ward; in particular households which include dependent children<br>• Of households with dependent children **36.4%** are overcrowded (Ravensbury 35.0%) |
| Health | • Higher proportion of long term sick or disabled **8.9%** (Ravensbury 4.1%) |
| Unemployed | • Over a quarter of households **28.7%** where no adults work (Ravensbury 29.9%, Merton 23.9%)) |

## Equality Impact Assessment & Sustainability Appraisal

As with the SA, the EqIA has informed and influenced the development of the Plan and will continue to be reviewed towards adoption. A specific indicator on Diversity and Equality has been added to the SA Framework to ensure that equalities issues have been identified, although there will be an impact within many of the Sustainability Objectives, specifically the following:

**SO16 Housing** - Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home

**SO17 Access to Activities** - Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities

**SO18 Social Deprivation -** To contribute to reducing poverty and encouraging social inclusion

**SO19 Health and Wellbeing** - To improve the health and wellbeing of residents and reduce health inequalities

**SO20 Diversity and Equality** - To support diversity and equality in order to promote community cohesion

**SO21 Services and Facilities** - To ensure accessibility to essential services and facilities

**SO23 Education and Skills** - To improve the education and skills of the population.

CHMP has advised that residents of Eastfields, High Path and Ravensbury have provided information about the problems with their homes and outside spaces, which include:

- homes that are expensive to heat
- leaking roofs
- poor noise insulation
- condensation and damp
- issues with refuse collection
- unsafe pathways.

Some of these issues were also raised in both Council consultations in 2014 and 2016, particularly concerns around unsafe pathways, damp and poor internal conditions.

As set out in the policies in the Council's Estates Local Plan, regeneration will be expected to provide a range of choices and benefits including:

- high quality well designed neighbourhoods
- wider housing mix
- more private space for residents
- better quality green spaces and community facilities
- job creation opportunities.

It will also be an opportunity to provide much needed new homes by making more efficient use of brownfield land, improving the quantity, quality and mix of new homes on each of the three estates.

A key expectation of any regeneration proposals that come forward will be a commitment to keeping the existing community together in each neighbourhood, and for existing residents to have a guaranteed right to return to a new home in their regenerated neighbourhood.

## Assessment of Policies

The Estates Local Plan contains a total of 24 policies (8 per estate) regarding the regeneration of the estates. The policies have been assessed as part of the SA, however, in order to ensure that 'protected characteristics' have been considered appropriately in the ELP a further assessment is set out below against the specific equality categories.

It is considered that the impacts from the policies upon the following 'protected characteristics' are likely to be of low/no impact as it is difficult to determine how the policies could affect the following groups in a significant way:

- Sex/Gender
- Religion
- Sexual Orientation
- Gender Reassignment Marriage and Civil Partnership
- Pregnancy and Maternity

The assessment therefore focuses on the following categories where the policies could potentially have an impact:

- Age
- Disability
- Race or belief

The impacts against the equalities groups are assessed as follows:

| | |
|---|---|
| | Negative |
| | Minor negative |
| | Neutral |
| | Minor positive |
| | Positive |

## ELP Policies Equalities Assessment

| Eastfields Policies | Equalities Categories | Impact | Assessment |
|---|---|---|---|
| **EP E1:** Townscape | • Age<br>• Disability<br>• Race or belief | | The policy concerns the urban design, layout and massing of the proposals and is considered neutral in terms of equalities considerations. |
| **EP E2:** Street Network | • Age<br>• Disability<br>• Race or belief | | The policy concerns the design of the street network and is considered neutral in terms of equalities considerations. |
| **EP E3:** Movement and Access | • Age<br>• Disability<br>• Race or belief | | The policy proposes the improvement of movement and access for vehicles, pedestrians and cyclists, which is likely to have a positive impact for all residents, including the elderly and disabled. |
| **EP E4:** Land Use | • Age<br>• Disability<br>• Race or belief | | The land use will remain as predominantly residential use with open space and re-provision of non-residential uses. Increased densities may be considered appropriate. Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision to meet the needs of all sectors of the community, in accordance with relevant National, local and London Plan policies. Development proposals will be expected to provide replacement homes and should include a mix of 1, 2, 3 and 3+ bed units, in a variety of house types to meet residents' individual needs. The policy will have a positive impact for all equality groups. |
| **EP E5:** Open Space | • Age<br>• Disability<br>• Race or belief | | The policy provides for the re-provision of the equivalent or better open space which is likely to have a positive impact for all residents, including the elderly and disabled. |
| **EP E6:** Environmental Protection | • Age<br>• Disability<br>• Race or belief | | The policy sets out a range of measures to ensure improvements in environmental performance including flood risk, energy efficiency and pollution during construction and operation. Central to the case for regeneration is the need to improve the environmental performance of the new dwellings on the estate compared with the existing homes, which will have a positive impact for all equality groups. |
| **EP E7:** Landscape | • Age<br>• Disability<br>• Race or belief | | The policy concerns the design of the landscape proposals and is considered neutral in terms of equalities considerations. |
| **EP E8:** Building Heights | • Age<br>• Disability<br>• Race or belief | | The policy concerns the building heights of the proposals and is considered neutral in terms of equalities considerations. |

| High Path Policies | Equalities Categories | Impact | Assessment |
|---|---|---|---|
| **EP H1:** Townscape | • Age<br>• Disability<br>• Race or belief | | The policy concerns the urban design, layout and massing of the proposals and is considered neutral in terms of equalities considerations. |
| **EP H2:** Street Network | • Age<br>• Disability<br>• Race or belief | | The policy concerns the design of the street network. Increased accessibility for pedestrians and cyclists must be designed into the street network. which is likely to have a positive impact for all residents, including the elderly and disabled. |
| **EP H3:** Movement and Access | • Age<br>• Disability<br>• Race or belief | | The policy proposes the improvement of movement and access for vehicles, pedestrians and cyclists, which is likely to have a positive impact for all residents, including the elderly and disabled. |
| **EP H4:** Land Use | • Age<br>• Disability<br>• Race or belief | | The land use will remain as predominantly residential use with open space and re-provision of non-residential uses. Increased densities may be considered appropriate. Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision to meet the needs of all sectors of the community, in accordance with relevant National, local and London Plan policies. Development proposals will be expected to provide replacement homes and should include a mix of 1, 2, 3 and 3+ bed units, in a variety of house types to meet residents' individual needs. The policy will have a positive impact for all equality groups. |
| **EP H5:** Open Space | • Age<br>• Disability<br>• Race or belief | | Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces, which is likely to have a positive impact for all residents, including the elderly and disabled. |
| **EP H6:** Environmental Protection | • Age<br>• Disability<br>• Race or belief | | The policy sets out a range of measures to ensure improvements in environmental performance including flood risk, energy efficiency and pollution during construction and operation. Central to the case for regeneration is the need to improve the environmental performance of the new dwellings on the estate compared with the existing homes, which will have a positive impact for all equality groups. |
| **EP H7:** Landscape | • Age<br>• Disability<br>• Race or belief | | The policy concerns the design of the landscape proposals and is considered neutral in terms of equalities considerations. |
| **EP H8:** Building Heights | • Age<br>• Disability<br>• Race or belief | | The policy concerns the building heights of the proposals and is considered neutral in terms of equalities considerations. |

| Ravensbury Policies | Equalities Categories | Impact | Assessment |
|---|---|---|---|
| **EP R1:** Townscape | • Age<br>• Disability<br>• Race or belief | | The policy concerns the urban design, layout and massing of the proposals and is considered neutral in terms of equalities considerations. |
| **EP R2:** Street Network | • Age<br>• Disability<br>• Race or belief | | The policy concerns the design of the street network and is considered neutral in terms of equalities considerations. |
| **EP R3:** Movement and Access | • Age<br>• Disability<br>• Race or belief | | The policy proposes the improvement of movement and access for vehicles, pedestrians and cyclists, which is likely to have a positive impact for all residents, including the elderly and disabled. |
| **EP R4:** Land Use | • Age<br>• Disability<br>• Race or belief | | The land use will remain as predominantly residential use with open space and re-provision of non-residential uses. Increased densities may be considered appropriate. Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision to meet the needs of all sectors of the community, in accordance with relevant National, local and London Plan policies. Development proposals will be expected to provide replacement homes and should include a mix of 1, 2, 3 and 3+ bed units, in a variety of house types to meet residents' individual needs. The policy will have a positive impact for all equality groups. |
| **EP R5:** Open Space | • Age<br>• Disability<br>• Race or belief | | The policy provides for the re-provision of the equivalent or better open space which is likely to have a positive impact for all residents, including the elderly and disabled. |
| **EP R6:** Environmental Protection | • Age<br>• Disability<br>• Race or belief | | The policy sets out a range of measures to ensure improvements in environmental performance including flood risk, energy efficiency and pollution during construction and operation. Central to the case for regeneration is the need to improve the environmental performance of the new dwellings on the estate compared with the existing homes, which will have a positive impact for all equality groups. |
| **EP R7:** Landscape | • Age<br>• Disability<br>• Race or belief | | The policy concerns the design of the landscape proposals and is considered neutral in terms of equalities considerations |
| **EP R8:** Building Heights | • Age<br>• Disability<br>• Race or belief | | The policy concerns the building heights of the proposals and is considered neutral in terms of equalities considerations |

## Sustainability Appraisal Findings

The assessment has shown that the regeneration will result in major positive impacts for the issues of housing, access to activities and social deprivation. Minor positive impacts are achieved for diversity and equality and education and skills.

The regeneration will enable existing and future housing needs to be met in terms of size and tenure, particularly affordable housing need.

The redevelopment will offer the opportunity to diversify the housing mix enabling a broader cross section of groups within the community to be catered for, including the young, elderly and vulnerable groups.

The provision of new community space and improved accessibility within the estates and to the wider area will help to promote community cohesion.

Regeneration is likely to have a positive effect on socio-economic inequalities, offering the opportunity for the education and skills of the population to be improved through the regeneration of the area and the potential increase in opportunities for training and new skills both in the construction and operation of the development.

The level of impact is uncertain at this stage with regards to health and wellbeing and services and facilities. The new accommodation is likely to improve the health and general wellbeing of residents as a result of more efficient, warmer, well-maintained homes. However, there will be significant disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered to minimise adverse impacts upon residents.

An asbestos survey will also be required before any work is carried out as it is considered likely that there may be asbestos in several of the current structures.

The opportunity for new layouts within the estates that the regeneration will provide, should ensure that accessibility to and within the site is improved for all.

The sites are relatively well served by social infrastructure including schools, health, leisure and community facilities. An assessment of the impact of the increase in population upon the existing facilities will be required as part of the design process.

## Impacts of The Regeneration Proposals

The regeneration of the Estates provides an opportunity for CHMP to provide high quality homes of the right size for their tenants and resident homeowners taking in to account the specific needs of the individual and so catering for needs arising due to an individual having a protected characteristic and seeking to eradicate inequalities.

New affordable homes which replace the existing, will be covered by the current Nomination Agreement that ensures 100% of True Voids are made available as nominations to the Council. When the planning consents confirm that new affordable homes for rent will be provided (which are not replacements of existing affordable homes), the Council will need to negotiate and enter into a new supplementary agreement for nominations.

Negotiations have begun with CHMP on the use of void properties on the estate, especially those bought back from owners, with the intention of using them to help the Council with the discharge of its obligations to people that are homeless or in housing need.

Regeneration also provides an opportunity for CHMP to reduce overcrowding amongst its tenanted households. Overcrowding is proportionately more likely to affect households from the BAME community and so the regeneration provides an opportunity to address inequality in this area. Significant amenity and size improvements will be provided for residents, with all new homes built to current space standards with private outdoor space.

Some of the properties are in need of major structural works or can be expected to fail in the next few years. This is particularly important in respect of the Orlit houses in Ravensbury. Replacing or very major repairs to these properties will be required, probably during the anticipated life of the regeneration programme

The regeneration is an opportunity to provide new lifetime homes for all tenants, this will enable older tenants (and homeowners) to remain independent in their own homes for longer. New homes can be adapted to meet the specific needs of disabled residents, 10% of all new homes will be fully accessible and adaptable for wheelchair users.

However, it is acknowledged that the process of redeveloping the estates itself is likely to have a negative impact on older, disabled and vulnerable residents, due to the requirements to move house, potentially more than once, if temporary accommodation is necessary during the construction period.

CHMP has committed to designing the construction phases to minimise the need to “double decant” and where at all possible older, vulnerable or disabled tenants will only be asked to move once, straight in to a new home. Help will be provided to assist with such moves

## Self-Build and Custom Housebuilding Act 2015

The Council has a number of duties under the Self Build and Custom Housebuilding Act 2015. One of these is to have regard to the entries on Merton's Self-Build register when carrying out functions relating to planning, housing, the disposal of land owned by the authority and regeneration.

It is not recommended to allocate sites for self-build and custom housebuilding as part of this Estates Local Plan. As an estates regeneration programme, the priority is rehousing residents who are already living on the three estates in new homes, built to modern standards, and providing new homes viably to meet housing need. This does not preclude self-build and custom housebuilding within any or all of the three estates as part of the delivery of the plan, should this be a viable option supported by the landowner.

## Land Assembly

The estates each sit in different ways in relation to their surroundings, offering slightly different challenges in respect of retaining residents close to home during any temporary decant period. CHMP may need to assemble land to realise these opportunities.

If the current owners of sites that would prevent comprehensive and effective regeneration are resistant to sale, the Council will be asked to consider exercising its Compulsory Purchase powers. Property acquired in this way would then be sold to CHMP as part of the programme.

If a situation should arise where regeneration can only be delivered through use of those powers, then a separate and further decision will be required about whether to proceed. It is very important that such a decision should be subject to an equalities impact assessment in its own right at the time of the consideration. A decision to exercise such powers has not been made at this stage in the process.

# CHMP's Proposals on the Delivery of the Estates Local Plan

The greatest impact on equalities will be the mechanics of the delivery of the Estates Local Plan including: the residents' offer; moving existing residents into new homes; addressing overcrowding; and minimising disruption during this extensive process. CHMP has undertaken an Equalities Analysis of their proposals and it is recommended that this is reassessed regularly during the regeneration delivery process.

## Merton Council and CHMP Commitments

In order to address potential concerns for residents in relation to the regeneration of the Estates, the Council and CHMP signed up to the following commitments in September 2014.

1. **Circle Housing Merton Priory will consult with residents, consider their interests at all times, and address concerns fairly.**
   CHMP's Response: In summer 2013 CHMP began consulting with residents of the estates about the possible regeneration of the three neighbourhoods. Consultation activities, including one-to-one meetings with individual residents, have taken place at each project milestone. The master planning process and development of the Residents' Offer have been supported by on-going exhibitions, workshops and drop-in events for all residents. Feedback is collated and used to inform further iterations of the master plan and design of the new homes. Every effort is made to show the correlation between residents' comments and the development of the designs with feedback presented at events, in newsletters and online.

   In June 2015 an independent survey of all households was launched and the results were published on the website. All individual enquiries receive a personalised response from one of CHMP's regeneration managers. Other communication channels used to keep residents informed include:

   - Letters and newsletters with dates of the new master planning events delivered to all households at the same time. These are available in large print or translation
   - Posters and flyers to advertise events
   - Ongoing dialogue with the Wimbledon Guardian
   - A dedicated project website
   - Briefings with ward councillors and local MPs

2. **Current homeowners will be entitled to at least the market value of their home should they wish to take the option to sell their home to Circle Housing Merton Priory.**
   This is a particularly important consideration as it reflects the strong concerns of residents that they are not financially disadvantaged by the regeneration in assessing the financial structure of the proposals for CHMP.

   CHMP's Response: The Residents' Offer is explicit on this matter and includes sections for resident homeowners and landlords. The former will receive market value plus 10% and the latter will receive market value plus 7.5%. Valuation, legal and relocation costs are also included.

   Resident homeowners who wish to stay living in their neighbourhood after regeneration will be offered a replacement home with the same number of bedrooms as their existing home at no cost. They will own their home outright from when they move in and may only have to repay some or all of the difference between the replacement home and existing one, if they move within 11 years.

   CHMP's 'early buy back' scheme gives homeowners the option to sell their home to CHMP on the same terms as above (not including the replacement home option) if they wish to move before the regeneration starts.

3. **Current tenants will be entitled to be rehoused in a new home of appropriate size considering the number of people in the household.**
   CHMP's Response: The Residents' Offer published in May 2015 by CHMP, guarantees that current tenants will be rehoused in a new home of the appropriate size considering the number of people in the household. This will result in an increase in the number of habitable rooms being provided overall as none of the currently overcrowded households will be overcrowded in their new homes.

4. **Existing Circle Housing Merton Priory tenants will keep all their rights and have the same tenancy agreement, including rent levels, in the new neighbourhood as they do now.**
   CHMP's Response: The Residents' Offer published in May 2015 by CHMP, guarantees that current tenants will keep all their rights, including tenancy conditions and the associated rent level, in the new neighbourhood as they do now.

5. **All new properties will be more energy efficient and easier to heat than existing properties, helping to keep down residents' fuel bills.**
   CHMP's Response: All new properties will be built to current energy standards and will be better insulated and easier to heat than those that they replace. CHMP's masterplan proposals and planning applications for early phases outside the masterplans will include details on the type of construction and energy strategies that will be in place to demonstrate this.

6. **Circle Housing Merton Priory will keep disruption to a minimum, and will do all it can to ensure residents only move once if it is necessary to house them temporarily while their new home is being built.**
   CHMP's Response: CHMP will keep disruption to a minimum by having workable decant and construction strategies in place. Housing needs of existing households will change over the course of the project and we will keep this under constant review. Wherever possible, existing residents will move directly into their new homes. If temporary housing is unavoidable CHMP will assist residents with their moves.

7. **Circle Housing Merton Priory will offer extra help and support for older people and/or disabled residents throughout the regeneration works.**
   CHMP's Response: CHMP has committed to helping older and disabled residents throughout the regeneration works. This will include helping tenants and resident homeowners arrange and prepare for their move, arrange service and utilities connections, etc. If tenants or resident homeowners have any extra needs CHMP can offer

   support or refer them to specialist services. Each neighbourhood will have dedicated staff appointed to help residents every step of the way to help make the move go as smoothly as possible.

   The Residents' Offer promises to help residents / tenants 'arrange and prepare' for their move. CHMP will pay for removals including packing materials and a packing service. For older and vulnerable residents, CHMP will offer help with things such as re-hanging curtains and fitting lightbulbs, provided through a free handyperson service. If residents have any extra needs connected with their move, CHMP can offer support or refer residents to specialist services.

   Extra help could include: Help with claiming benefits at the new address; help with changing electricity, water, phone and other utility supplies; advice about home aids and adaptions.

8. **Circle Housing Merton Priory will continue to maintain the homes of residents across the three neighbourhoods throughout the planning process until regeneration starts, including ensuring a high quality responsive repairs service.** The Council will continue to work closely with CHMP, using the established system of performance reporting, to ensure that this commitment is met.

   CHMP's response: CHMP is committed to ensuring that all homes across its stock including those identified for regeneration are maintained as per residents' tenancy and leaseholder agreements. Any repairs required will be remedied within the current contractual timescales in accordance with the nature and urgency of the repair. CHMP carries out independent quality checks of repairs undertaken and routine property checks will be ongoing throughout the regeneration programme.

   Where it is mandatory CHMP will continue to ensure serviceable items are inspected and certified safe within the required periodic timeframe to ensure statutory and regulatory requirements are adhered to. In addition, periodic inspections and assessments will continue, with associated identified actions and or consequential works tracked and managed.

9. **Any growth in the number of homes will be in accordance with the Council's Development Plan so that it is considered, responsible and suitable for the area.**
   This commitment is reflected in the Council's Estates Plan, which contains a thorough analysis of each neighbourhood. The Council's commitment in this area will need to be reflected in the planning applications made by CHMP.

   CHMP's response: CHMP's regeneration proposals take into account the Council's Development Plan so that the growth in homes is proportionate, while addressing the borough's urgent need for high-quality new housing.

10. **As a not for profit organisation, Circle Housing Merton Priory will not profit from any regeneration and will use any surplus to provide more housing or improve existing neighbourhoods.** This commitment will be monitored through the legal agreements between the Council and CHMP.

    CHMP's response: As a not for profit organisation with a social purpose of enhancing life chances, Circle Housing invests any surplus back into building and maintaining homes and supporting communities.

    Homeowners have raised concerns with the Council during Estates Local Plan consultations and throughout 2015 and 2016 about the residents' offer and in particular what "like for like" actually means. Whilst this is set out in the 2015 residents' offer, the Council has exercised its due diligence to residents in seeking clarification from CHMP on this important matter. CHMP has provided clarification as follows:

| | |
|---|---|
| **Do resident homeowners get like for like?** | The Residents' Offer details the Replacement Home Option, which is offered to those resident homeowners who were living on one of the three neighbourhoods on the 27th May 2015 (when the Residents' Offer was published). The Replacement Home Option confirms:<br>• If you are currently a freeholder you will be offered a freehold on your new property<br>• If you are a leaseholder you will be offered a new 125-year lease on your new property<br>• The new home will be at least as large as the home it replaces<br>• Every Replacement Home will have private outdoor space<br>• If you live in a house you will be offered a house, if a flat a new flat and a maisonette a new maisonette<br>• The new home will have the same number of bedrooms as the existing home had when it was first built<br>• There will be a Replacement Home for every resident homeowner who chooses to stay<br>• They will be entitled to a £3,000 disturbance allowance |
| **If you are a freeholder now, will you be a leaseholder (and therefore liable for service charges) in the new development?** | If you are a resident homeowner and a freeholder we will offer you a new freehold property.<br>If you are a resident homeowner and a leaseholder we will be offering you a new 125 year leasehold at no cost and irrespective of how long you have to run on your current lease. |
| **What circumstances will shared ownership or shared equity products be offered to resident homeowners? What circumstances are envisaged where these products will be offered to resident freeholders?** | There is no shared ownership option (which involves paying rent on the part of the home owned by the Housing Association) in the Residents Offer.<br>CHMP include a shared equity option (where no rent is payable) as a "safety net". This is to ensure that those residents who have a mortgage and for some reason are unable to transfer it to their new Replacement Home (perhaps because their circumstances have changed) will still be able to take up the offer of a new home and stay in their neighbourhood. In those circumstances we will meet the financing gap using shared equity. This helps us fulfil our commitment to provide a Replacement Home for any resident homeowner who chooses to stay and at no cost to them.<br>Where one of CHMP's tenants exercises their Right to Buy after the 27th May 2015 (when the Residents Offer was published) CHMP will offer them a new home of the same size and typology on a shared equity basis.<br>These are the only circumstances where shared equity is applied in the Residents' Offer. |

| | |
|---|---|
| **Where will all resident homeowners live during the redevelopment process and who will pay for this?** | CHMP will always try to move resident homeowners straight into their new Replacement Home, i.e. without the need to be temporarily housed. The phasing plans for all three neighbourhoods have been designed to accommodate this approach.<br><br>For a small number of existing resident homeowners this may not be possible, for example as a consequence of their choice of location and its position in the phasing plan. CHMP may be able to offer a temporary Circle Housing home in their neighbourhood or another part of Merton, though this would need to be agreed with the London Borough of Merton who retain nomination rights as part of the 2010 Transfer Agreement.<br><br>A disturbance payment of £3,000 will be available. Resident homeowners won't be charged rent as long as they agree to the terms set out in the Residents Offer regarding accepting the market value plus 10 per cent for their existing home, the value of the new home and the licence agreement for the temporary home.<br><br>Anyone living in a temporary home for longer than one year will be entitled to an additional £3,000 disturbance payment. |
| **Is "like for like" tenure; number of bedrooms; habitable rooms or house / flat?** | The Replacement Home option means that if you live in a house which was originally built as a three bedroomed house, then the Replacement Home will be a three bedroomed house. The owner of a two bedroomed flat will be offered a new two bedroomed flat, etc. Every Replacement Home will be at least as large as the home it replaces.<br><br>Every Replacement Home will have private outdoor space (i.e. a garden, balcony or roof terrace) irrespective of whether the original home had this or not. |

## Potential Impacts of the Delivery of Estates Local Plan Upon Protected Characteristics

CHMP has undertaken an Equalities Impact Assessment as set out below:

| Protected Characteristic | Positive | Negative |
|---|---|---|
| **Race** | Consultation with all households on the three estates has helped to understand the current and future housing needs of the entire population of the estates. There is evidence that households from the BAME community on the three estates where regeneration is being considered are more likely to be overcrowded than all households on the estates.<br><br>Regeneration deals with overcrowding within Circle's tenanted properties on the estates by rehousing each household in the right size property for them.<br><br>Regeneration allows the opportunity to address issues of under and over occupation and this has been taken into account when formulating the proposed residents' offer.<br><br>The regeneration proposals provide an opportunity to provide new good quality homes across a range of tenures (social affordable, leasehold, freehold and private rented sector). Good quality shared and public spaces are designed to feel safe and to encourage community cohesion. New homes will be safe, warm and economical to run.<br><br>All existing CHMP tenants and resident homeowners will have the option to stay in their neighbourhoods if they wish to, this will promote community cohesion and build on the strength of the existing very diverse communities in the existing neighbourhoods. | Language barriers could limit the ability of some residents who are members of BAME communities to participate in ongoing consultation regarding their housing needs or their rights under the residents' offer. |
| **Religion/Belief** | Engagement with residents has been with a diverse range of religions and beliefs and has helped to understand and take account of their specific needs.<br><br>For example, religious and cultural requirements for specific washing facilities and separate kitchens and living areas have become apparent and have been fed in to the detail regarding the design of new homes. | It is not considered that there will be a differential negative impact on persons of particular (or no) religion or belief as a result of the regeneration proposals. |

| Protected Characteristic | Positive | Negative |
|---|---|---|
| **Gender** | Better design through the regeneration could improve estate safety for everyone regardless of gender. There is no evidence that crime on the estates affects one gender more than others, however, personal safety and feeling safe is of particular concern to women and girls. Better design, including designing shared and open spaces to 'secure by design' principles can improve personal safety for everyone.<br><br>The regeneration proposals provide an opportunity to provide new good quality homes across a range of tenures (social affordable, leasehold, freehold and private rented sector). Good quality shared and public spaces are designed to feel safe and to encourage community cohesion. New homes will be safe, warm and economical to run.<br><br>The analysis of household composition within the lower super output areas for High Path and Eastfields indicate that there are proportionately higher numbers of households with dependent children headed by a single adult. From direct contact with these households CHMP is aware that these households are predominantly headed by women. Also that households with dependent children are more likely to be overcrowded. Regeneration will address overcrowding in CHMP tenant households by rehousing households, including overcrowded families, in homes of the right size for their needs. | It is not considered that there will be a differential negative impact on any gender as a result of the regeneration proposals. |
| **Gender Reassignment** | It is considered that there are no differential positive effects. Residents of the estates affected by gender reassignment will have the same opportunities to be consulted and to be provided with housing as other residents on the estates. | It is not considered that there will be a differential negative impact on persons affected by gender reassignment. Residents affected by gender reassignment will have the same opportunities to be consulted and provided with housing as other residents. |

| Protected Characteristic | Positive | Negative |
|---|---|---|
| **Disability** | Consultation and other data demonstrates that all three estates have residents with disabilities. Individual discussions with residents about their future housing needs would, once a decision to proceed is in place, allow CHMP to plan for the provision of lifetime homes and adapted properties for residents of household members with specific needs.<br><br>A proportion of any new homes would be designed and built specifically to meet the needs of disabled residents. A better environment is also conducive to better mental health and wellbeing.<br><br>Each of the three neighbourhoods has a number of households where one or more members of the household has a disability. There are few homes on each of the estates that were built specifically with the needs of people with disability in mind.<br><br>Regeneration will allow CHMP to build all new homes to lifetime homes standards and 10% of homes will be adaptable to be fully wheelchair accessible. CHMP will be able to adapt new homes to the specific needs of individuals with disabilities and future housing will be much better tailored to the needs of disabled residents | There is the potential for residents with disabilities to find it more challenging to move home than residents without a disability due to the nature of their disability. |

| Protected Characteristic | Positive | Negative |
|---|---|---|
| **Age** | CHMP has consulted with all residents about their ambitions for future housing on their estates. There is the opportunity to provide the right type of housing for different households of all age groups.<br><br>Engagement with older and younger residents will allow CHMP to take account of current and future housing needs when designing any future housing and to consider how to encourage understanding between generations.<br><br>Coffee mornings have been held to allow older residents to discuss the proposals in a relaxed and informal environment.<br><br>Abbey Primary school, which serves High Path estate held the first of a proposed series of annual regeneration weeks, which focussed on the children's ambitions for the potential new neighbourhood, energy efficiency and environmental issues.<br><br>The regeneration plans are for households to be housed according to their needs. The evidence is that families with dependent children on the three estates are more likely to live in overcrowded conditions than other families in the surrounding area.<br><br>Each of the proposed regeneration estates has a proportion of older residents who are CHMP tenants and resident homeowners. Older residents have participated in the consultation and their views have been taken into account in the design of the masterplans and the homes. A number of older residents have expressed concerns about moving home when it is their turn to move to their new home. The residents' offer sets out the help that will be provided to older residents, supporting them through their move by providing a named contact person to support them through their move, a removal, packing and unpacking service and a handypersons service to help with small jobs once they move into their new home. | There is the potential for both older and vulnerable residents to be worried about change and the impact on them, or to find it more challenging to move home. There is also the potential for older residents not to participate or to refuse to or worry about giving candid feedback. |

| Protected Characteristic | Positive | Negative |
|---|---|---|
| **Pregnancy and Maternity** | Residents affected by pregnancy and maternity will have the same opportunities to be consulted and to be provided with housing as other residents. | It is not considered that there will be a differential negative impact on pregnant women as a result of the regeneration proposals. |
| **Marriage/Civil Partnership** | It is considered that there are no differential positive impacts. Married and residents in a civil partnership will have the same opportunities to be consulted and provided with housing as other residents on the estates. | It is not considered that there will be a differential negative impact. Married and residents in a civil partnership will have the same opportunities to be consulted and provided with housing as other residents. |
| **Sexual Orientation** | It is considered that there will be no differential positive impacts. Residents with a particular sexual orientation will have the same opportunities to be consulted and provided with housing as residents with other sexual orientation. | LGBT residents may feel uncomfortable speaking about their household composition or future housing needs, which may lead to them not being suitably housed in the regenerated estates. |

## CHMP Consultation on the Proposals

Opportunities have been provided for all CHMP tenants, resident homeowners (leaseholders and freeholders) and non-resident property owners on the three estates to be consulted about the future of the neighbourhoods.

Consultation has been carried out on the principle of the regeneration and on the details of the Residents' Offer to CHMP tenants, resident homeowners and non-resident homeowners and the proposed regeneration masterplans for the Estates.

All of the venues for consultation events were accessible, materials used were portable and could be moved for ease of access, use and interpretation. Where requested regeneration officers carried out home visits to residents and non-resident homeowners at times convenient for them so that they could see the materials including plans and resident offer information so that those who could not attend the consultation events for any reason were able to give their views.

Consultation and communication materials were provided in large print and translated formats for those who requested them, where it was known that translations were needed the information was provided in alternative formats as a matter of course for subsequent consultations and communications.

A market research survey was undertaken by Member Engagement Services in June / July 2015 and was undertaken using a professional translation service where necessary. Specific appointments were arranged for vulnerable residents to meet with MES where they could be accompanied by a carer, support worker or friend whilst they gave their views to the MES researcher.

## CHMP Management

Circle Housing is implementing a programme across the group of amalgamating the individual housing associations within the group into one large association. Circle see this process known as 'Resurgence' as a key means of achieving greater efficiency and effectiveness and as necessary to ensure, regeneration schemes such as the one proposed in Merton, can be delivered. In Merton this would result in the disbandment of the CHMP Board and the creation of a local Community Panel. Negotiations are underway regarding the establishment of a local Community Panel specifically for Merton residents.

## CHMP Phasing and Decanting Strategy

CHMP has provided the following information regarding their approach to the delivery of the Estates Local Plan. The tables overleaf outline the proposed Decant and Construction phasing for each estate due for regeneration. The current programme runs from 2016 through to 2029. It is important to note that phases are subjected to residents' consultation and planning permission being granted and may therefore change.

Due to the nature of the phasing structure and the high percentage of leaseholder/freeholders units included within the regeneration programme, blocks within each phase are likely to change. It is therefore not possible to programme decants and demolitions in accordance with the yearly decent homes failures, however a mitigation plan to manage this has been put in place.

Circle Housing is committed to ensuring that all homes across its stock including those identified for regeneration are maintained as per residents' tenancy and leaseholder agreements. Any required repairs will be remedied within the current contractual timescales in accordance with the nature and urgency of the repair. In addition, Circle carry out independent quality checks of repairs undertaken and routine property checks will be ongoing throughout the regeneration programme.

Where it is mandatory Circle Housing will continue to ensure serviceable items are inspected and certified safe within the required periodic timeframe to ensure statutory and regulatory requirements are adhered to. In addition, periodic inspections and assessments will continue, with associated identified actions and or consequential works tracked and managed.

Estate services such as cleaning and grounds maintenance will continue at each block until all residents are fully decanted, the current service schedules and scope of work will be the standard set within the current contract and in line with service charge cost. The standards of cleaning and grounds maintenance are monitored by Circle via periodic estate inspections and resident feedback.

## Eastfields Estate - 470 Units (247 General needs)

| Phase | Block | Number of units | Decant Date | Construction Date |
|---|---|---|---|---|
| 1 | Non- residential | N/A | N/A | 2018/19 |
| 2 | 70 -110 Clay Ave | 42 | March 19 | Mar 2019-Apr 2021 |
| | 47 – 57 Pains Close | 16 | | |
| 3 | 63 -68 Clay Av | 6 | November 2020 | Nov 2020 – Dec 2022 |
| | 9-44 Pains Close | 44 | | |
| | 3 – 42 Potter Close | 44 | | |
| 4 | 22-62 Clay Ave | 42 | August 2022 | Aug 2022 – Aug 2024 |
| | 13 – 44 Moore Close | 32 | | |
| 5 | 112- 128 Clay Ave | 18 | August 2023 | Aug 2023 – Mar 2026 |
| | 10-36 Mulholland Close | 36 | | |
| | Thrupp Close | 44 | | |
| 6 | 34 -90 Acacia Road | 30 | October 2025 | Oct 2025 – Sep 2027 |
| | 1-20 Clay Ave | 16 | | |
| | 3-12 Moore Close | 20 | | |
| 7 | 92-190 Acacia Road | 48 | February 2027 | Feb 2027 – Apr 2029 |
| | 37-61 Mulholland Close | 32 | | |

## High Path Estate – 573 Units (365 General needs)

| Phase | Block | Number of units | Decant Date | Construction Date |
|---|---|---|---|---|
| 1 | Non- residential | N/A | N/A | 2017/18 |
| 2 | Lovell house | 11 | May 2019 | May 2017- May 2019 |
| | Marsh Court | 64 | | |
| | Pincott Road | 6 | | |
| | Priory Close | 59 | | |
| 3 | Becket Close | 23 | May 2021 | May 2019 – Aug 2023 |
| | Dowman Close | 17 | | |
| | Gilbert Close | 19 | | |
| | Hayword close | 15 | | |
| 4 | Deburgh House | 22 | May 2023 | April 2021 – May 2023 |
| | Doel Close | 10 | | |
| | Hilborough Close | 16 | | |
| | Norfolk house | 28 | | |
| | Vanguard House | 11 | | |
| | Will Miles Court | 17 | | |
| 5 | Hudson Court | 64 | February 2025 | Feb 2023 - Feb 2025 |
| | Merton Place | 14 | | |
| | Mychell House | 7 | | |
| | Ryder House | 37 | | |
| | Tanner House | 21 | | |
| 6 | Eleanor House | 21 | August 2027 | Aug 2025 – Jan 2028 |
| | May Court | 64 | | |
| | Ramsey House | 27 | | |

## Ravensbury Estate – 122 Units (93 General needs)

| Phase | Block | Number of units | Decant Date | Construction Date |
|---|---|---|---|---|
| 1 | 66-70 Ravensbury Grove (evens) | 3 | December 2016 | Dec 2016 – Feb 2018 |
| 2 | 227-241 Morden Road (odds) | 8 | August 2018 | Aug 2018 – Jul 2020 |
| | Rutter Gardens | 12 | | |
| | 36-56 Ravensbury Grove (evens) | 13 | | |
| 3 | Hatfield Close | 37 | August 2019 | Aug 2019 – Aug 2021 |
| | 211-225 Morden Road (odds) | 8 | | |
| | 20-34 Ravensbury Grove (Evens) | 10 | | |
| 4 | 171-209 Morden Road (odds) | 22 | October 2020 | Oct 2020 – Dec 2023 |
| | 2 – 16 Ravensbury Grove (evens) | 9 | | |