



# Eastfields extract of the London Borough of Merton Estates Local Plan

Stage 3 Consultation 8<sup>th</sup> December 2016 - 3<sup>rd</sup> February 2017

\*Please note the page numbers reflect the whole plan - to see  
whole plan please visit [www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan)  
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- Urdu** اگر آپ اس دستاویز کے کسی حصے کا ترجمہ اپنی زبان میں حاصل کرنا چاہتے ہیں تو دیئے گئے باکس میں صحیح کا نشان لگائیے اور ہمارے درج ذیل رابطے پر یا تو ٹیلیفون کے ذریعے یا پھر تحریری طور پر رابطہ کریں۔

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## Foreword

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These are exciting times for Merton. The Estates Local Plan provides a framework to guide the ambitious and welcomed regeneration of Eastfields, High Path and Ravensbury neighbourhoods over the next 15 years. This project represents a significant long-term investment and throughout this project to date we have, in accordance with the promises known as the '10 commitments' to residents, continued to look out for our residents as we have always been determined that residents should be at the heart of the regeneration project. We consider that regeneration provides the best deal for our residents.

Comprehensive well planned regeneration of Eastfields, High Path and Ravensbury estates is considered a better option than the continued piecemeal renovations to maintain the Decent Homes Standards. Regeneration will not only see the three estates transformed with new high quality energy efficient homes for existing residents that are easier and cheaper to heat, but also deliver over 1,000 much needed new homes.

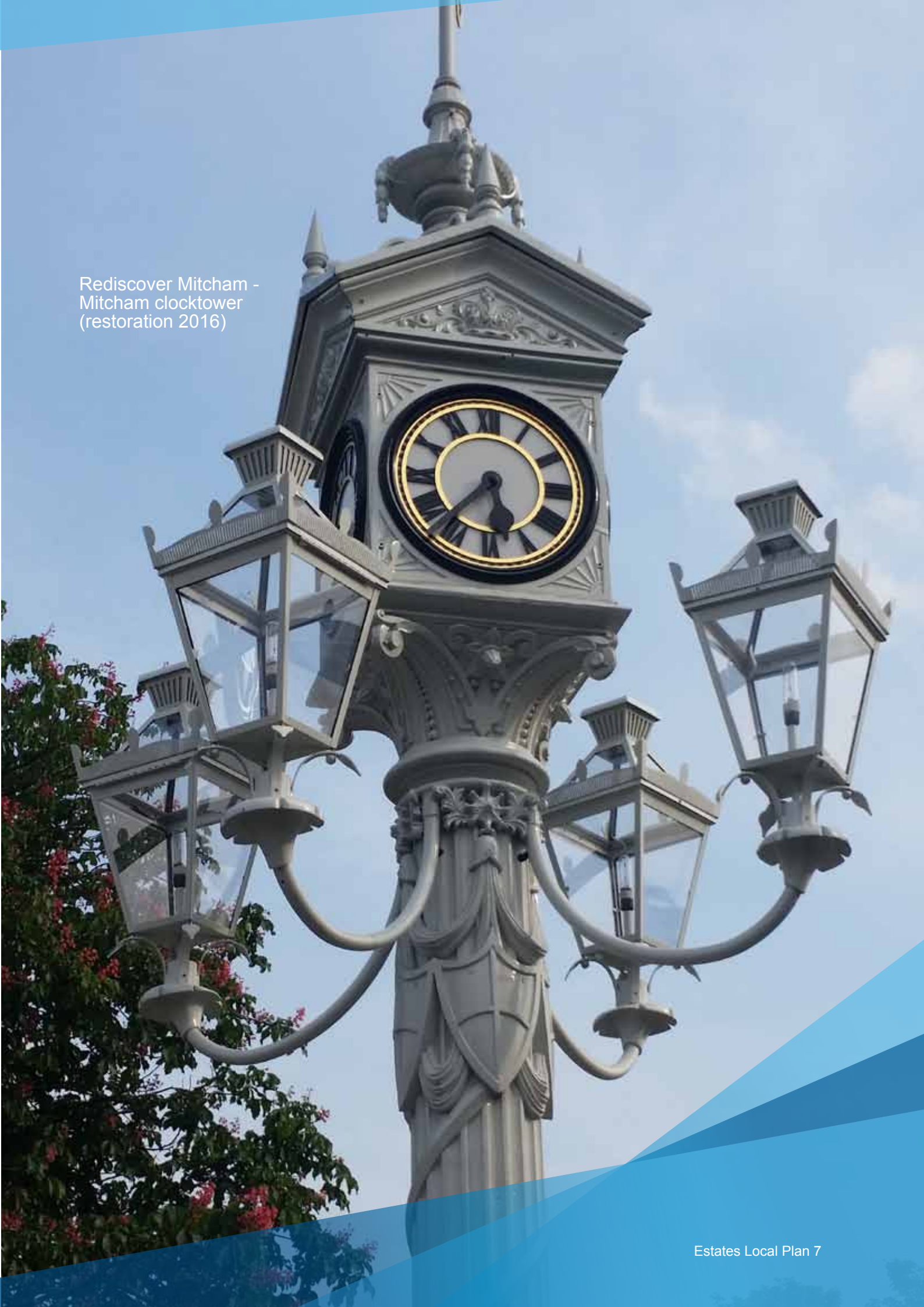
An important aspect of the development of the Estates Local Plan is the invaluable input we received from residents and community groups who are keen to have a hand in shaping the guiding framework. Our consultations drew many comments and ideas which we have tried to include in the final version.

We recognise that a key aim of regeneration of the three estates is to provide sustainable communities through the creation of new well designed high quality neighbourhoods aimed at fundamentally improving the quality of life and life chances for existing and future generations living in the area. The Estates Local Plan, ensures that for years to come, there will be a sound and consistent approach to guiding regeneration of Eastfields, High Path and Ravensbury, to ensure a bright future for these neighbourhoods.




**Councillor Martin Whelton**  
Cabinet Member for  
Regeneration, Environment  
and Housing

Rediscover Mitcham -  
Mitcham clocktower  
(restoration 2016)



# Part 01 Introduction



“ a great place to live and call home, where citizens are also neighbours and take responsibility for improving their own lives and neighbourhoods ”

Merton's Sustainable Community Strategy (2009-2019)





## Estates Local Plan – Pre-submission publication

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Pre-submission publication stage:  
December 2016 – February 2017

### Part of Merton’s Local Plan

#### What is the Estates Local Plan?

**1.1** The Estates Local Plan is a legal document prepared by the council to help guide what could be built and assess planning applications for three estates in Merton. Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Mitcham / Morden).

- **Part 2** outlines the background to the document. It sets out its relationship to other plans and policies, the key drivers for the Plan, the case for regeneration, the overall design principles and the council’s vision for each of these new neighbourhoods. It also defines the geographic area where the Plan applies, known as the **Policies Map**.
- **Part 3**, the main part of the document, looks at each of the three estate neighbourhood in turn. It proposes a set of detailed policies to guide development. This is based on a detailed site analysis of the current neighbourhoods and a study of the historical context (appendix 3) of the three estates.
- **Part 4** sets out detailed design requirements for planning applications to enable the delivery of site specific policies and ensure design consistency across each estate. The plan ends by outlining how the plan will be delivered and implemented.

**1.2** The **Sustainability Appraisal / Strategic Environmental Assessment** published alongside the Estates Local Plan demonstrates how the Plan has been informed by social, environmental and economic criteria as it has been created. This ensures that the final plan will facilitate sustainable development.

#### What has happened so far?

Two stage of consultation have already taken place in developing the Estates Local Plan:

##### **Stage 1 – Issues and Options Consultation (September – November 2014)**

**1.3** This initial stage asked people and organisations living within or near the three estates what they thought the draft Estates Local Plan should cover and what were the priorities for their neighbourhoods. Everybody’s response to this consultation is available online on Merton Council’s website here:

[www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan)

**1.4** During 2015 we considered all the responses received, carried out research and created a draft Estates Local Plan with new detailed planning policies and land designation which could guide regeneration proposals.

**1.5** During 2015 Circle Housing Merton Priory consulted residents within the estates on their “resident’s offer” and on the type, size and style of developments they were proposing.

##### **Stage 2 – Draft Estates Local Plan ( February – March 2016)**

**1.6** This consultation gave residents within and near the estates, community groups and other interested parties the opportunity to view and comment on the council’s detailed plans for each of the three estates. This stage also gave people and organisations the opportunity to view and comment on Circle Housing Merton Priory’s case for regeneration and other background research undertaken on each of the three estates.

**1.7** A large range and number of comments were received from residents, landowners, community groups and other interested parties.

**1.8** The draft Estates Local Plan, sustainability appraisal and research, together with everybody's responses to this consultation, are available via Merton Council's website here:

[www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan)

## What has happened to my comments?

**1.9** Thanks to everyone who took the time to respond to the two earlier consultations on the Estates Local Plan.

**1.10** Your comments have helped to inform the policies and maps in the Estates Local Plan. This document has been informed by your feedback, local research, national and regional planning policies.

**1.11** A statement of consultation is published with this plan, summarising all of the comments received and what changes have been made as a result.

## What is happening now?

**1.12** The council believes that this document is the right plan for Eastfields, High Path and Ravensbury and wishes to adopt it as part of the council's Local Plan. Before doing this, the council has to submit it to the Secretary of State for examination by an independent planning inspector.

**1.13** If you have comments on this document or its sustainability appraisal, including the detailed policies, land designations for each or any of the three estates that you would like the inspector to consider at his or her independent examination of the plan, please let us know in writing (by post or email) between 8th December 2016 and 3rd February 2017.

[estatesplan@merton.gov.uk](mailto:estatesplan@merton.gov.uk)

FutureMerton  
London Borough of Merton,  
9th Floor, Civic Centre,  
London Road,  
Morden SM4 5DX

**1.14** Please also tell the inspector if you would like to participate in the examination hearings on Merton's Estates Local Plan or if you would like to be notified when this document is adopted.

# Part 02 Background



Merton Abbey Mills

## Background

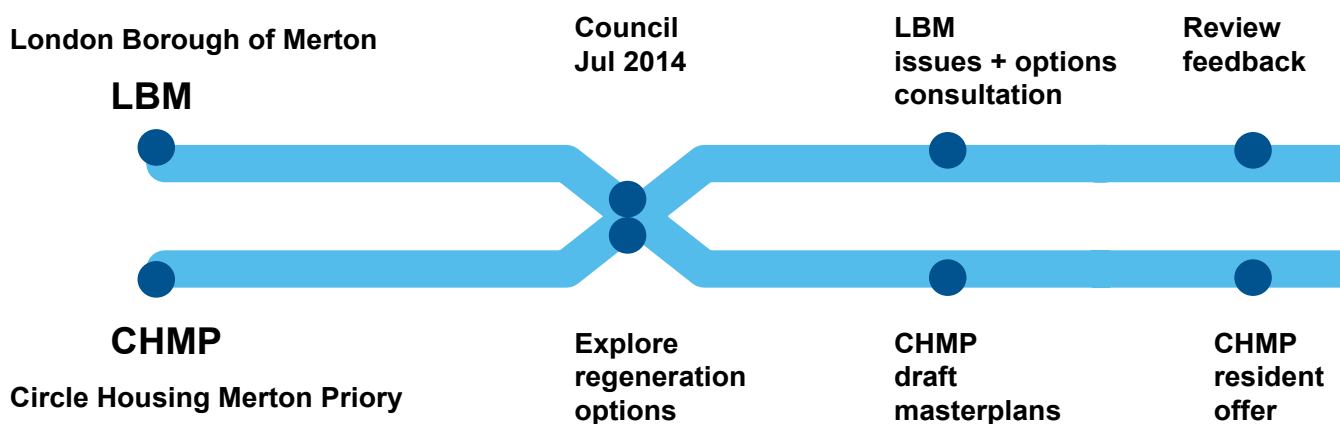
**2.1** The Estates Local Plan covers three existing housing estates within Merton: Eastfields (Mitcham); High Path (South Wimbledon) and Ravensbury (Morden / Mitcham). In March 2010 the council transferred its social housing stock including the homes it owned on the three estates to Circle Housing Merton Priory (hereafter known as CHMP). The Stock Transfer Agreement including a legal obligation for CHMP to undertake a programme of property improvements known as Decent Homes and these are underway across the transferred housing stock.

**2.2** However in preparing the plans to undertake these works across homes in Merton, CHMP came to doubt the case for investing in what CHMP regard in some instances as homes and neighbourhoods of a poor standard. In 2013 CHMP started exploring regeneration-based alternatives to improving the quality of homes and neighbourhoods in Eastfields, High Path and Ravensbury and since then have consulted residents on the development of their masterplans and the offer to existing residents living on the estates.

**2.3** Since 2014 the council has been exploring the regeneration of these three estates in consultation with residents, the Mayor of London’s office, CHMP, Transport for London and other interested parties. As well as engagement, we have analysed the evidence carried out by CHMP to support the case for regeneration. The 10 Commitments signed between the council and CHMP have formed the backbone of this project to ensure residents remain at the heart of decision-making. The council has now concluded that the regeneration of these estates should be supported.

**2.4** This Estates Local Plan is an essential tool in shaping and managing the redevelopment process of Eastfields, High Path and Ravensbury to create new, well-designed, high quality neighbourhoods aimed at fundamentally improving the quality of life for existing and future generations living in the area.

**2.5** The Plan’s purpose is to guide any redevelopment proposals for the three estates that come forward within the next 10-15 years. This Plan is wholly design-led and pitched at a high level; specific building details will be developed by applicants such as CHMP and determined by the council through the planning application process.



The diagram above illustrates the preparation stages undertaken by the council for the Estates Local Plan alongside those stages undertaken by Circle Housing Merton Priory in developing their masterplans for the three estates.



Ravensbury Estate



Eastfields Estate



High Path Estate

**LBM  
first draft  
consultation**

**Review  
feedback**

**LBM decide  
on regeneration  
option**

**Publication of  
final plan for  
Inspector**

**Submission  
to Planning  
Inspector**

**to agree  
pending  
CHMP/Circle  
Boards  
sign off**

**CHMP Planning  
Application**

## What informs the Estates Local Plan?

### Producing Merton's Estates Local Plan – what people told us

**2.6** The responses from consultees, particularly existing residents on the three estates, are crucial to the development of the Estates Local Plan. From the engagement undertaking between 2014 and 2016 (described in the first section of this document and available online), we have prepared a report of consultation setting out a summary of what people told us and how this influenced the drafting of the Estates Local Plan. Everybody's responses are published online (with personal details removed).

### Presumption in favour of sustainable development

**2.7** When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

**2.8** Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

**2.9** Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.





## Appraising the Plan for sustainability

**2.10** Government legislation requires development plan documents to be appraised for sustainability. This helps to promote sustainable development by ensuring that the optimal balance of positive social, environmental and economic outcomes are integrated into the Plan; this is known as a “Sustainability Appraisal”.

**2.11** In accordance with an EU Directive, councils are required to undertake Strategic Environmental Assessments of new plans. Government guidance allows both assessments to be combined. An assessment of the Estates Local Plan has been carried out which integrates both a Sustainability Appraisal and a Strategic Environmental Assessment and is referred to by the single term “Sustainability appraisal”. Merton’s Estates Local Plan Sustainability Appraisal Report 2016 contains the full assessment of the policies and proposals in the Estates Local Plan.

## Health and wellbeing

**2.12** A health impact assessment has been carried out for the Estates Local Plan to help ensure that health and wellbeing are being properly considered in producing and delivering the Estates local plan. It helps to ensure the Plan delivers sustainable development by identifying the key health and wellbeing issues for the areas and the groups that are likely to be affected by the implementation of the plan. Like the sustainability appraisal, the health impact assessment is an important tool in developing sound planning policies and assesses each stage of the Estates Plan making process and its delivery.

## Ensuring equality

**2.13** An Equality Impact Assessment of the Estates Local Plan has been undertaken to examine the impact of policies on certain groups, to help identify and combat discrimination and serve the needs of disadvantaged groups in the community.

## Protecting the environment

**2.14** There has also been an assessment of whether or not implementing the Estates Local Plan would have an adverse impact on nearby internationally important habitats including Wimbledon Common and Richmond Park. This is known as a Habitats Regulations Assessment screening exercise and is available with the Sustainability Appraisal of the Estates Local Plan.

## Key drivers

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### Improving homes and neighbourhoods

**2.15** Having well-designed energy efficient new homes in an attractive setting within easy access to services and facilities is at the heart of Merton's Community Plan and the Mayor's London Plan.

**2.16** The Estates Local Plan supports the development of new homes to modern energy efficiency standards, helping to reduce residents' fuel and repair bills.

**2.17** The Estates Local Plan provides the opportunity to improve the building fabric, pavements and roads, drains, street lighting, parks and landscaping of each area, to create neighbourhoods that will last. The creation of new paths and streets within each estate and between the estates and the wider area will support well designed walkable neighbourhoods, make it easier for people to find their way around, enhance the feeling of safety and security, and integrate the estates into the wider community.

### Delivering new homes

**2.18** There is a substantial demand for new homes in London and the south east. Increasing the supply of new homes to meet housing needs is a longstanding and well documented policy driver for successive governments. The National Planning Policy Framework expects local authorities to boost significantly the supply of housing" (NPPF p.47) which is replicated by the Mayor of London and at a local level in Merton's Core Planning Strategy. Merton's share of London's new homes is currently 411 new homes per year. The Estates Local Plan will help deliver new homes for existing and future residents, helping Merton to meet its share of London's new homes of all types, sizes and tenures.

### Delivering regeneration across all three estates

**2.19** Regeneration of the three housing estates represents a significant investment in the borough and a rare opportunity to support substantial improvements to the building fabric and local surroundings of homes for existing residents at the same time as creating an attractive, well-connected neighbourhood and providing much needed new additional homes to help address the needs of future residents.

**2.20** However the estates regeneration programme presents a particular opportunity for the smaller estates at Eastfields and Ravensbury for which regeneration is now financially viable when connected with High Path. The council has been presented with the opportunity to support the delivery of attractive viable regeneration proposals that might not otherwise go ahead, were the smaller estates expected to be viably regenerated to a high standard as stand-alone developments.

**2.21** The Estates Local Plan primarily guides how new homes will be delivered via a co-ordinated strategy, considering the social, economic and environmental opportunities and impacts of growth and provides the framework for sustainable development of these areas. The regeneration of all three estates as part of a single comprehensive programme has been presented to the council as the basis for being able to viably deliver regeneration and it is on this basis that the council is considering the deliverability of the Estates Local Plan.

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## Delivering Merton's Community Plan

**2.23** Merton has a Sustainable Community Strategy which is also known as Merton's Community Plan (2009-2019). It is developed and delivered by the Merton Partnership.

**2.24** Merton Partnership is the overarching strategic partnership that seeks to place the needs of the community, the regeneration of the borough and the effective delivery of public services at the heart of what public agencies and their partners do. It is made up of Merton Council, the NHS (Clinical Commissioning Group), the Metropolitan Police, London Fire Brigade; Merton Chamber of Commerce, Merton Voluntary Services Council; BAME Voice; Jobcentre Plus, South Thames College; Merton Interfaith Forum; Circle Housing Merton Priory; the two Members of Parliament covering Merton (Mitcham and Morden; Wimbledon); the GLA Member for Merton and Wandsworth.

**2.25** The Estates Local Plan helps to deliver the long-term vision for the Community Plan, which is

**“a great place to live and call home, where citizens are also neighbours and take responsibility for improving their own lives and neighbourhoods”**



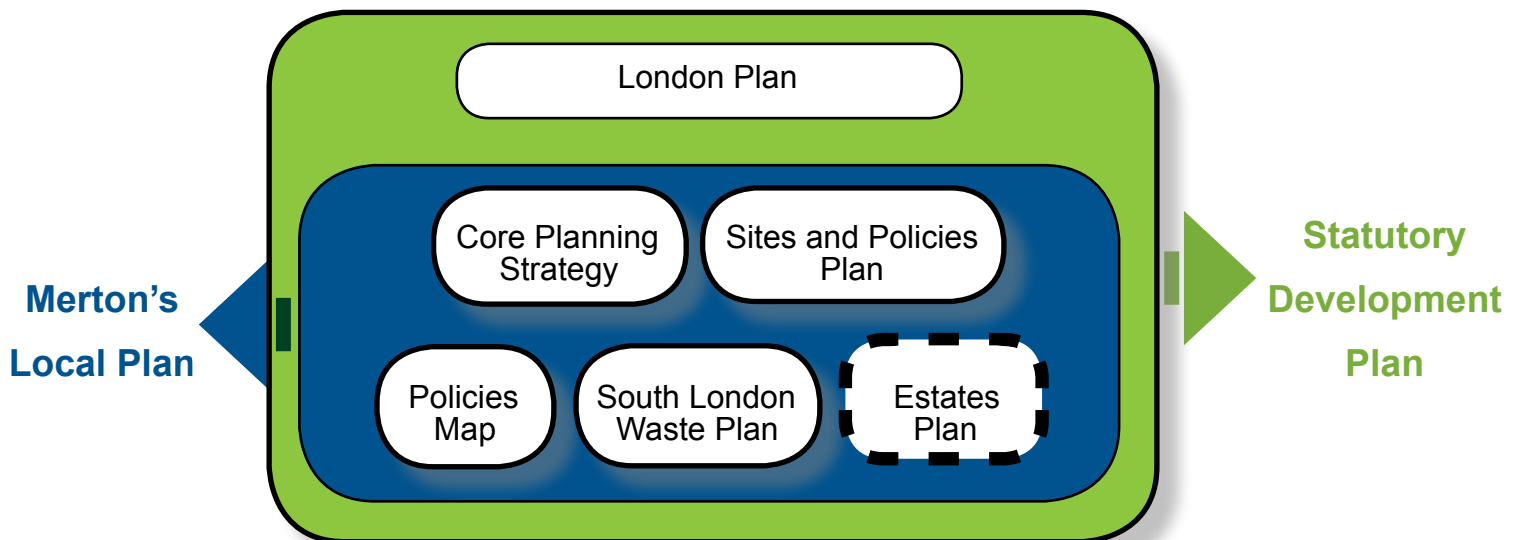
## Key drivers

### Delivering Merton's Core Planning Strategy

**2.26** The Estates Local Plan helps to deliver Merton's Core Planning Strategy objectives:

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

Appendix 1 contains a review of the Estates Local Plan policies against Merton's Core Planning Strategy objectives.





## Case for regeneration

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**2.27** As part of the commitment to improving the quality of accommodation to Decent Homes standards, since 2010 CHMP have undertaken technical surveys and financial planning work towards achieving this commitment. This work, in CHMP's view indicated that significant refurbishment, maintenance work and financial investment would be required to the housing stock to achieve the required standard.

**2.28** CHMP advise that residents of Eastfields, High Path and Ravensbury have told them about the problems with their homes and outside spaces, which include homes that are expensive to heat, suffer from leaking roofs, poor noise insulation, condensation and damp and issues with refuse collection and unsafe pathways. Some of these issues were also raised by residents during the council's consultation in the autumn of 2014, particularly concerns around unsafe pathways, damp and poor internal conditions. Having undertaken an exploration of reasonable options, CHMP have decided that regeneration is the most cost effective way of delivering longer term sustainable Decent Homes through the provision of new, well-designed, energy-efficient homes that will meet the needs of residents now and in the future.

**2.29** For Eastfields and High Path, CHMP propose regeneration of the whole estates and for Ravensbury a mixture of partial regeneration refurbishment and retention. The council has asked CHMP for evidence to support CHMP's view that regeneration is the best way forward including:

- Case for regeneration
- Housing needs studies
- Socio-economic analysis
- Stock condition surveys
- Urban design studies
- Visual Impact Studies

**2.30** It is the council's view, supported by CHMPs evidence that whilst incremental refurbishment and Decent Homes works would improve the internal housing quality in the short to medium term, regeneration provides an opportunity to deliver comparatively more significant positive changes to the three neighbourhoods and a once in a generation opportunity to improve the quality of life for current and future residents.

**2.31** 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 and 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.

**2.32** A key expectation of any regeneration proposals that comes 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.

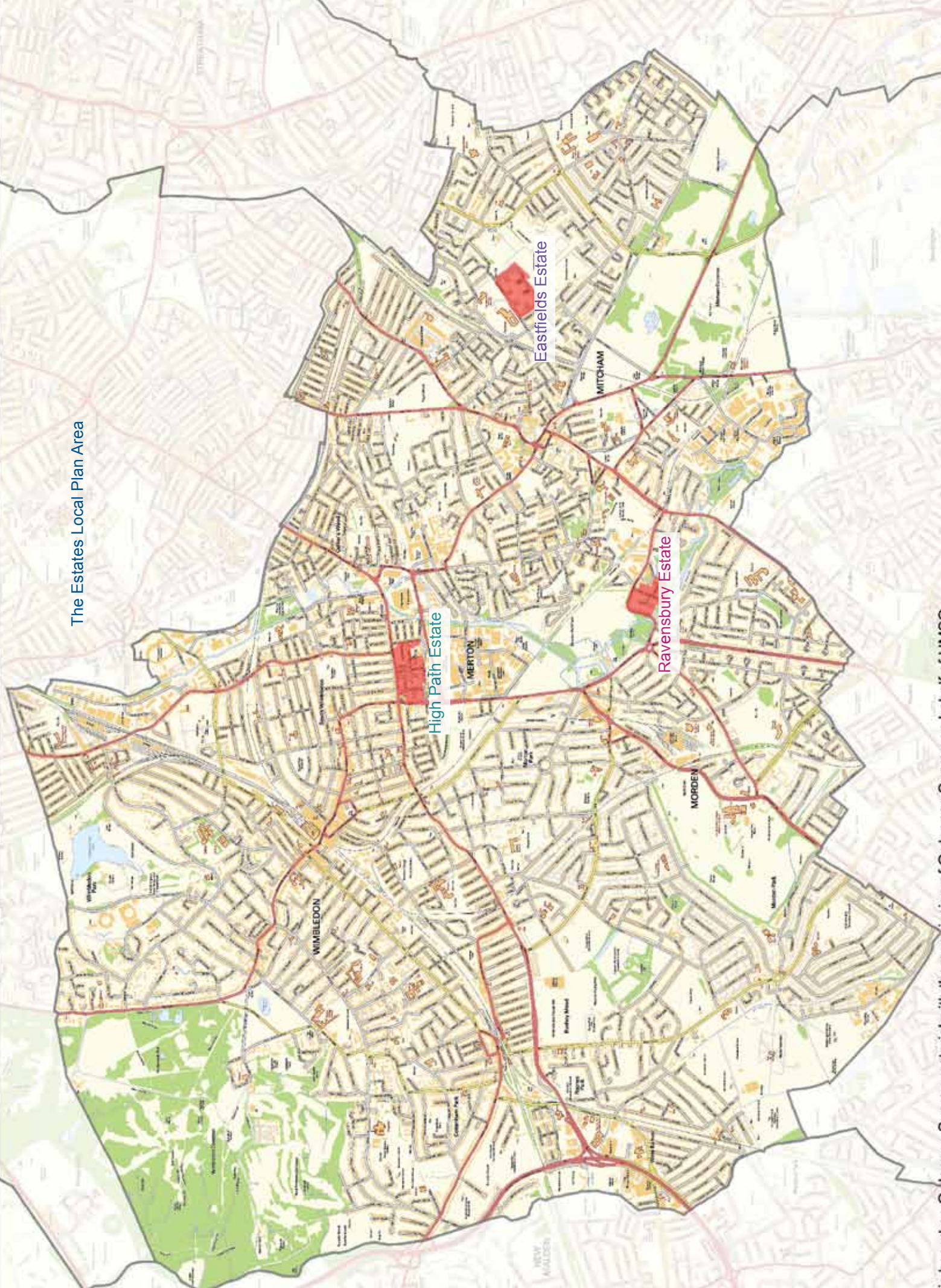
### The Estates Local Plan Area

**2.33** The Estates Local Plan area covers three existing neighbourhoods of Eastfields, High Path and Ravensbury estates as indicated in the respective maps overleaf. Upon adoption of the Estates Local Plan, Merton's statutory Policies Map will be updated to include the Estates Local Plan regeneration area as set out in the adjacent map.

**2.34** This section sets out the vision for the regeneration of the estates. This provides the framework for the Estates Local Plan. This vision is informed by a number of other documents and requirements that are detailed elsewhere in the document.

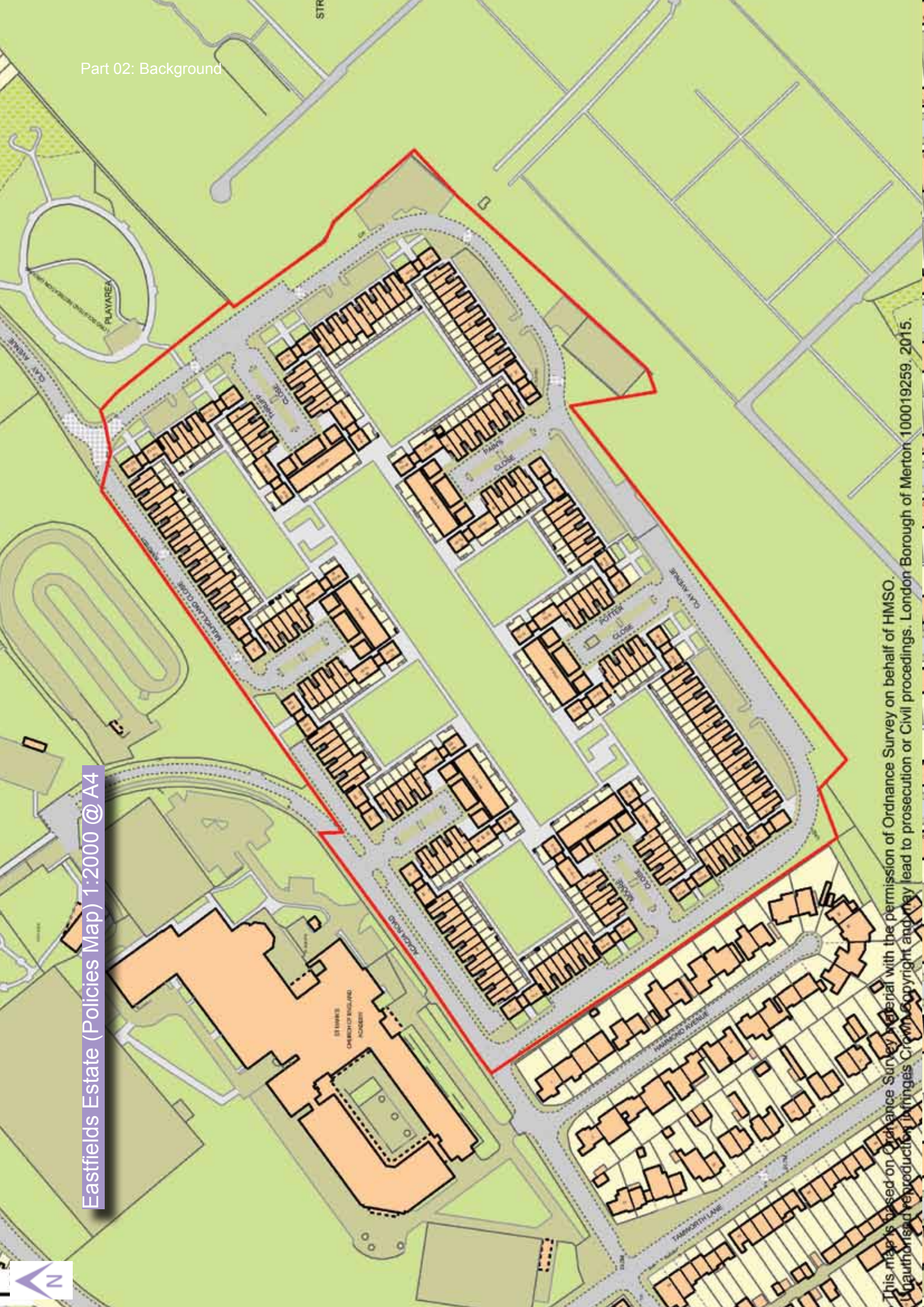


# The Estates Local Plan Area



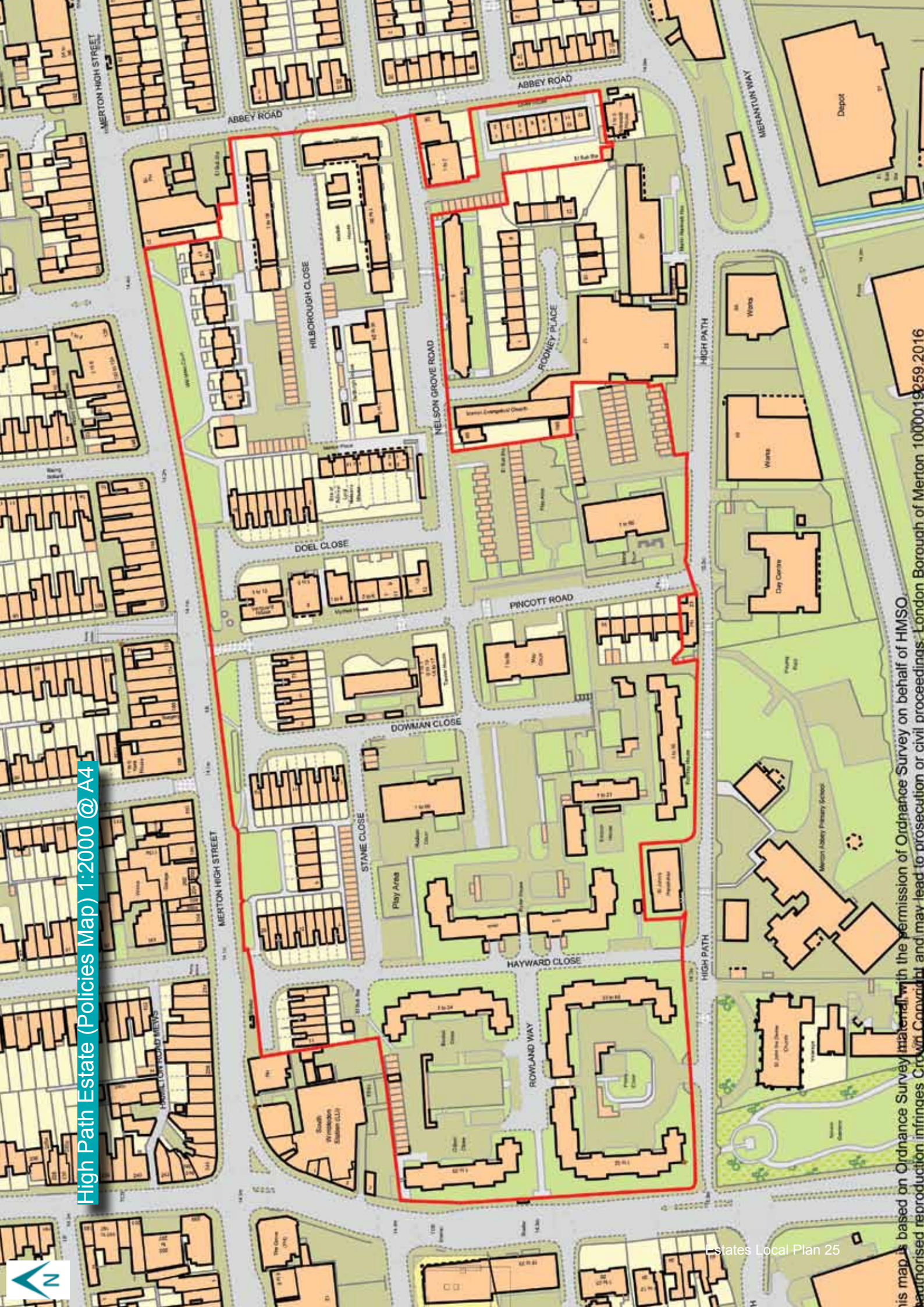
This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO.

Eastfields Estate (Policies Map) 1:2000 @ A4





High Path Estate (Policies Map) 1:2000 @ A4



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Ravensbury Estate (Policies Map) 1:2000 @ A4



Eastfields



High Path



Ravensbury



## The vision

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### Overarching vision

**2.35** The overarching vision underpins the whole Estates Local Plan and is applied to all of the estates. It is:

**“The creation of sustainable, well designed safe neighbourhoods with good quality new homes, that maintain and enhance a healthy local community, improve living standards and create good environments.”**

### The visions for each estate

**2.36** The positive characteristics within and surrounding the estates have informed the individual vision for each estate. These are as follows:

**Eastfields:** Contemporary Compact Neighbourhood

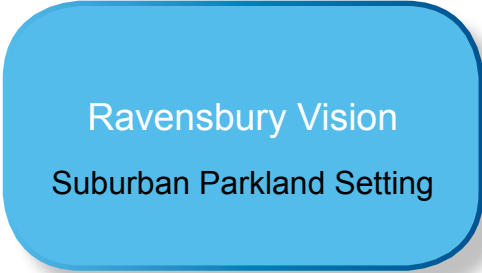
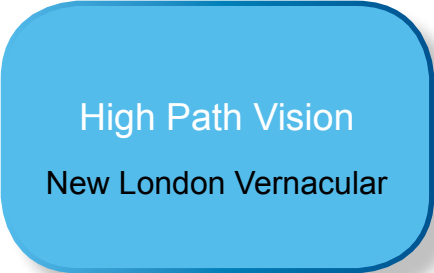
A new neighbourhood which recognises the existing estate’s experimental design and maintains a distinctive character through the creation of a contemporary architectural style encompassing a variety of types, sizes and heights for new homes overlooking traditional streets and the improvement of links to the surrounding area.

**High Path:** New London Vernacular

The creation of a new neighbourhood with traditional streets and improved links to its surroundings, that supports the existing local economy while drawing on the surrounding area’s diverse heritage and strong sense of community. Buildings will be of a consistent design, form and character, using land efficiently to make the most of good transport services and create -and good internal design and access to quality amenity space.

**Ravensbury:** Suburban Parkland Setting

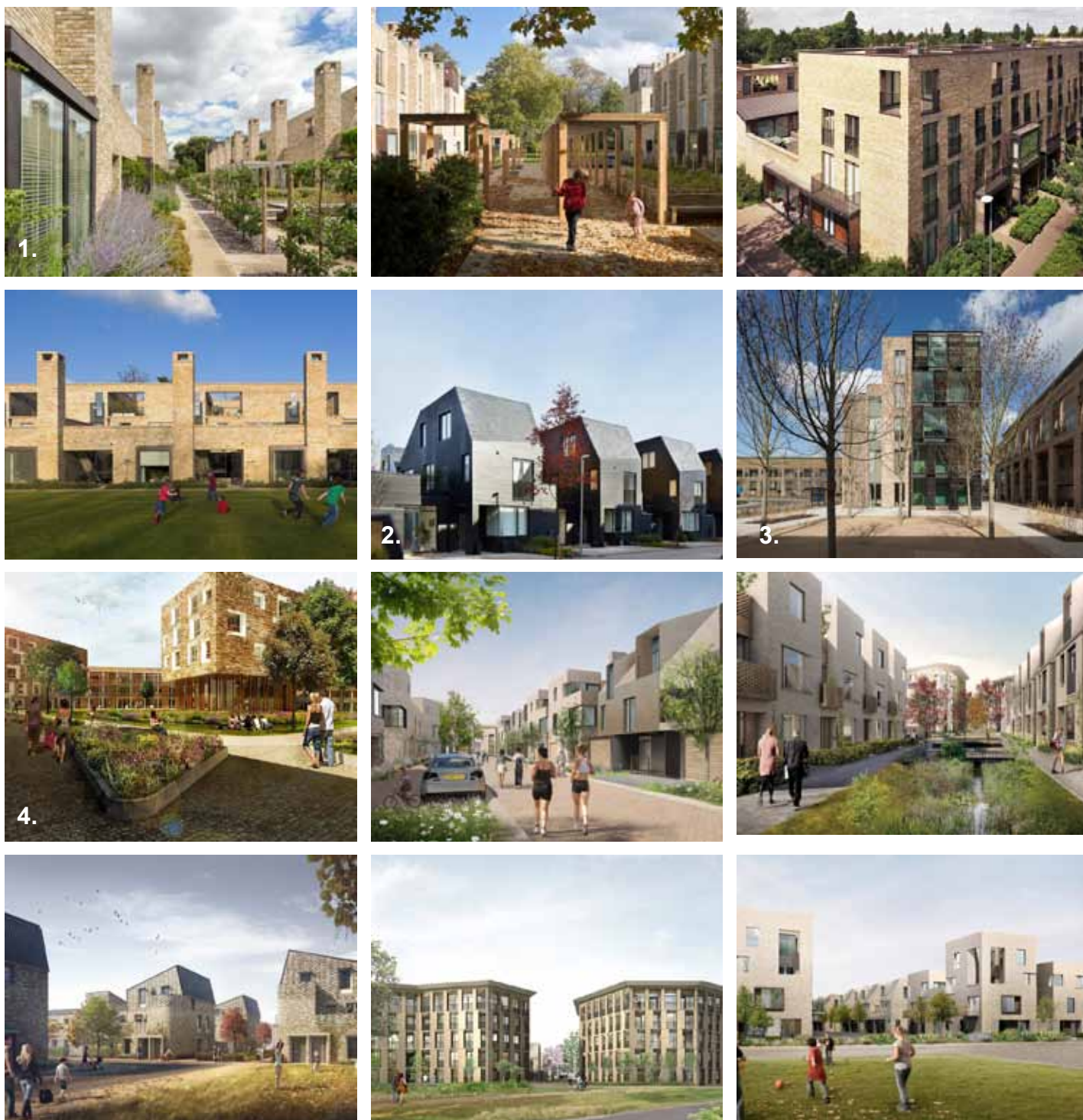
The creation of a new neighbourhood that is part of the wider parkland and which protects and enhances landscape quality and biodiversity. Characterised by buildings arranged as traditional streets and spaces that improve links to the surrounding area, allow for the landscape to penetrate the site whilst simultaneously improving flood mitigation and increasing the number of homes whilst retaining the character of its suburban parkland setting.



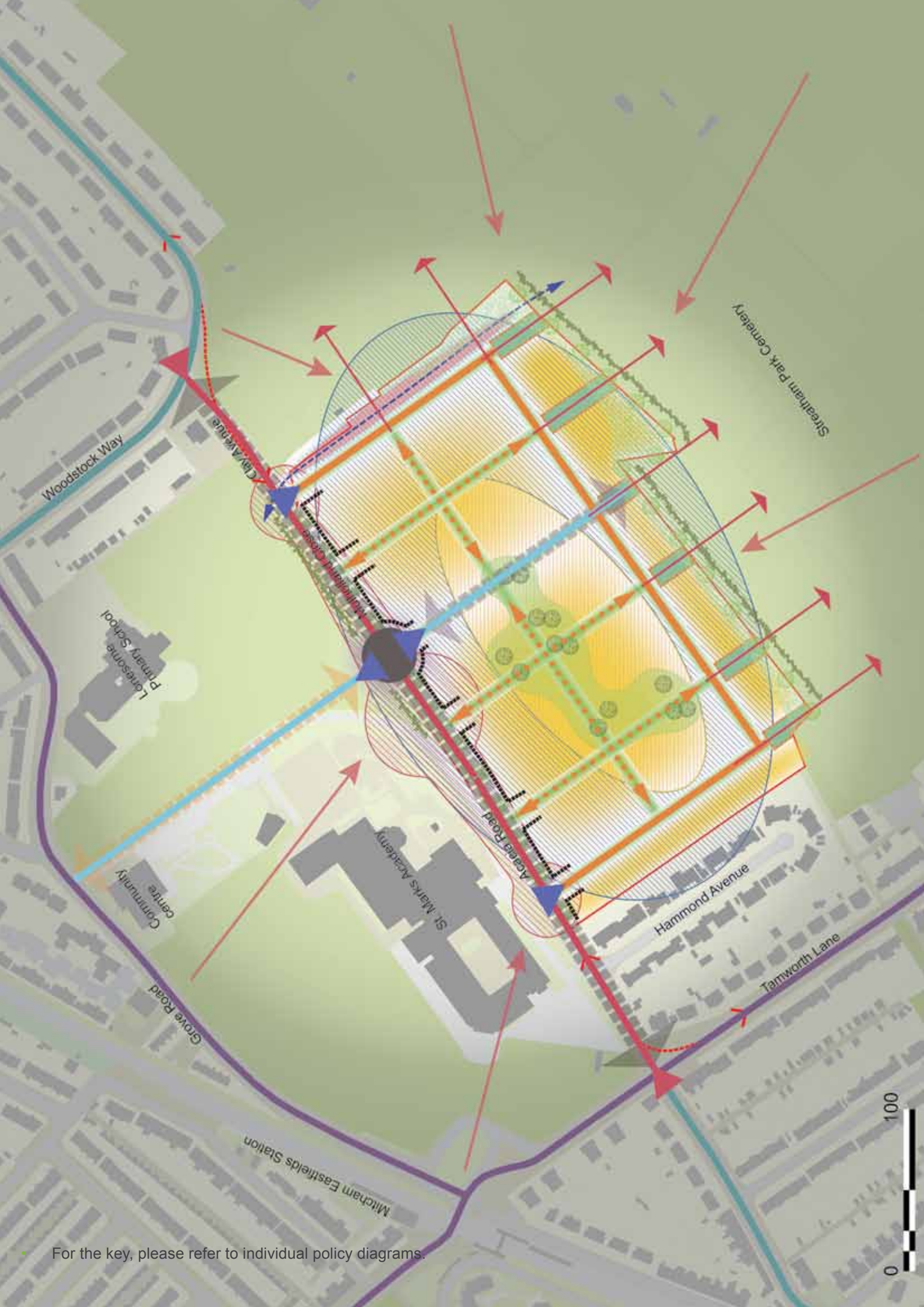
## The vision

1. Accordia, Cambridge - Feilden Clegg Bradley
2. Newhall Be, Harlow - Alison Brooks Architects
3. Abode at Great Kneighton - Procter & Matthews Architects
4. North West Cambridge - Alison Brooks Architects & Pollard Thomas Edwards

### Eastfields: Contemporary Compact Neighbourhood - Inspiration



\* The above images are exemplar examples of existing and proposed residential developments in the UK which have informed the Council's design aspirations for each estate.



For the key, please refer to individual policy diagrams.

1. St. Johns Hill, Wandsworth - Hawkins Brown Architects
2. St. Andrews, Bromley by Bow - Glenn Howells / Maccreanor Lavington
3. Kidbrooke Village, Greenwich - CZWG Architects LLP
4. Ely Court, Brent - Alison Brooks Architects
5. Cambridge and Wells Court, Brent - Lifschutz Davidson Sandilands
6. Agar Grove, Camden - Hawkins Brown Architects

## The vision

### High Path: New London Vernacular - Inspiration



\* The above images are exemplar examples of existing and proposed residential developments in the UK which have informed the Council's design aspirations for each estate.





For the key, please refer to individual policy diagrams.

0 100

1. Horsted Park, Kent - Procter & Matthews Architects
2. Dollis Valley, Barnet - Alison Brooks Architects
3. Mountfield Park, Canterbury - Procter & Matthews Architects
4. Abode at Great Kneighton - Procter & Matthews Architects
5. Beaufort Gate, Hampshire - Re-Format

## The vision

### Ravensbury: Suburban Parkland Setting - Inspiration



\* The above images are exemplar examples of existing and proposed residential developments in the UK which have informed the Council's design aspirations for each estate.



Ravensbury Park

Ravensbury Grove

Morden Road

Wandle Road

Morden Hall Park



For the key, please refer to individual policy diagrams.

## Urban Design principles

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**2.37** This section outlines a set of broad design principles. All development proposals will be expected to adhere to these principles in order to achieve the highest standards of design, accessibility and inclusive design. The Equality Act describes a disability as a physical or mental impairment which has a substantial and long-term adverse effect on one's ability to carry out normal day-to-day activities. All development proposals will be expected to have consideration to people with disabilities as defined by the Equality Act 2010. This includes physical and mental conditions - for example, dementia. Full definitions of the terms used for the principles can be found in the Glossary.

**2.38** Guidance on more detailed aspects of design relevant to regeneration of the estates is given at the end of this document in Part 4.

**2.39** Design Review must be embedded into the development process for the regeneration of the estates. The applicants' masterplans and proposals for all phases of development on each estate must be reviewed at least once by the Council's Design Review Panel.

**Perimeter blocks: Buildings arranged so that the fronts face outwards towards the street.**

**2.40** New development will be expected to be built using the principle of perimeter blocks. This is where the public entrances to buildings face the streets and the more private elements are less visible and accessible to the rear. Perimeter blocks are a flexible approach to development and need not create a uniform layout. This approach creates a strong and easy to understand layout. Importantly, it also creates a clear arrangement of public and private space that builds in natural surveillance and security.

**Active frontages: Buildings with many entrances and windows onto the street.**

**2.41** New development must be designed to have buildings with entrances and windows facing the street (active frontages) and should avoid blank walls or gable ends. This provides long-term flexibility of buildings, creating activity and vibrancy in commercial areas and supporting a level of activity on quieter streets to create a good level of natural surveillance to deter criminal activity. This is particularly relevant to ground floor frontages, where maximising windows and doors is particularly important. In commercial frontages, views into shops and businesses, whether open or closed is also important.

**Building lines: Clear boundaries defining where the fronts of buildings should be.**

**2.42** New development must connect easily with the surrounding area and be easy to get around, not present barriers. Traditional streets with buildings lining each side of the street, will contribute to defining spaces and the creation of clearly defined routes. Irregular building lines and building heights undermine this and should therefore be avoided.

**Open space: The provision of public and communal amenity space.**

**2.43** All private, communal and public amenity space must be of a high quality of design, attractive, usable, fit for purpose and meet all policy requirements, including addressing issues of appropriate facilities, replacement space or identified shortfall. High quality designed amenity space will have good levels of privacy or public surveillance depending on their purpose and generally have an open aspect, good sun/daylighting, be of a single regular shape and have easy and convenient access for all potential users.

**Defensible space: The space between the back of the footway and the front of the adjacent building.**

**2.44** Defensible space is the area or feature that separates the street and the buildings accessed from it. This space functions as a clearly understandable transition, or buffer zone, from the public street to the private building, ensuring a good level of natural surveillance between street and building, as well as a degree of privacy. It is important in creating successful perimeter blocks and buildings with entrances and windows facing the street (active frontages) and no blank walls or gable ends. New development will be required to ensure all buildings fronting onto streets have successfully designed defensible space that are appropriate to the uses in the buildings.

**Promoting biodiversity: Promoting the variety of plants, animals and other living things found in an area.**

**2.45** Development proposals should incorporate and promote biodiversity, through open space, street trees, green chains, SuDs and a variety of other means, including those more directly related to mitigating the effects of climate change. Biodiversity also adds visual attractiveness and local distinctiveness, which can also provide recreational facilities.

**Promoting active design: Promoting design that enables healthy lifestyle choices.**

**2.46** The design of new development and streets must promote Active Design. This approach incorporates local facilities that are easily accessible on foot or cycle and create good quality, well maintained and safe places with convenient and direct routes throughout the development. The public realm should be designed to facilitate low vehicle speeds and reduced vehicle dominance. Active Design provides opportunities for people to be naturally active as part of their daily life, and so improves health and wellbeing.

**Promoting sustainable development: Promoting the efficient use of resources that does not prejudice future generations from meeting their own needs.**

**2.47** New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. Such principles can include use of energy efficient building materials, appropriate design and construction methods and use of low-carbon technologies and renewable energy generation. New development should be sustainable in terms of supporting local social and economic development to support community development, for example by making use of sustainable travel modes the first choice, encouraging community based car sharing schemes and facilitating improved health and wellbeing such as enabling local food growing and are encouraged to implement aims set out by the Merton Food Charter.

**Permeable, legible and accessible layouts: Arrangements of streets and buildings that offer a convenient choice of routes that are easy to understand.**

**2.48** New development should connect easily with surrounding neighbourhoods and not be seen as a separate place or result in restricted access. New neighbourhoods must be easy and convenient to get around, and be accessible for all users. Streets must be safe and look like they lead somewhere, be clearly and visibly connected to other streets. Well connected street layouts should encourage walking and cycling as well as allowing for convenient and clear vehicular access.

## Urban Design principles

**Density:** The amount of development that is provided on any given site.

**2.49** The London Plan density matrix should be used flexibly with other relevant criteria to determine an appropriate density for each estate that ensures high quality design. Development that is too dense or poorly designed may result in cramped internal layouts, overlooking or daylight issues, or a high number of single (or nearly single) aspect dwellings. Development that is not dense enough will not use land efficiently and effectively or provide sufficient good quality homes.

**Parking provision:** The amount of development that is provided on any given site.

**2.50** On-street parking should be the initial choice for the way parking is provided. It is essential that on-street parking is well managed and integrated into the rest of the street. On-street parking creates activity, vitality and ensures a good level of natural surveillance. Only when on-street provision cannot accommodate all parking needs should other methods of parking be used. All methods of parking provision should be of a high quality design that is attractive, convenient and safe for both people and vehicles. The council applies the parking standards set out in the London Plan and reference should also be made to the London Housing SPG and subsequent updates.

**Local context (buildings, materials interpretation, art):** Using local good quality design to inform the design and appearance of new development.

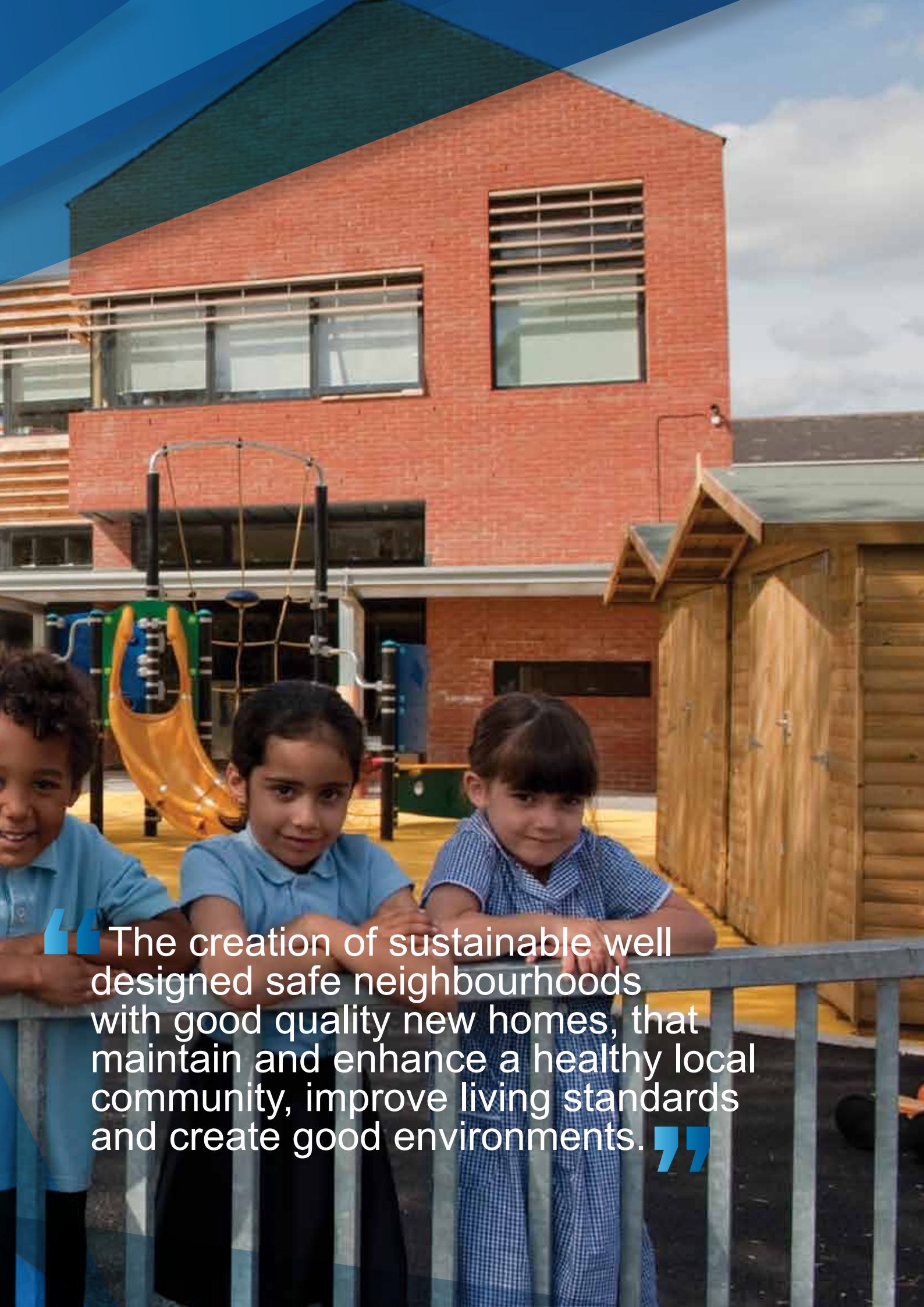
**2.51** The design, layout and appearance of new development must take inspiration and ideas from the positive elements of the local built, natural and historic context. This must include an analysis of what local characteristics are relevant and why, and which are less so. Opportunity must be taken to strengthen local character by drawing on its positive characteristics.





# Part 03 Analysis and planning policies





“ The creation of sustainable well designed safe neighbourhoods with good quality new homes, that maintain and enhance a healthy local community, improve living standards and create good environments. ”

## Introduction to Part 03

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**3.1** Part 3 looks in detail at each estate in turn namely Eastfields, High Path and Ravensbury. It is arranged in three parts:

- Site analysis
- Issues and opportunities
- Site specific design policies

**3.2** A detailed historical analysis underpins the content of this chapter. As it is background material, this has been located at Appendix 3.

**3.3** Part 3 begins with a comprehensive design based, site analysis. This is done at the wider area level and at the estate neighbourhood level. At the wider level, the site analysis covers **three** areas:

**Character areas:** This gives an idea of the general character of the wider area and how the neighbourhood fits into this.

**Current land use:** This illustrates the location of and range of land uses close to the neighbourhood.

**Transport connectivity:** This shows how well the neighbourhood is connected to its surroundings by foot, bus and train.

**3.4** At the estate neighbourhood level the site analysis covers **five** areas:

**Building heights:** The range of building heights on the estate and its surrounding area.

**Public realm and open space:** The way all the space between the buildings is used, such as for roads, gardens and open space.

**Streets and frontages:** The way the buildings are arranged and relate to the streets and spaces around them.

**Townscape analysis:** The urban landscape, or general character of the area.

**Landscape analysis:** Key positive and negative characteristics of the landscape of the area.

42 Estates Local Plan

**3.5** The analysis is followed by a summary of key issues each estate faces and the opportunities the regeneration of the estates present to address these issues.

**3.6** This is followed by site-specific policies for any development proposals in the three estate neighbourhoods. These are expressed in the form of design led policies.

**3.7** The site-specific policies are grouped under **eight** different headings. These are as follows:

**Townscape:** How buildings and spaces should be arranged and their general character.

**Street network:** The arrangement and layout of streets and what they should look and feel like.

**Movement and access:** How streets should work in terms of how people get around, by foot, cycle and vehicles.

**Land use:** Suitable land uses for each neighbourhood.

**Open space:** The location and type of spaces that should be provided for each neighbourhood.

**Environmental protection:** How to maximise opportunities for biodiversity and prevent flooding.

**Landscape:** How each neighbourhood can use and building upon existing landscape assets to create high quality places.

**Building heights:** Appropriate height of buildings in different parts of the neighbourhood based on the analysis of the area.



Vanity  
Hair & Beauty

# Analysis and planning policies - Eastfields

Eastfields

Network Rail



Mitcham Eastfields

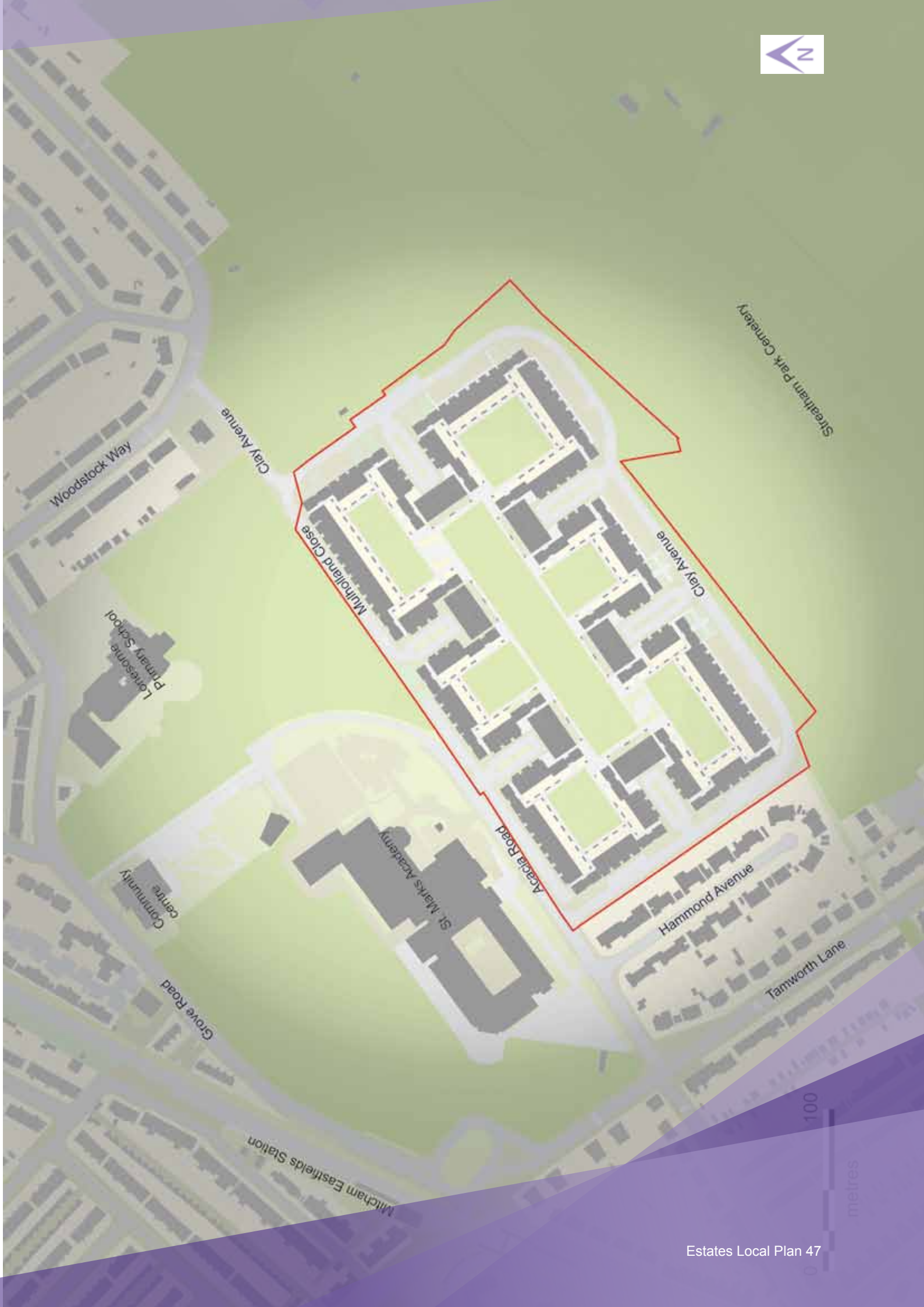
## Location

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### Eastfields Estate

**3.8** Situated in the Figge's Marsh ward, Eastfields is located to the east of Mitcham Town Centre and covers an area of approximately six hectares. The site is bound by Acacia Road and Mulholland Close to the North, Clay Avenue to the east and south and Hammond Avenue to the west. The site is surrounded to the north by two schools (St Mark's Church of England Academy and Lonesome Primary School) and to the South by London Crematorium, Streatham Park and the Jewish Cemeteries and Long Bolstead Recreation Ground to the west. The nearby Mitcham Eastfields railway station acts as a key local hub.

**3.9** The estate was designed by Richard MacCormac and was built in the 1970s and consists of 465 homes. The Eastfields homes are a combination of three storey houses with integral garages and flats in three storey 'walk up' blocks each having one or two bedrooms. The homes are all of 'Wimpey no-fines' construction, clad with enamel panels. The Eastfields Estate has an inward looking layout distinct from the surrounding neighbourhood. These wider surroundings have a suburban residential character dating predominantly from the inter-war era, with some earlier late 19th Century development in Grove Road.





## Site analysis

### 1. Character areas

**3.10** The Eastfields Estate is located to the east of Mitcham town centre and north of Mitcham Common. The wider area is defined by the railway line to the west, with Eastfields Station acting as a major gateway.

**3.11** The map above illustrates the main character areas in the surrounding neighbourhood including the Eastfields Estate. The estate itself is distinctive enough from its surroundings to form its own character area. This is also the case for the area occupied by St. Mark's Academy and Lonesome Primary School. To the east is the large open space comprised of Long Bolstead Recreation Ground, Streatham Park Cemetery, Rowan Road Jewish Cemetery and Westminster City School Sports Ground.

**3.12** The surrounding residential areas are predominantly low rise inter-war suburban housing of semi-detached or short terraced houses.

However, there are some pockets of earlier late Victorian cottages and a number of late 20th century infill developments, usually replacing former industrial uses, as was the case with the Eastfields Estate.

**3.13** In the wider area a large proportion of the properties date from the 1930s and represent good quality examples of suburban design of the era. The 1970s Eastfields Estate has a very distinctive layout and architectural style that sets it apart from the surrounding street pattern and building forms. There are also two large new housing developments nearby at Brenley Park and Rowan Park, which offer good examples of how new development can fit into the area without replicating it.





Distinctive layout of the Eastfields estate



Eastfields Estate - Clay Avenue



St. Marks Academy



Streatham Cemetery



Level crossing at Mitcham Eastfields station



Long Bolstead Recreation Ground



Tamworth Lane



Woodstock Way



## Site analysis

### 2. Current land use

**3.14** The wider area is predominantly residential. Although there are some flats on the Eastfields Estate and in the area to the west of Tamworth Lane, the majority of the residential properties are two storey terraced and semi-detached houses. Lonesome Primary School and St.Marks Academy occupy a large site off Acacia Road. There is a BMX track adjacent to the estate and also the small attractive play area of Long Bolstead Recreation Ground. Within the grounds of St. Marks Academy is the recently built Acacia Intergenerational Centre with adventure playground. There are two small retail areas in the neighbourhood on Tamworth Lane and one at the northern end of Grove Road, which is designated as a neighbourhood parade. There are a number of recreation grounds and playing fields as well as the Streatham Park Cemetery which occupies a large area on the eastern boundary of the neighbourhood.

#### Key

	Residential
	Education - schools
	Cemeteries
	Open space - recreation ground
	Industrial - warehousing
	Local shops
	Mitcham Town Centre
	Railway



Residential - Woodstock Way



BMX track Mulholland Close



Acacia Intergenerational Centre



Streatham Cemetery



Eastfields Estate



Oakleigh Way Recreation Ground



Meopham Road



Tamworth Lane



## Site analysis

### 3. Transport connectivity

**3.15** Eastfields sits within a wider area which has a predominantly residential street network, to the east of Mitcham Town Centre. The railway line, school grounds and cemetery land create physical barriers in the wider area which restricts accessibility by any means into the estate.

**3.16** Eastfields is approximately 400m or 3-4 minutes walking distance, to the east of Mitcham Eastfields station, this opened in 2008 providing direct rail services to central London and into Surrey. It is also served by buses along Tamworth Lane, Grove Road and Woodstock Way. Bus services are limited, with only two routes (463 and 152) serving the railway station. Although accessibility has been significantly improved with the opening of the station, the isolated location of the Eastfields area, the limited number of trains

stopping and the limited number of bus routes mean that the Public Transport Accessibility Level (PTAL) score is low at only 2 which is defined as poor by the London Plan.



3 storey apartment blocks Eastfields



2 storey houses at Rowan Park

## Site analysis

### 4. Existing building heights

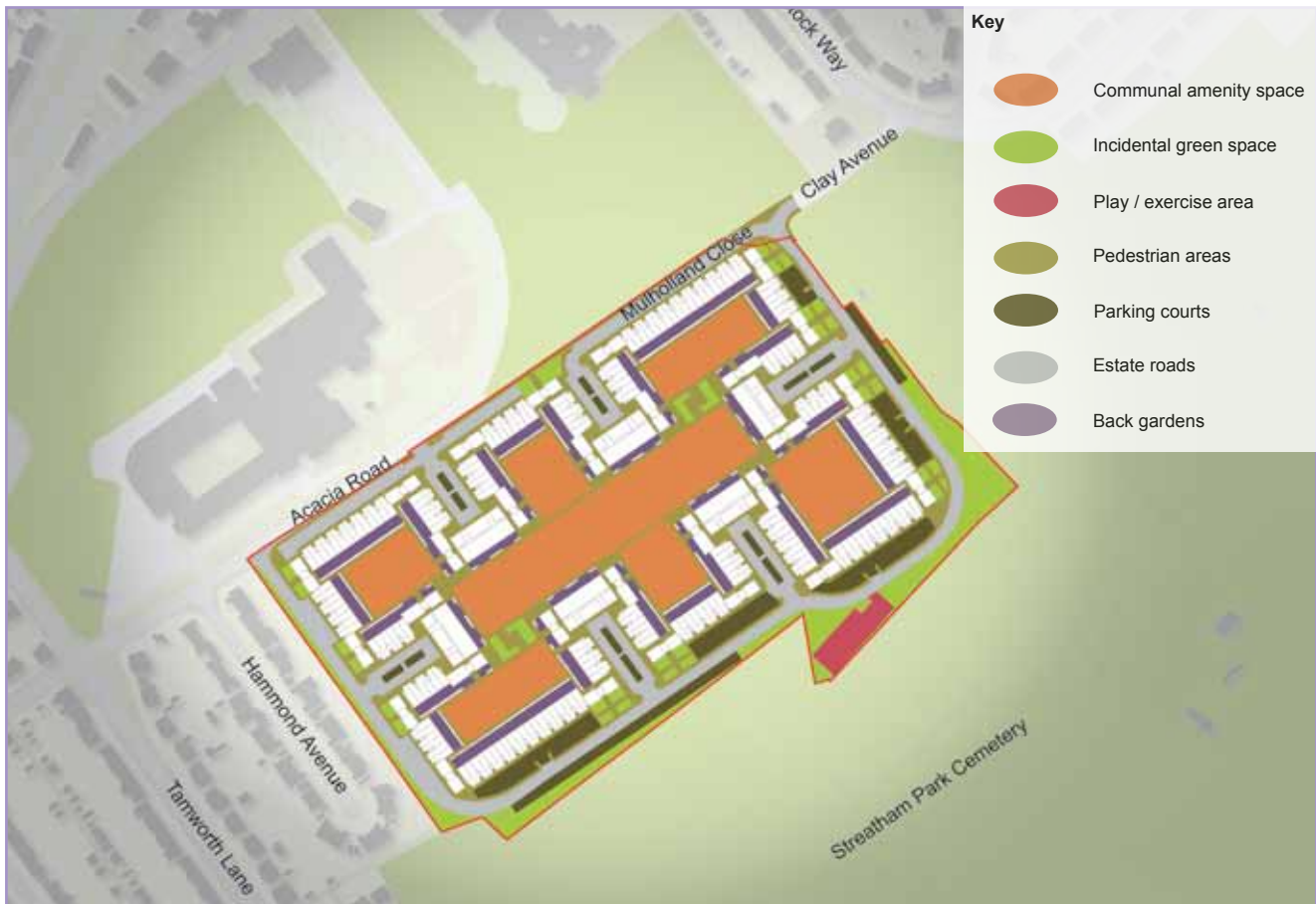
**3.17** Building heights across the estate do not vary and are consistently 3 storeys. Surrounding housing is consistently 2 storeys with pitched roofs, so there is little contrast in building heights, the character being uniform in this respect. St. Mark's Academy buildings are only 2 storey. The nearest taller buildings are by the railway station, at 6 storeys.

**3.18** In the wider area, Rowan Park, located off Rowan Road and completed in 2012, consists of a variety of housing types. The heights range from 2-4 stories. Brenley Park is a development completed in 2013, located to the south-west of Eastfields off Cedars Avenue. The development is predominantly 3-4 stories. There are very limited views of taller buildings in the distance in Croydon.



## Site analysis

### 5. Public realm and open space



**3.19** The map above shows how the land around the buildings is used. It shows a distinct contrast between the spaces around the perimeter of the buildings compared to the spaces within. The outer perimeter of the estate is dominated by garage doors to houses at the ground floor, with recessed front doors between. These are dark and unwelcoming spaces, and there is no natural surveillance at street level. The space in front of the perimeter consists of a parking access road, street parking and a general access road bounding this. This creates a large area of hard-standing that is ill-defined and unattractive. The front or 'public face' of the estate is very stark, forbidding and unattractive. The small cul-de-sacs leading off the perimeter are little better, and include bin-stores and parking in the centre.

**3.20** This poor quality exterior is in complete contrast to the calm, attractive, landscaped appearance of the interior. The open spaces are defined by the buildings which comprises six large areas of communal space leading off a larger central space. There is no vehicular access to this series of spaces, which are dominated by a number of impressive mature trees and enclosed by the regular form of the buildings. The houses' back gardens face onto the open space, setting up an uneasy relationship between public and private space. Despite there being 28 gated pedestrian entrances into this interior space, it is completely invisible from the exterior. These entrances are so narrow and unobtrusive that they are easily missed, seeming like private back alleys, rather than entrances to parkland.



Ill defined space around perimeter of the estate



Garage doors dominate ground floor frontages



Parking dominates public space



Landscaped interior open space



Narrow alleyways leading into open space



Established trees



Cul-de-sacs

## Site analysis

### 6. Streets and frontages



**3.21** The wider context is characterised by low density housing fronting onto traditional streets. The Eastfields Estate sits in stark contrast to this, as it has a very rigid form of streets and spaces, with the spaces being internal to the estate and not visible or noticeably accessible from outside it.

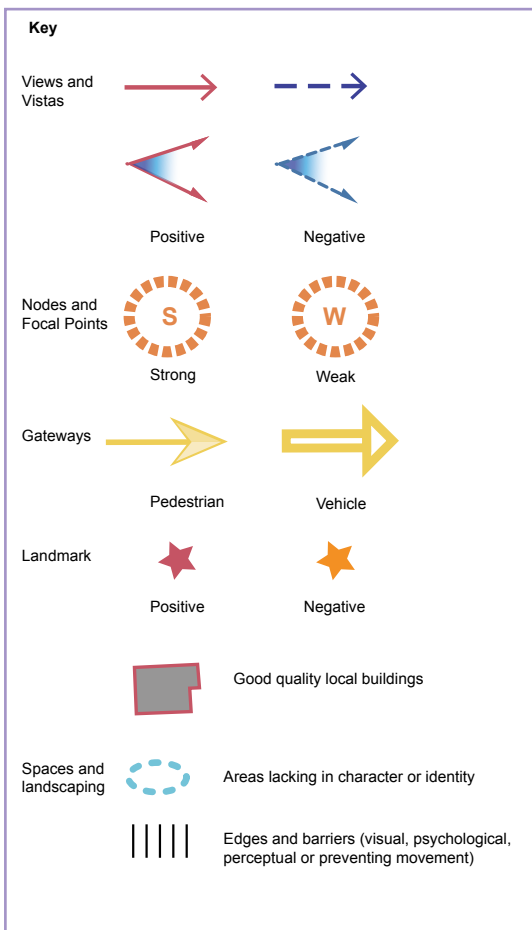
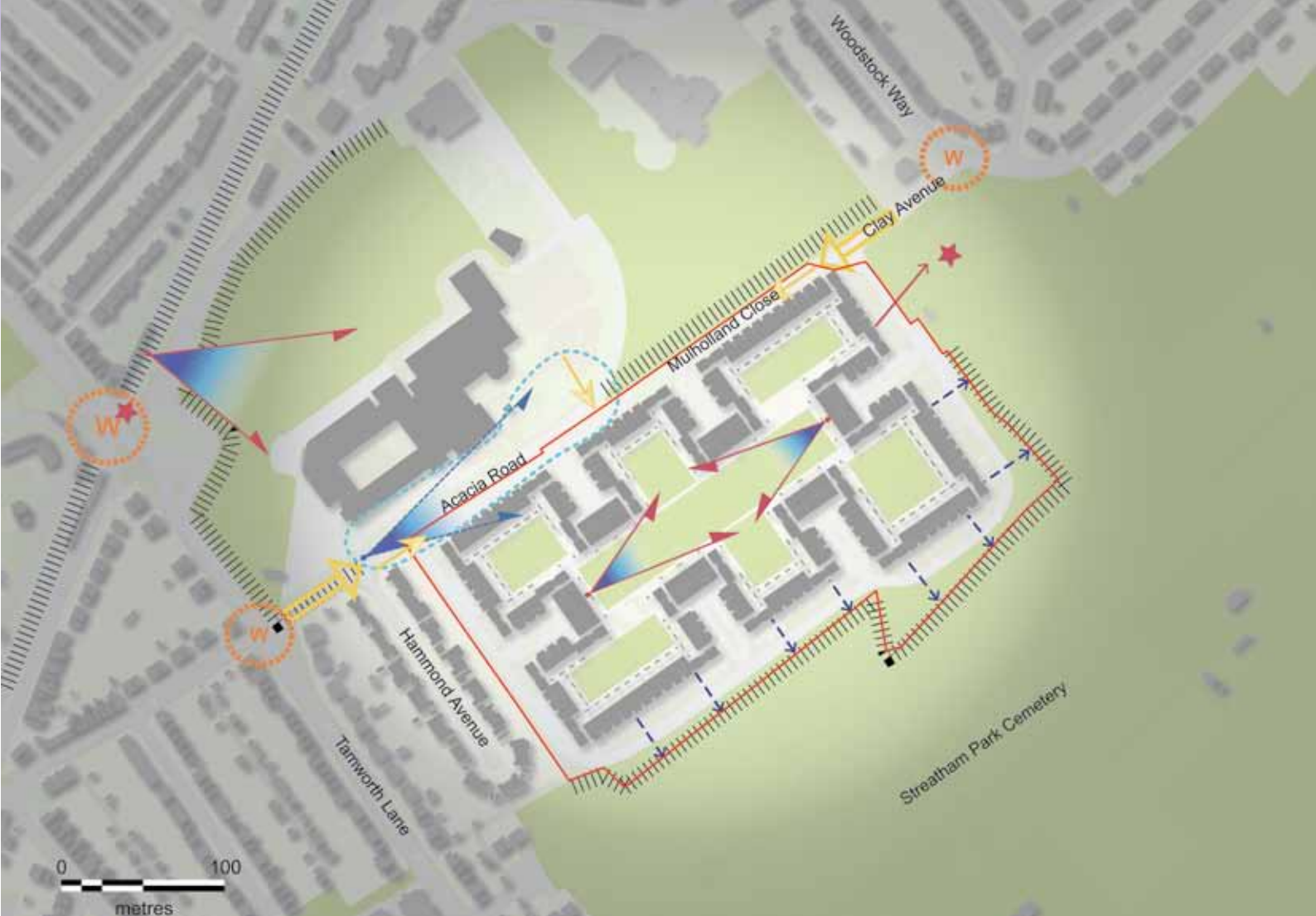
**3.22** The map above shows that although there are spaces that are physically well defined by buildings, they fail to work as traditional streets because they do not accommodate cars efficiently and unobtrusively and because the buildings offer no visual interaction or surveillance with the outside world at ground floor level.

**3.23** The shape of the estate layout, garage door dominated frontages and means of access to the interior make this estate a fortress. The

access roads to and around the estate reinforce its isolation and difference from surrounding development. Access for vehicles is confusing as the estate is part accessed from Acacia Road and part from Woodstock Way. There is a natural through link between these two streets however vehicular movement is not possible due to a road closure.

**3.24** Inside the estate around the edge of the pleasant green spaces, back gardens with a variety of boundary treatments detract from the otherwise neat and pleasant communal open spaces. There is an uneasy relationship between the private back gardens and the communal areas, making the small back gardens feel less private and secure.





## 7. Townscape analysis

**3.25** The map above shows an analysis of the 'components' or parts of the local area that shape people's perception of it and encourage or limit movement around it. It gives a sense of how the estate is connected to and relates to its immediate surroundings. This includes things like views, vehicle and pedestrian access, local landmarks and focal points for activity or orientation. These are identified as being strong or weak, positive or negative, and give ideas as to what new development could do to improve connections with the wider area.

## Site analysis

### 8. Landscape analysis



**3.26** The Eastfields estate has a large, pleasant green space at its centre, that is cut-off from its surroundings, both for people and biodiversity. It contains pleasant grassed areas and key mature tree groups. By contrast, there is limited green space around the perimeter of the estate. It is only at the edge that patches of unmaintained scrub and unchecked boundary vegetation exist. These are generally negative and there appears to have been no planned landscape around the edge of the estate beyond roads and hardstanding for vehicles. The unchecked boundary vegetation also increases the sense of isolation, minimising the landscape effect of a number attractive individual trees and limiting views to the surroundings.

Spaces and landscaping		Areas of high landscape value
		Areas of poor landscape value
		ill-defined space (hard or soft landscaped)
		Established trees



Poor public realm arrangement



Road closure between Acacia Road and Mulholland Close

## Issues and opportunities

### Issues summary

#### Integration

**3.27** The estate has an inward looking layout whereby the position of buildings creates one uniform edge of development distinct from the surrounding area. The main access road passes the estate, but is incomplete due to a road closure and lacking in visual and vehicular connectivity. This road and the estate street network are a series of cul-de-sacs. This inefficient layout restricts accessibility for vehicles and pedestrians and cyclists.

#### Estate architecture

**3.28** The estate has uniform architectural style. The finish on buildings is rigid and unvarying, in stark contrast to its surroundings. It projects its difference through its appearance and this adds to its visual isolation from the surrounding area. The buildings have weathered poorly in places and positive elements of the consistent architectural style have been eroded by a variety of alterations.

#### Estate layout

**3.29** The estate design has imposed a rigid road layout which prevents movement through the estate and restricts movement around the estate. The street network comprises a sole perimeter road with buildings on one side only, and a series of short cul-de-sacs. Fronts and backs are poorly arranged, with fronts dominated by garage doors and backs facing the open spaces. The public realm is poor because of this, and the wide expanses of tarmac.

#### Quantity v quality of landscaping

**3.30** The publicly accessible designated open space around the perimeter is isolated by the access road, poorly surveyed, in poor condition and essentially unusable. The large central semi-private non-designated open space in the interior is of high quality and usable, but the smaller spaces leading off this are less successful, as they are enclosed by the back gardens of the surrounding houses.

#### Visual connectivity

**3.31** There is a lack of visual connectivity to the generally attractive surroundings of the playground and cemetery, and generally to longer views that would visually link the estate to its surroundings. This exacerbates the estate's isolation and breaking down these barriers, such as the unchecked perimeter vegetation and opening up views across neighbouring land, could engender a wider community feel and make residents feel they are part a wider community.



Create clear east -west street between Tamworth Lane and Woodstock Way

## Issues and opportunities

### Opportunities summary

#### Legible residential streets

**3.32** Create a legible hierarchy of streets and blocks which allow for movement of pedestrians and where appropriate vehicles throughout site. This is to make the area feel connected to its surroundings and allow for easier access across it between the surrounding areas. Streets should be designed as traditional residential streets where fronts of buildings face each other to enclose the street and buildings overlook the public realm.

#### Street network

**3.33** Creating an east-west link will help to integrate the estate into the wider area. This could be achieved by creating a clearly visible east-west through street between Tamworth Lane and Woodstock Way by fully connecting up Acacia Road, Mulholland Close and Clay Avenue. The creation of a clearly visible north-south street from Grove Road, through the estate to the southern boundary will also help to integrate the estate into wider area. This connectivity will enable the site to overcome its isolated feel by linking it to the area beyond.

#### Create a focal point for the area that links the estate to the surrounding area

**3.34** The focal point could be at the intersection of the north-south and east-west streets. This will link the estate to its context and allow local people from the wider area to interact with the estate.

#### Reconfiguration of open space to create functional open spaces

**3.35** Develop undesignated open spaces to allow for better distribution of functional open space throughout the estate. Retain existing established mature trees in the central green space. Make this, or a similar replacement(s) publicly accessible and a basis for the creation of new open space and potential local focal points, squares, communal gardens, food growing etc.

#### Visual links to surroundings

**3.36** Create visual connectivity to the generally attractive surroundings of the playground and cemetery and to make the BMX track less visually isolated. This could be achieved by retaining the mature trees surrounding the site, whilst thinning the smaller scrub and vegetation from between them, so opening out longer and wider views.

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## Site specific policies

### Policy

#### 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.
- 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.
- 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.
- d)** The massing and layout of proposals should enable visual connectivity from within the estate to the attractive surroundings of the playground and cemetery.

### Further guidance

**3.37** Landmark buildings should be located around the focal point at the intersection of the north-south and east-west streets.

**3.38** Landmark buildings could be differentiated by appearance and to a degree by height; however they should be designed to ensure that they are sensitive to the general character of the rest of the development.

### Justification

**3.39** Townscape features should be used as a design framework in which to deliver the vision for Eastfields, of a Contemporary Compact Neighbourhood. Within this framework proposals should demonstrate innovative design and architecture to re-imagine suburban development close to both green spaces and with good access to public transport. Proposals will be expected to respond well to, and integrate well with, green

and open spaces and a suburban setting. How to increase the number and quality of new homes whilst responding positively to this overall character will be a key requirement against which design quality is assessed.

**3.40** The existing estate is very uniform and fortress-like in its appearance. It is visually distinct from the surrounding housing but other than this, the uniformity of the buildings makes it difficult to understand and navigate around the estate. The internal open space is completely hidden from the outside. The continuous frontage of the estate and the prominent garage doors present a forbidding and unwelcoming visual prospect. This, and the recessed front doors present a visually hostile frontage to the streets. Combined with the large areas of parking these elements break down any sense of there being streets at all, merely spaces that are used to access houses and park cars in.



**3.41** Redevelopment should enable the creation of a neighbourhood that is easier to get around and understand; is open, inviting and visually attractive, without necessarily encouraging large numbers of people simply to wander around. A strong active frontage will help the neighbourhood to become more outward looking and better integrated into the wider area. Streets which intersect with the frontage will enable the creation of a well-connected neighbourhood.

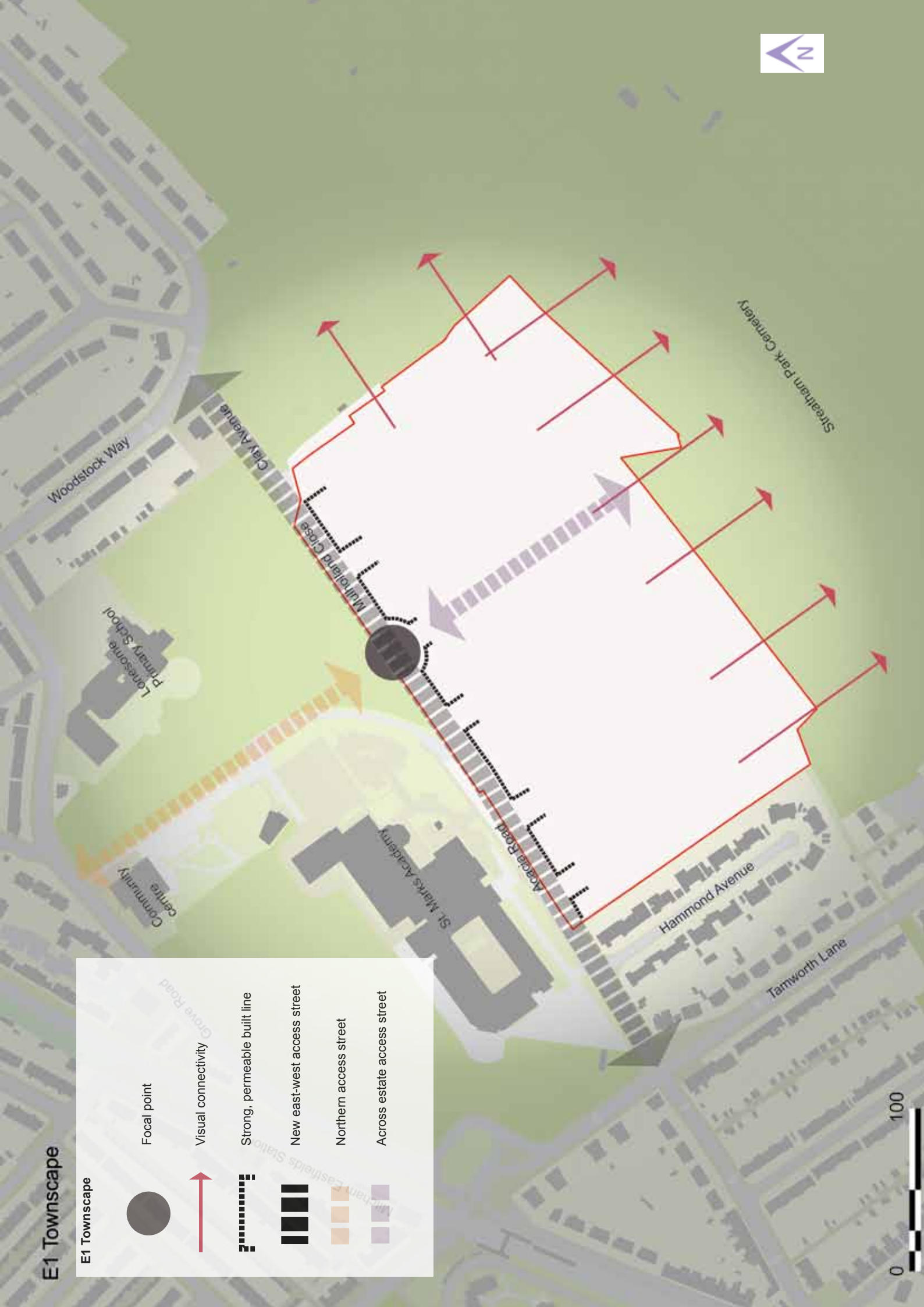
**3.42** A suitably located focal point will aid the integration of the neighbourhood in its location reducing the insularity of the estate whilst proving a key orientation focus which will help people in getting around the neighbourhood. A focal point at the intersection enables future development potential to the north of the estate to be brought forward in an integrated manner. Landmarks are useful in providing reference points for orientation and emphasize the street hierarchy.

**3.43** Views through to open areas, such as the playground and cemetery, will better integrate the estate into the wider context.

# E1 Townscape

**E1 Townscape**

-  Focal point
-  Visual connectivity
-  Strong, permeable built line
-  New east-west access street
-  Northern access street
-  Across estate access street



## Site specific policies

### Policy

#### 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.
- 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.
- 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.
- 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.
- 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:-
  - (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
  - (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.

### Further guidance

**3.44** Within the estate, there should be a clear, and easy to navigate network of streets, to enable free movement around, into and out of the estate. These should be a mix of traditional streets and mews type streets.

**3.45** The new East-West street should have the character of a traditional street, with carriageway flanked by footways either side. As it passes to the north of the estate, it should not be designed to feel as part of the estate, rather just as another local street.

### Justification

**3.46** This policy section is about the creation of clearly defined and understood streets. It does not define vehicular movement. This is addressed by Policy EP E3.

**3.47** The new street network should make the estate feel more open and connected to the surroundings. It will also improve integration of the new street network with the surrounding streets. However it is acknowledged that the surrounding road network and location of open space limits the degree to which this can be done.

**3.48** The existing street network is a fragmented mix of streets created at different times. This is a major factor in making the estate feel fortress-like and impenetrable as well as difficult to navigate around the network of streets.

**3.49** Combining the three streets of Acacia Road, Mulholland Close and Clay Avenue to form a new street will aid navigation and ensure visibility of the route between the residential areas either side of the estate.





**3.50** Converting the existing footpath running south from Grove Road to Acacia Road to a new street will create improved links to the existing street network in this area. It will improve pedestrian and cycle links between the estate and across the existing railway footbridge to the north and provide clear visual links to the surrounding greenspace.



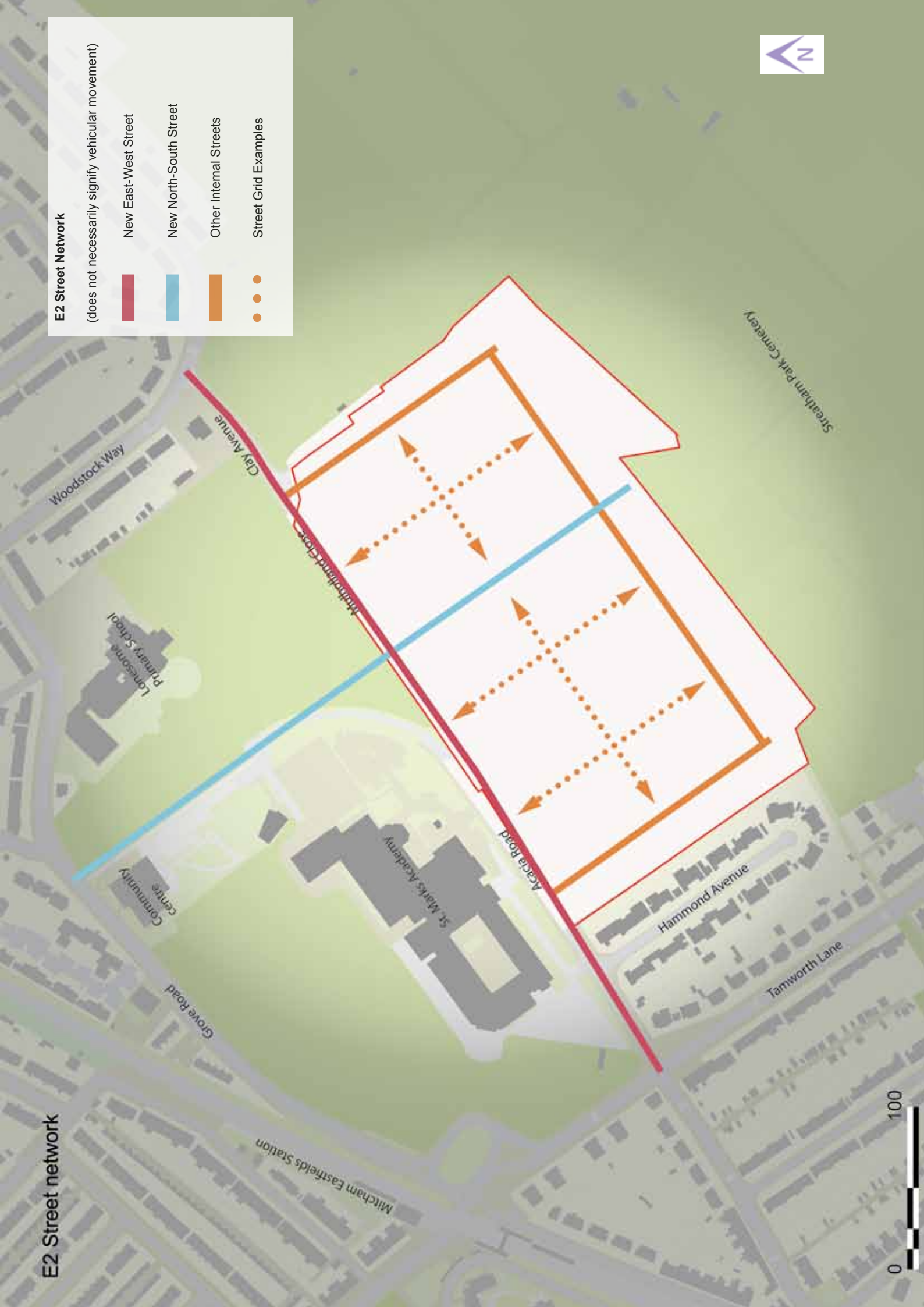


### E2 Street Network

(does not necessarily signify vehicular movement)

-  New East-West Street
-  New North-South Street
-  Other Internal Streets
-  Street Grid Examples

### E2 Street network



## Site specific policies

### Policy

#### 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.
- 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.
- c)** Internal north-south streets should penetrate to the site boundary with the cemetery in a number of places on the southern boundary.

### Further guidance

**3.51** Consideration should be given to allowing through traffic on the east-west combined Acacia Road, Mulholland Avenue and Clay Avenue street. In order to improve bus reliability and accessibility for the estate, proposals should investigate the potential implications of routing one or more bus services away from the level crossing and along this street, based on appropriate impact assessment and consultation.

### Justification

**3.52** This policy section is about establishing the main vehicular movement strategy. This is different from the creation of streets, which may or may not support through vehicular movement. Proposals for vehicular movement must be supported by appropriate traffic modelling and be in general compliance with relevant transport policies, whilst also aiming to achieve good vehicular permeability and convenience for residents.

**3.53** Parking on the estate will be provided in accordance with the London Plan (as amended parking standards taking into account specific local conditions and requirements. This should be supported by a Parking Management Strategy.

**3.54** The Eastfields Estate sits on the outskirts of Mitcham and is considered to be relatively isolated from the surrounding neighbourhood. Situated away from the main road network the most important traffic routes are Grove Road and Tamworth Lane, which are designated local distributor roads.

**3.55** Mitcham Eastfields Railway Station is located about 5 to 10 minutes' walk away and provides links to Central London and Sutton. Access by bus is provided by the route 152 and 463 services. The nearest sizable retail and service offer is at Mitcham town centre, which is located about 1km to the west. The Laburnum Road home zone and St Marks Road provides a convenient walking and cycling route to the centre.

**3.56** The estate essentially operates as two large cul-de-sacs, accessed from either the east or west. Vehicles on one side of the estate are required to travel via Grove Road in order to get from one side of the estate to the other and the residential areas beyond. This is inconvenient, inefficient and adds to congestion on this already busy road and the level crossing.

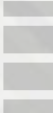







**3.57** Pedestrian/cycle access exists east-west across the north side of the estate, but the route is far from obvious, being made from three different roads all on slightly different positions and with a visual 'block' of tree planting and scrub vegetation in the middle. Pedestrian/cycle access also exists from the north via a footpath from Grove Road. However, this is narrow and poorly overlooked and curves away from the estate at its south end. The estate layout prevents any access across it, or views to the cemetery to the south, where there are also no links into it.

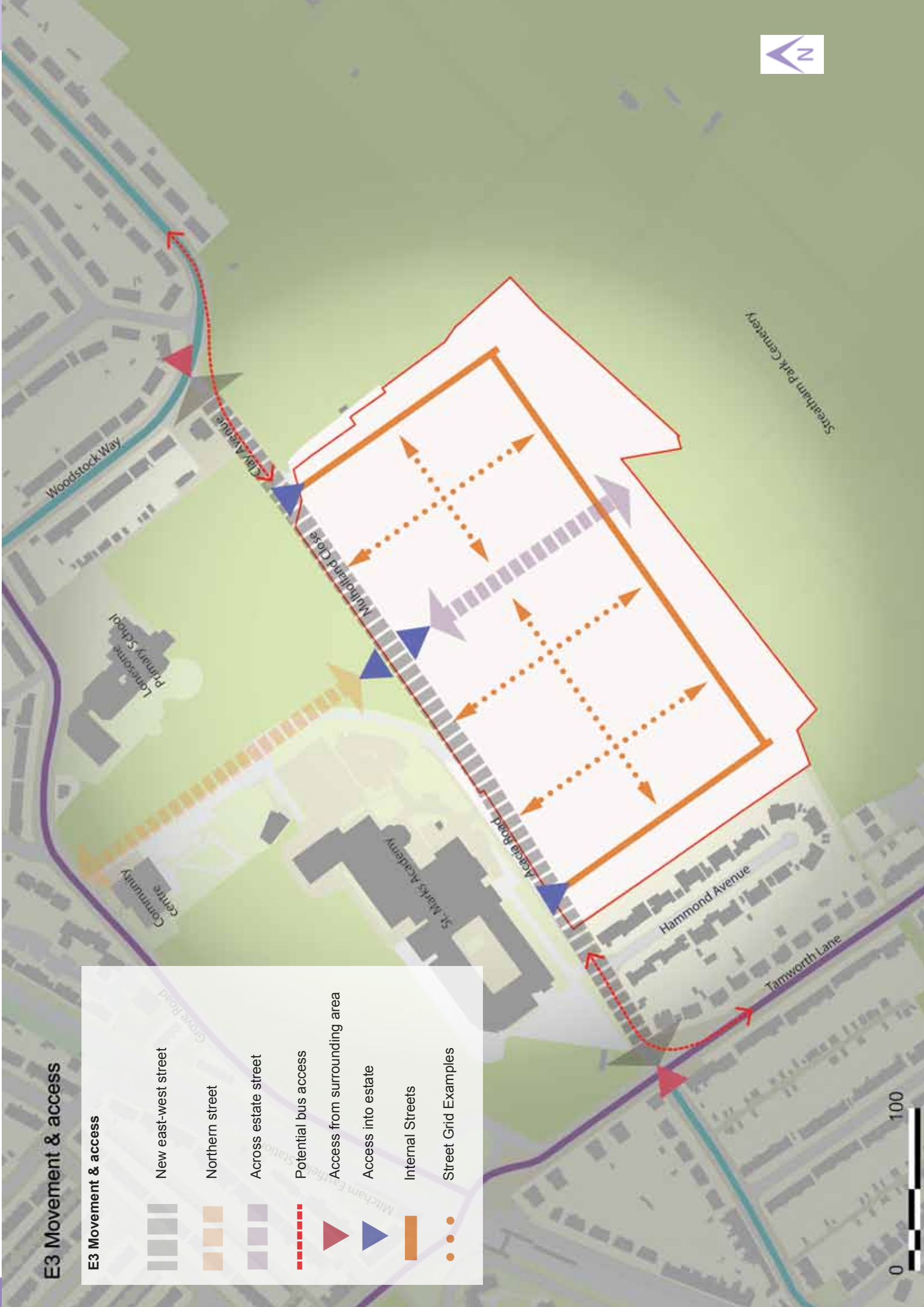
**3.58** Despite the naturally isolated location, there are possibilities for improving movement and access, better linking the area to the surroundings. In particular, combining Acacia Road, Mulholland Avenue and Clay Avenue into a single street with full vehicular access at both ends should help to address the localised congestion at the level crossing, aid navigation and ease of movement around the area and estate generally. It is not intended to propose any through routes through the estate itself.

**3.59** Improvements to pedestrian and cycle access from the north could create a clear, open and well surveyed street to link up with the railway footbridge to the north and into the estate and cemetery to the south.

# E3 Movement & access

**E3 Movement & access**

-  New east-west street
-  Northern street
-  Across estate street
-  Potential bus access
-  Access from surrounding area
-  Access into estate
-  Internal Streets
-  Street Grid Examples



## Site specific policies

### Policy

#### 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.
- 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.

### Further guidance

**3.60** Where there is considered to be demand for, or the desire to, locate non-residential uses on the estate such as business space or local retail facilities, these should be located at the focal point where the North-South and East-West streets intersect (see map on following page). This will make them most easily accessible to all, including those outside the estate, and support local legibility and orientation.

### Justification

**3.61** Eastfields is located in an area with a low Public Transport Accessibility Level and a suburban character.

**3.62** Development proposals should make more efficient use of land by providing schemes which are higher than the current density and result in improving the urban design quality of the estate. Development proposals should accord with the London Plan density matrix and any other emerging or updated relevant policy requirements. As outlined in the London Plan, the density matrix should be used flexibly and in conjunction with other development plan policy requirements.

**3.63** Proposals should also consider transport capacity, employment connectivity, the location and characteristics of the site and social infrastructure when determining an appropriate density. Development proposals should contribute to the delivery of a sustainable neighbourhood by building more and better quality homes and demonstrate how the density responds to the local context particularly in terms of design. Proposals should demonstrate graphically how density is sympathetic to the surrounding townscape and distributed in appropriate locations in a mix of buildings to deliver a variety of well-designed new homes and public spaces.

**3.64** Development proposals will be expected to contribute to optimising the latest borough and London housing supply requirements in order to meet local and strategic need. 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.

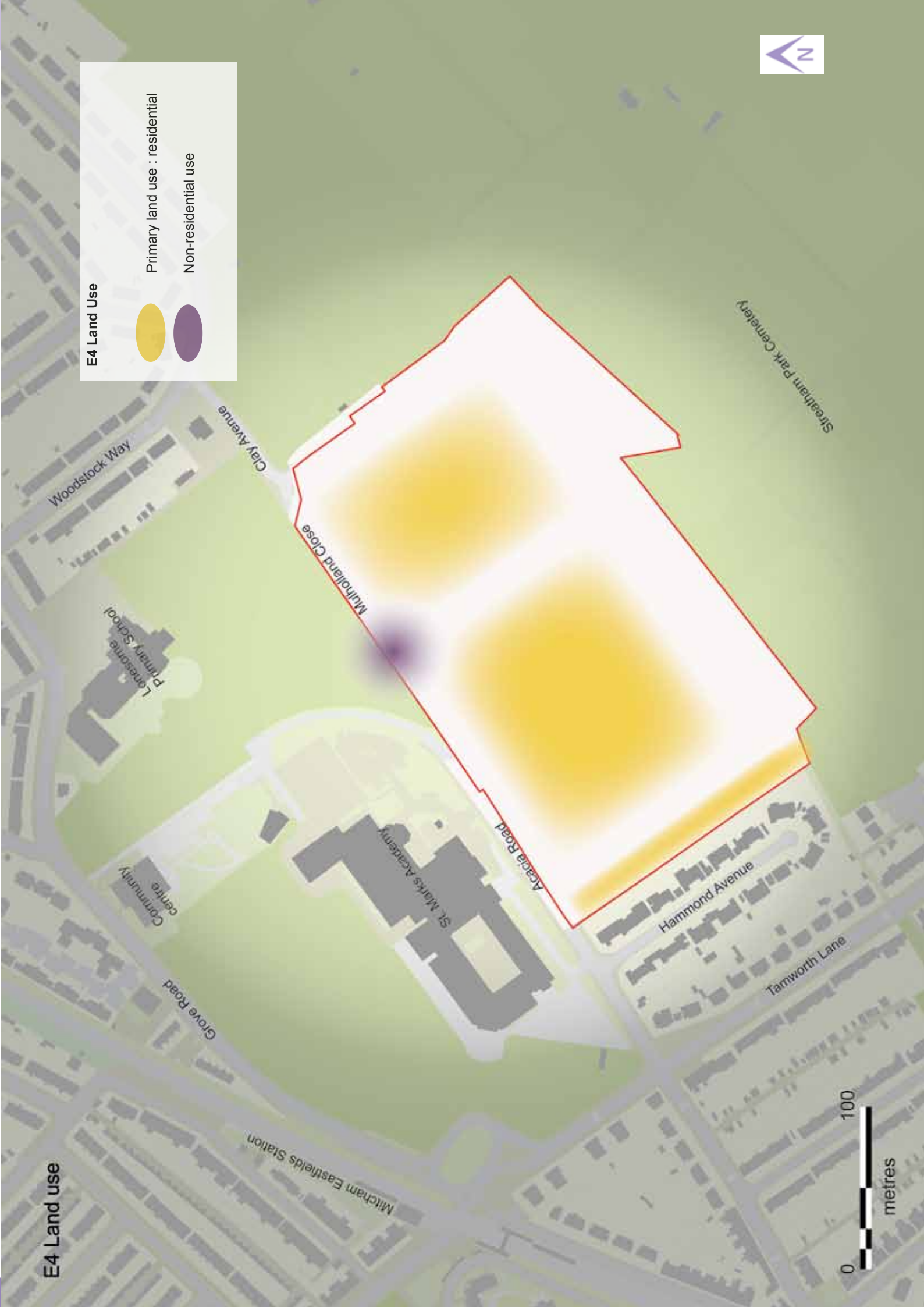
**3.65** In accordance with Sites and Policies Local Plan Policy DM E4 (Local Employment Opportunities) major developments proposals will be expected to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end-use. Merton's Local Plan identifies a local deficiency in convenience retail provision to the east side of the estate. Any proposals for retail provision will need to accord with Merton's Local Plan policies including CS7 (Centres) and DM R2 (Development of town centre type uses outside town centres).

**E4 Land Use**

Primary land use : residential

Non-residential use

E4 Land use



Clay Avenue

Woodstock Way

Lanesome Primary School

Community Centre

Grove Road

Mitcham Eastfields Station

Mulholland Close

St Marks Academy

Acacia Road

Hammond Avenue

Tamworth Lane

Streatham Park Cemetery



## Site specific policies

### Policy

#### 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.
- b)** Suitably designed plays space(s) for all age groups must to be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).
- c)** As there are groups of large mature trees in the existing main open space, any new open space must incorporate these trees into it as key landscape feature.
- d)** All new houses must have gardens that meet or exceed current space standards.

### Further guidance

**3.66** The number of open spaces and their individual size is not prescribed. Open space can be provided in the form of a single space or a number of smaller spaces. However, one of the key positive characteristics of the existing estate is the large central space, and it is anticipated there should be at least one large public open space in the new development.

**3.67** The open space reconfiguration and landscape connectivity opportunities should be tied in with the requirements for Sustainable Drainage Systems (SuDS) and a reduced rate of surface run-off and storage, and the conveyance of surface water run-off.

**3.68** The streets meeting the southern boundary with the cemetery could be in the form of pocket parks that can be utilised for a range of uses including allotments and food growing.

### Justification

**3.69** The estate is within easy access to a variety of parks and play facilities including Long Bolstead Recreation Ground, a BMX track and the Acacia Centre with its adventure play area. It is not in an area deficient in access to public open space. However, following a review in 2015 of the public open spaces surrounding the Estates Local Plan sites, updated Greenspace Information for Greater London (GiGL) calculations show that a relatively small area (0.2ha) at the south western corner of the site is deficient in access to Local Open Spaces (see map in appendix 2 of this document). The Street Network (EP E2) and Movement and Access (EP E3) policies will however ensure that the site will be more permeable and will create shorter routes for residents to nearby parks and open spaces, and will therefore address this matter.

**3.70** Subject to meeting appropriate minimum standards concerning the provision of outdoor amenity space and play space, there is no requirement to provide additional public open space within the development.

**3.71** The relatively narrow strip of designated open space adjacent to the cemetery is of poor quality. The regeneration of this site provides an opportunity for the on-site re-provision of this open space to a better quality and in a more suitable location.

**3.72** Where the provision of a large public open space is justified, the design of the space should be flexible enough in terms of scale, layout and design so that it can play host to a variety of activities such as food growing, playgrounds, sports courts, informal and flexible space which can support occasional use for a broad range of community events. Development proposals must be in accordance with para.74 of the NPPF and Sport England's Land Use Policy Statement 'Planning for Sport Aims and Objectives'.

**3.73** There are potential opportunities for off-site play space enhancements that might address the need for certain age groups while there will also be a need for some on-site play space. Any proposal should clearly demonstrate how the play space needs of all the age groups will be provided for with reference to the guidance in the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).

**3.74** The provision of gardens that meet space standards increases their functionality, potential for tree planting and the promotion of biodiversity. Front gardens or defensible space that allows for some planting, is also encouraged.

**E5 Open space**



Designated Open Space



Illustrative new open space



Retained tree groups

E5 Open space

Woodstock Way

Clay Avenue

Mulholland Close

Lonsome Primary School

Community centre

Grove Road

Mitcham Eastfields Station

St Marks Academy

Acacia Road

Hammond Avenue

Tamworth Lane

Sreatham Park Cemetery

0 100 metres

metres

## Site specific policies

### Policy

#### EP E6 Environmental protection

**a)** The proposed development must aim to reduce post-development runoff rates as close to greenfield rates as reasonably possible.

**b)** Development proposals must demonstrate how surface water runoff is being managed as high up the London Plan drainage hierarchy as possible.

**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:

- Blends in and enhances amenity, recreation and the public realm
- Enhances biodiversity
- Improves water quality and efficiency
- Manages flood risk

**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 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.

**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.

**f)** Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayors 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.

**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 developments 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.

**h)** Technological improvements in battery storage have started to provide a potential energy storage solution suitable 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 provide in-situ demand-side management. Battery storage can therefore be considered to sit within the 'be lean' or middle level of the mayors energy hierarchy. Domestic PV installations should therefore not 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.

**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 will not inadvertently expose residents to poor air quality or unacceptable levels of external noise.



**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 net biodiversity gains.

**k)** Development proposals must be accompanied by a working method statement and construction logistics plan.

**l)** Development proposals should apply the waste hierarchy where waste is minimised, re-used and recycled, and residual waste is disposed of sustainably in the right location using the most appropriate mean

## Justification

**3.75** As set out in earlier policies on townscape, movement and access, the creation and layout of a more traditional street network for Eastfields will allow links through and views to the spaces within and beyond the estate, such as between the school playing fields and the cemetery. Regeneration should take the opportunity to retain the existing mature trees where possible and use landscaping and vegetation along the new streets and paths to better link the surrounding green spaces, create an attractive environment and aid biodiversity.

**3.76** The land is relatively flat, however a culverted ditch (adopted by Thames Water as a surface water sewer) passes between the estate and Long Bolstead Recreation Ground. Deculverting could provide opportunities to create distinctive landscaping and improved biodiversity, as well as managing surface water flooding that occurs here – a legacy from a long silted up pond. Any deculverting of this asset will require Thames Water approval. A linear SuDS feature may also provide significant benefits, i.e. if it is not possible to deculvert the sewer.

**3.77** As already set out in national policy, the London Plan and Merton's adopted development plan,

- Development proposals will need to include appropriate flood mitigation measures to ensure the development is safe and does not increase the risk of flooding both from the development to the surrounding area and vice versa.

- Any development coming forward will be subject to a Sequential Test, Exception Test and site-specific Flood Risk Assessment to deal with all sources of flooding, which must have regard to Merton's Strategic Flood Risk Assessment and Local Flood Risk Management Strategy. Eastfields is not shown to be subject to river flooding, but is shown to be at risk of surface water flooding.

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk and following the sequential approach.. This includes careful consideration of where buildings should be located within the site.

**3.78** As surface water flood risk and drainage have been identified as a key issue for Eastfields, development proposals must demonstrate they have achieved greenfield run-off rates as reasonably possible, using Sustainable Drainage Systems (SuDS) and considering surface water management as high up the London Plan (policy 5.13) drainage hierarchy as reasonably possible.

## Site specific policies

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### Justification

**3.79** SUDS can include a wide range of measures such as rain gardens, green roofs, balancing ponds, filter strips, green verges and swales. It is important that development proposals demonstrate how SUDS measures are not only considered as drainage solutions but as features to improve the townscape, amenity and public realm of the new Eastfields estate, to enhance biodiversity, to provide recreation and to improve water quality and efficiency.

**3.80** Developers are advised that guidance tools, such as the SuDS management train approach will assist with this process and with demonstrating that all of these positive attributes have been considered together. This approach will help create an attractive estate with the overall benefit of cost efficiencies.

**3.81** The Mayor of London's Sustainable Drainage Action Plan (draft) and Sustainable Design and Construction supplementary planning guidance and the government's National Standards for Sustainable Drainage set out the requirements for the design, construction operation and maintenance of SuDS.

**3.82** 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. However, the measurement of local sustainability policies (CS15) and regional policy targets (London Plan Chapter 5) for new build developments are based on improvement that are also measured through Part L of the Building Regulations. While this information is useful to help measure performance, it does not make it easy to compare the energy performance of existing buildings with new buildings.

**3.83** Energy performance data on existing buildings will be held for many sites in the form of Energy Performance Certificates which measures the predicted energy consumption per m<sup>2</sup> in a development. By providing the energy performance data from Energy Performance Certificates, building energy performance can be compared between existing and future development using a metric that is suitable and easily comparable, thus helping to clearly demonstrate the potential for environmental improvements.

**3.84** The principals of sustainable design and construction are designed to be holistic, and are more wide ranging than energy performance alone. Development proposals should demonstrate wherever possible, using the comparison of quantifiable measures where possible and qualitative appraisals where appropriate. In this way the environmental improvements that will be delivered through regeneration should be compared with the performance of existing buildings in an easily compared manner.

**3.85** Passive ventilation strategies cannot be considered in isolation of potentially negative external environmental factors such as air quality or noise. Energy strategies that rely on passive ventilation should clearly demonstrate that occupants will not be adversely affected by air and noise pollution during periods of warmer weather.

**3.86** Technological improvements in the field of energy storage have resulted in the improved feasibility of deploying battery storage in connection with domestic solar PV systems and the need to develop policies to support Innovative Energy Technologies is outlined in London Plan Policy 5.8. Battery storage can be utilised as a method of increasing on-site renewable energy consumption and provide in-situ energy demand management to reduce pressure on the national grid during peak time and increasing the efficiency of energy supply. In this way battery storage can be considered to be a 'be lean' measure within the Mayors energy hierarchy. The standard approach from calculating the energy output from solar PV assumes that 20% of the energy produced is lost through transmission across the national electricity grid. Therefore at present, there is no method of capturing these benefits of on-site energy storage within the Standard Assessment Procedure (SAP) or recognising the benefits of energy storage through the planning process. In order to recognise the benefits of on-site energy storage to residents and the grid operator the incorporation of appropriately sized solar PV systems should calculate solar output using the following equation, assuming that distribution losses are zero.

**Output of System (kWh/year) = kWp x S x ZPV**

kWp – Kilowatt Peak (Size of PV System)  
S – Annual Solar Radiation kWh/m<sup>2</sup> (See SAP)  
ZPV – Overshading Factor (See SAP)

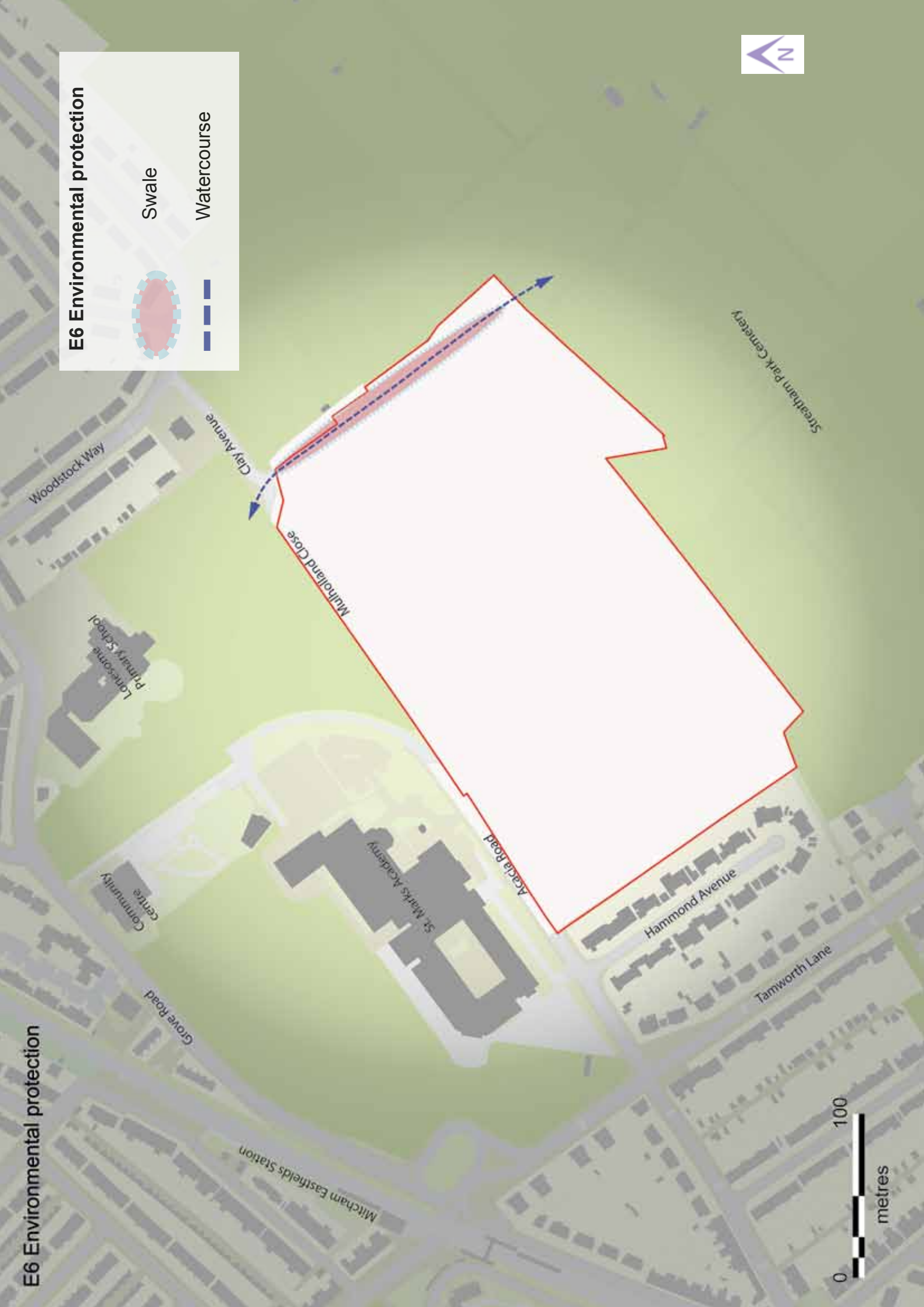
**3.87** Consultation responses have raised concerns about the potential for disruption and disturbance caused by building works taking place in phases over a long period of time.

**3.88** As with other planning applications, the council will require the submission of a working method statement and a construction logistics plan prior to development proposal commencement. Working method statements must ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and comply with London Plan (2015) policies 6.3 and 6.14, Merton's Core Strategy Policy CS20 and policy DM T2 of Merton's Sites and Policies Plan (2014). Construction logistics plans must demonstrate how environmental impacts of the development on the local environment, including the surrounding highway network and the amenities of the surrounding occupiers will be minimised. These must also accord with guidance published by the mayor of London / TfL and London Plan (2015) policies including 7.14 and 7.15. These are particularly important over such a long-term programme to ensure that each new phase of development minimises the impact on residents living within and beside the estates.



**E6 Environmental protection**

- Swale
- Watercourse



E6 Environmental protection



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## Site specific policies

### Policy

#### EP E7 Landscape

- a)** Street tree planting must be a key feature of a landscape strategy which links into proposed open space with significant trees, the recreation ground and the adjacent cemetery.
- 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.
- c)** There must 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.
- 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.
- 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.
- 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.
- g)** The estate currently has a group of established mature trees in the central green space. These trees must be retained and be used to inform the design of landscaping, for example to provide cues for the location of focal points.

### Further guidance

**3.89** There is scope to strengthen green links to the cemetery by terminating North-South streets adjacent to the cemetery with pocket parks. Pocket parks will strengthen green corridors and enhance views of the adjacent landscape.

### Justification

**3.90** The estate is a highly urban form in a low density suburban landscape setting. This setting is defined largely by the surrounding large open spaces of Streatham Park Cemetery, Long Bolstead Recreation Ground and the playing fields and open space associated with St. Marks Academy and Lonesome Primary School to the north. This setting is also responsible for the site's isolation relative to surrounding residential development.

**3.91** At the estate level the urban form isolates the inner landscape, open space and trees from the surroundings, as does scrub vegetation around the site boundaries.

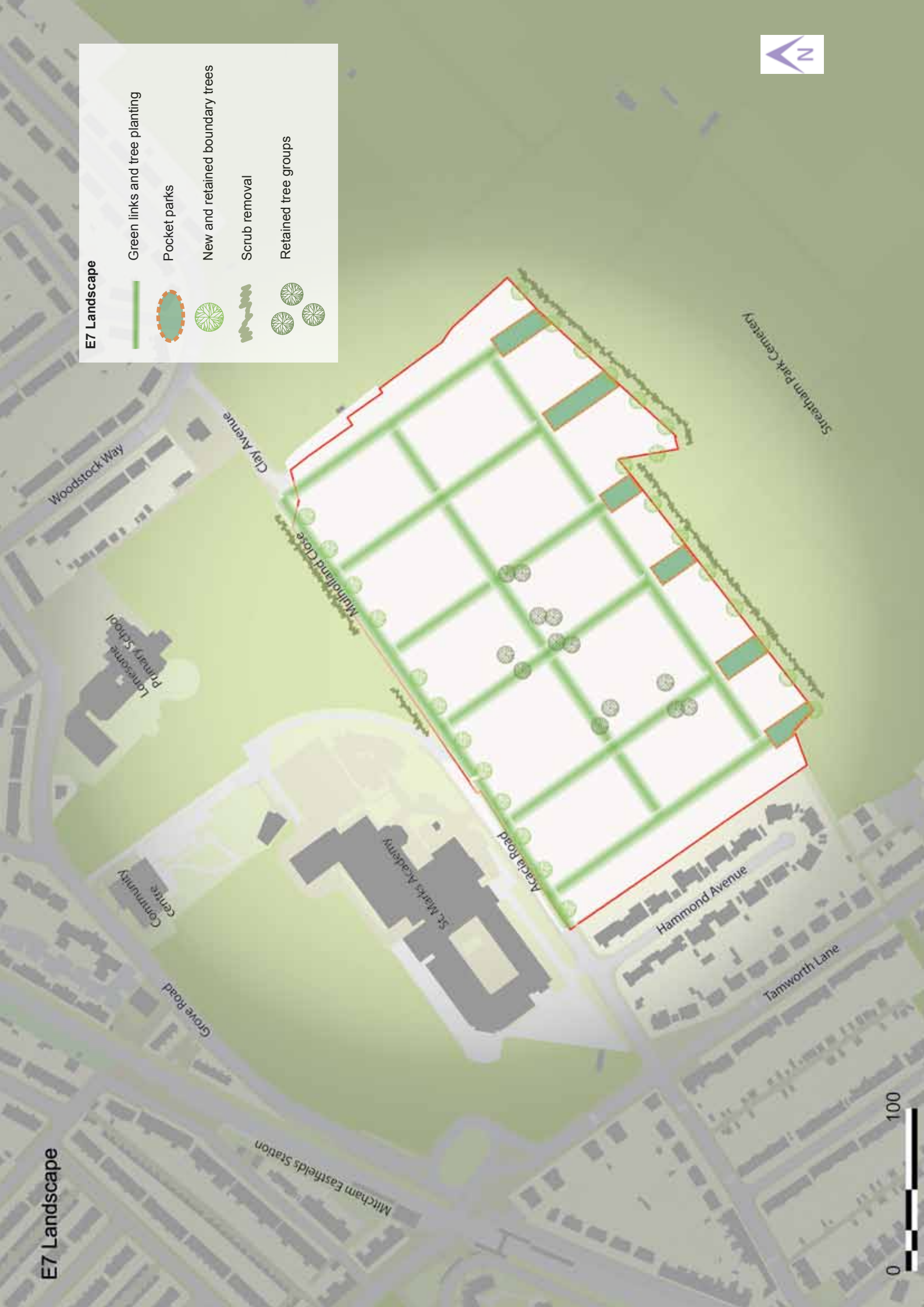
**3.92** There is much scope to improve views of, and the physical link between the surrounding landscape and the estate, without undermining the calm character it gains from its relative isolation. Linking the landscape to the surrounding area should enable the development to better integrate into the wider suburban area.

**3.93** Planting arrangements help strengthen the navigation of routes and enhance views between the residential areas either side of the estate. A balance needs to be made between tree planting defining the space whilst not undermining views of the route past the estate.

**E7 Landscape**

- Green links and tree planting
- Pocket parks
- New and retained boundary trees
- Scrub removal
- Retained tree groups

**E7 Landscape**



## Site specific policies

### Policy

#### 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 must make a positive contribution to the existing townscape, character and local distinctiveness of the area.
- 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 the site and must be informed by the existing mature trees. They should complement, rather than compete with the scale of this vegetation.
- 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.
- d)** When viewed from outside the estate, taller buildings must not be seen to dominate the landscape or skyline.

**3.95** Taller buildings must be carefully placed so as not to create poor microclimates or large areas of shaded streets or spaces. Where taller buildings are proposed, they should also be used to reinforce the sense of space or the character of a street, rather than fragment it with excessively varied building heights.

### Justification

**3.96** The existing estate has a consistently uniform height of three storey buildings with flat roofs, that gives the estate its distinctive character. This presents something of a fortress feel from the outside, but a strong sense of calm enclosure from the inside. This height and isolated location mean the estate is not a dominant form in the wider townscape.

**3.97** Development proposals will need to demonstrate careful consideration of proposed building heights in relation to internal open space and views into the estate from the wider area, across the cemetery and any other longer vantage points. A clear strategy on building heights will be needed to ensure the suburban character of the area is not unduly compromised.





### Further guidance

**3.94** Taller buildings may be appropriate in certain places and careful consideration should be given to ensure they are located so as to appear in harmony and complement the mature vegetation and physically define open spaces. Buildings should not have a negative impact on the surroundings on account of their height and should relate well to the surrounding context and public realm particularly at street level.

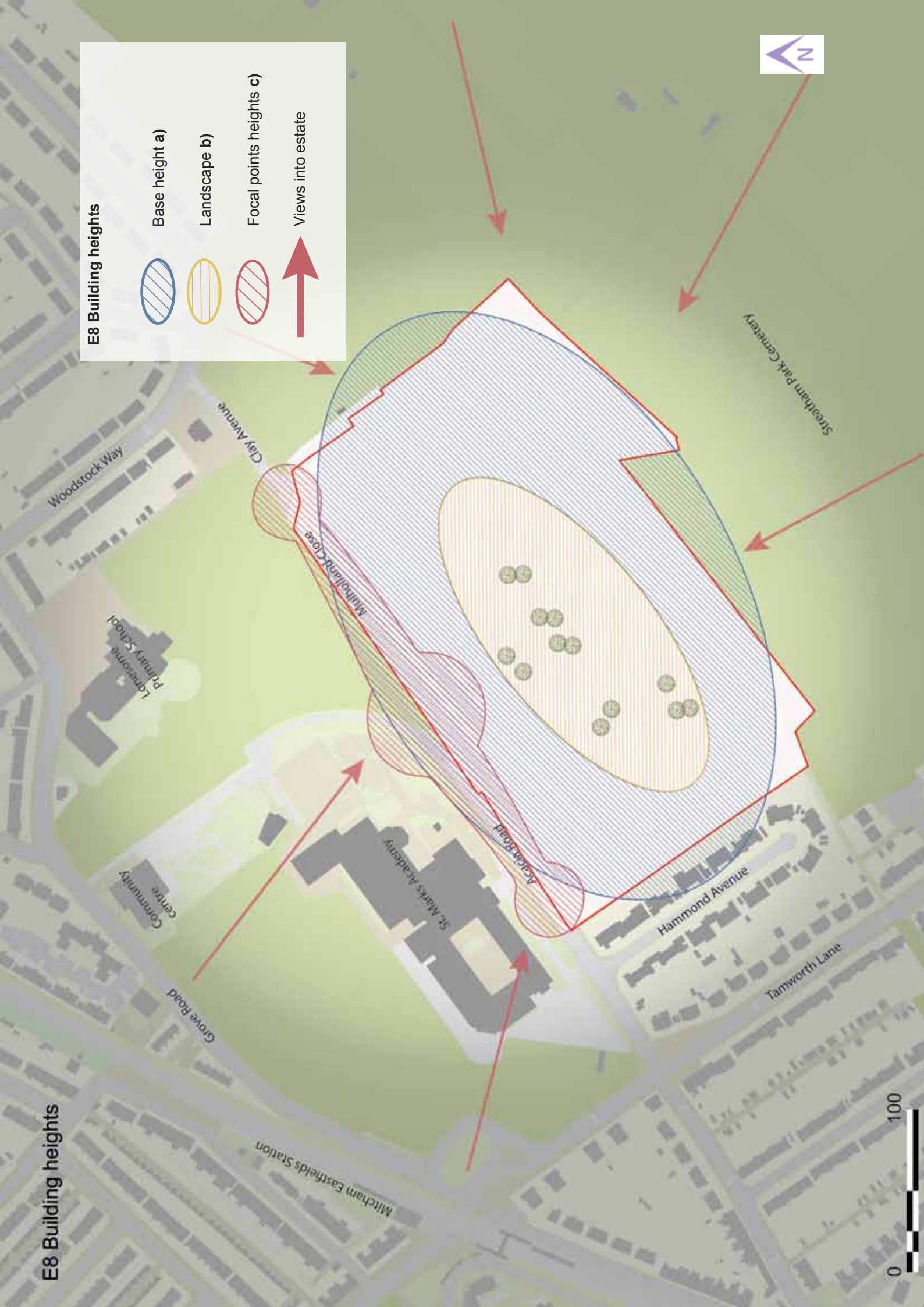




**E8 Building heights**

- Base height a) 
- Landscape b) 
- Focal points heights c) 
- Views into estate 

E8 Building heights



# Part 04 Design requirements for planning applications





Artist's illustration of Rowan Park, Merton - now completed

# Design requirements for planning applications

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## Introduction

**4.1** This part of the Plan identifies aspects of design that the Council considers particularly relevant to the successful and long-lasting regeneration of the 3 estates. It gives detailed guidance to applicants on aspects of design that they will be expected to focus on in more detail to demonstrate that the Vision, Urban Design Principles and Site-Specific Policies of the Plan can be delivered. Good urban design is inherently sustainable, the aim of the design requirements is to deliver an estate which is underpinned by good urban design principles, examples of this include streets designed from the outset to carry out a number of functions, permeable legible street layouts will create walkable environments which enable sustainable modes of transport such as walking and cycling, flood mitigation and drainage measures integrated into street design will create a long-lasting resilient estate.

**4.2** At the outline planning application stage and as part of their masterplans, the applicant, will be expected to include as part of their application, detailed proposals for each estate on how these particular aspects of design will be addressed, based on the guidance set out in this section. This should include, but not necessarily be limited to, the specific subject areas outlined below. The following guidance lists the subject areas that must be covered to enable the delivery of the 8 policy areas for each respective estate and gives guidance on how these subjects will be expected to be addressed.

**4.3** In developing this guidance applicants should consult with residents to ensure they have a say in how their neighbourhood will be developed and help to maintain and enhance community spirit.

**4.4** Notwithstanding the requirements of the council's validation checklist the applicant will be required to provide information to address the following:

## Guidance

### Architecture and elevations

**4.5** *Set out the approach intended to guide architectural style and the design of building elevations.* A general approach to architectural style should be defined which allows different phases of development to have their own character. This is important in order to prevent a monotonous urban form and character. This requires setting out some common rules and this could be in the form of a more formal design code.

**4.6** The guidance should include palette of common characteristics in basic architectural features, such as materials, height and proportions, yet allows scope for individual creativity for each building and phase. This should also contain specific guidance on the appearance of elevations, notably to ensure they contain sufficient three-dimensional depth, human scale detail, visual interest and that sufficient attention to detail is given to the design of windows, their materials, proportions and depth of reveals.

### Materials

**4.7** *Define a general palette of materials and where they should be used on the estate and on buildings.* This should build on the guidance for architecture and elevations and support the visions for each estate that are complementary to their context. Criteria for the selection of building materials and components should also include a life cycle assessment and the environmental performance of materials and components, the aim being to select materials which reduce the environmental impact of the buildings and hard landscaping.

## Landscape and biodiversity

**4.8 Set out the landscaping principles and strategy for each estate.** This should build on the existing landscape characteristics of each site and detailed policy guidance indicatively, specifying planting types and species and locations. It should make reference to tree surveys of the sites and provide guidance and reasoning on their protection and integration into the new estate layout.

## Climate change and energy performance

**4.9 Clearly set out and energy strategy for each site that demonstrates the environmental improvements achieved at each level of the Mayors Energy Hierarchy.** In support of the case for regeneration the energy strategy for each estate must clearly demonstrate that developments have achieved significant environmental performance compared to existing dwellings at each site using easily comparable metrics such as energy performance (w/m<sup>2</sup>). Wherever possible available quantifiable and qualitative data comparisons should be presented.

## Flooding and drainage

**4.10 Set out a strategy and plans for flood mitigation and drainage measures for all estates.** Based upon the findings of any required flood risk assessments, methods of mitigation should be detailed along with their location and extent where relevant.

## Internal space standards

**4.11 Set out principles for adhering to** National Planning Policy, London Plan and the Mayor's Housing SPG requirements *on residential internal space standards*. The philosophy should be to design beyond the minimum space standards, not to them. The London Housing Design Guide should be used as a benchmark for good internal design standards.

## Building and dwelling layouts

**4.12 Set out principles for building layouts.** This should include defining guidelines for the design and location of entrances, stair cores, refuse storage and in-building cycle storage. This should also address issues such as dual aspect and flexibility of living spaces. Example dwelling layouts should be shown that demonstrate how rooms use space efficiently by using regular plan forms and allow for different arrangements of furniture. Awkward shaped rooms and wasted space due to poorly positioned doors and windows for example, should be avoided.

## Cycle Parking

**4.13 Set out principles for the good design and location for cycle parking.** Cycle parking must be well located, convenient and easy to use if people are to be encouraged to cycle. Parking should be integral to buildings and secure. It should be based on good practice as set out in TfL and Cambridge City Council guidance on cycle parking design.

## Building to street interface

**4.14 Set out principles of how buildings meet streets to manage the transition from the private to the public realm.** This should give clear guidance on how to create a transition zone between public and private space by the creation of 'defensible space', how natural surveillance will be created by maximising front doors and habitable rooms at ground floor level. This should also include reference to the design, size and content of defensible space, such as its use for bin and cycle stores, planting and personalisation. This should also include how digital services will be provided, identifying locations for communal TV aerials and satellite dishes. Individual dishes will not be permitted on elevations facing the street as they have a negative visual impact on the street scene.

## Design requirements for planning applications

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### Street design characteristics

**4.15** *Set out principles for the design of streets.* This should define different street types and set out how space will be used. This should include all space between building elevations and be based on the creation of traditional, recognised street forms as linear public spaces. The provision of on-street parking should be promoted as the first-choice means of provision. It must be shown how parking will integrate with street trees, street furniture and on-kerb parking will be avoided.

**4.16** For example parked cars could be interspersed with build-outs with trees where appropriate. Build-outs also enable additional crossing points and space for landscaping on a street. A palette of surface materials and street furniture should be developed, as well as landscaping guidance. Guidance must ensure the creation of liveable, attractive streets by having street width to building height ratios that ensure taller buildings do not create oppressive environments at ground level.

**4.17** Building proportions as well as height need careful consideration. Traffic management measures must be in-built into the overall street design and not appear retrofit or distort or undermine the overall character of the street as a linear space with a movement function.

### Amenity space

**4.18** *Set out how all amenity space is to be provided.* This must include adherence to existing relevant standards. This should cover front and rear gardens to houses, communal and private space for flats, frontage landscaping or front gardens for blocks of flats and public open space. There should also be qualitative guidance relating to issues such as shape, usability, microclimate, sunlight/daylight, general outlook and issues of privacy and security.

### Refuse storage and collection

**4.19** *Identify a strategy for the design and operation of refuse storage and collection.* Refuse stores must be convenient for residents and for collection, be robust and well integrated into buildings and accord with the Council's guidelines on this. Flats should have communal bin stores. Houses must have bin-stores within the property boundary of each dwelling that are well designed and integrated into the front defensible space. Bin stores for houses should not form part of a communal system.

### Servicing and deliveries

**4.20** *Develop a strategy for the management of servicing and deliveries.* Increased density combined with evolving retail trends will create an increased level of demand for servicing and deliveries. Proposals should investigate a range of traditional and innovative methods of addressing and managing servicing needs that aim to minimise trip generation and parking requirements.

### Maintenance and management

**4.21** *Develop a strategy for the management and maintenance of communal spaces.* Well maintained communal spaces particularly green open spaces create a sense of community and wellbeing. Ongoing maintenance of internal and external communal spaces should inform the design of places, space should be designed from the outset to minimise the need for maintenance however not to the detriment of design quality. Shared or communal areas must have robust management structures that deliver a secure, supportive and safe environment and provide for management and maintenance activities including the cleaning of common parts, maintenance of lifts, upkeep of soft and hard landscaping, management of parking to favour residents.

**4.22** The strategy should clearly set out how maintenance will be funded taking into consideration a fair and reasonable service charge. Maintenance of the public realm should include strategies for hard and soft landscape features, green open space, trees, play areas and sports facilities where applicable. The strategy should address resident's responses to the Estates Local Plan consultation in which they asked about how the estate would be managed in future with particular emphasis on the maintenance of streets and the management of car parking to ensure dedicated parking spaces for residents use.

## Technical requirements

**4.23** All proposals should provide an appropriate level of technical and graphic detail which is easy to understand and use by non-technical people. Proposals should include detailed drawings, elevations, cross-sections and plans to clearly demonstrate the design details. Proposals should develop the design vision for each estate and where appropriate provide a clear set of design guidance informed by context to deliver this vision.

# Part 05 Delivery, Implementation and Monitoring





First class

Estates

Eastfields Station, Mitcham

## Delivery, Implementation and Monitoring

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**5.1** Regeneration of Merton's three estates presents an opportunity to improve housing conditions for tenants, leaseholders, freeholders and contribute to addressing wider housing provision pressures in Merton and London. Delivery of the Local Plan will require addressing substantial challenges including managing financial viability, and the rehousing of the existing communities within the three neighbourhoods.

**5.2** CHMP represents the major landowner and delivery lead. At this early stage it is difficult to identify with any certainty the exact number of new homes that is likely to come forward and how this will be delivered. Merton cannot deliver the Plan's vision and objectives alone. The Council wishes the residents and all stakeholders to be actively involved throughout the process. It is essential that the Council continues to engage with local people and community groups within the three neighbourhoods to ensure the Plan and future development meets the needs of local people.

**5.3** It is envisaged that the delivery programme will cover a period of 10 to 15 years and will occur over several phases. The Estates Local Plan will be key to creating a robust and clear planning basis for development setting out the strategic framework to guide any redevelopment proposals.

### Financial viability

**5.4** Not unusually for a scheme of this size, financial viability is complex and modelling prepared by CHMP indicates a potential deficit. CHMP have committed to an open book accounting process to facilitate the understanding of the impact on residents and council services.

### Infrastructure

**5.5** Where the provision or re-provision of necessary engineering and social infrastructure needs to be provided within the site boundaries, the delivery of these facilities will be secured by means of planning conditions or obligations as appropriate.

In these instances where off-site provision would be acceptable, planning obligations would be sought.

The GLA Intelligence Unit's Population Calculator and Single Year Age Tool (SYA), which uses the most up to date census data, should be used for all development occupation estimations in Merton and can be downloaded at this site:

<http://data.london.gov.uk/dataset/population-yield-calculator>

### Construction impact

**5.6** The council will use planning conditions to ensure the impact of construction on residents, businesses and the general public is minimised during the construction phase of development. Construction times will be subject to planning condition to safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2011 and policy DM EP2 of Merton's Sites and Polices Plan 2014.

Construction logistic plans and construction vehicles will be subject to planning condition to ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2011, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Polices Plan 2014.

## Phasing

**5.7** The SA/SEA Health Impact Assessment and Equalities Impact Assessment have identified phasing and implementation as critical elements in minimising the disruption to existing residents as far as possible. Development proposals will be expected to include phasing plans with details of build phase dates for each regeneration site. These phasing plans will inform any planning conditions to control development implementation.

## Planning obligations

**5.8** The council will use section 106 planning obligations and/or Community Infrastructure Levy (CIL) to ensure the delivery of key infrastructure and to mitigate the impact of development.

Section 106 planning obligations information can be found at:

<http://www.merton.gov.uk/environment/planning/s106-agreements.htm>

CIL information can be found at:

<http://www.merton.gov.uk/environment/planning/cil.htm>

## Monitoring

**5.9** The delivery of Merton's Estate's Local Plan will be monitored via the Annual Monitoring Report. Assessment of delivery of the Plan will be monitored to determine whether and what intervening action needs to be taken.

ELP Policy Name & C.S. Reference	Method of Delivery & Implementation	Estate & Policy No.
<p><b>Townscape</b></p> <p>C.S Strategic Objective 2: a), b), c).</p> <p>C.S. Strategic Objective 3: a)</p> <p>C.S. Strategic objective 5: f)</p> <p>C.S. Strategic Objective 8: a), b), c).</p>	<p>This policy will be delivered through the development management process. Design and Access Statements (DAS) will be expected to demonstrate how the Local Plan policy requirements have been addressed, particularly the Estates Local Plan. Emerging elements of the council’s Design SPD will also be used as they are published.</p> <p>The council’s Design Review Panel and the Design Champion will advise on development proposals.</p> <p>Regard will also be given to the best practice in urban design, the public realm and accommodating different modes of traffic. This will be done by working with partners such as Urban Design London, and Transport for London, as well as reference to key publications as set out in paragraph 6.37 of Merton’s Sites and Policies Plan.</p>	<p>Eastfields EP E1</p> <p>High Path EP H1</p> <p>Ravensbury EP R1</p>
<p><b>Street Network</b></p> <p>C.S. Strategic Objective 1: e)</p> <p>C.S. Strategic Objective 5: f)</p> <p>C.S. Strategic Objective 7 b), c).</p> <p>C.S. Strategic Objective 8 b), c)</p>	<p>This policy will be delivered through the development management process. Design and Access Statements (DAS) will be expected to demonstrate how the Local Plan policy requirements have been addressed, particularly the Estates Local Plan. Emerging elements of the council’s Design SPD will also be used as they are published.</p> <p>The council’s Design Review Panel and the Design Champion will advise on development proposals.</p> <p>Regard will also be given to the best practice in urban design, the public realm and accommodating different modes of traffic. This will be done by working with partners such as Urban Design London and Transport for London, as well as reference to key publications set out at paragraph 6.37 of Merton’s Sites and Policies Plan.</p>	<p>Eastfields EP E2</p> <p>High Path EP H2</p> <p>Ravensbury EP R2</p>

Indicator	Target	Contingencies
Provision of clear building lines, legible street networks and focal points and clear views to open space and landmark buildings.	Creation of high quality and responsive townscapes that relates positively to the local context.	If these targets are not likely to be met, planning interventions may be considered. These could include further negotiation at application stage, refusal of planning permission or a reassessment of the policy in the context of other aspects of the proposals – i.e., whether, nevertheless, it is considered the policy objective has been mostly met.
Provision of clear building lines and views along key streets, landmark buildings and links to surroundings, legible street networks and active frontages.	Enhancement and protection of the built environment including the townscape and landscape and provision of new buildings and spaces that are well designed and an enhanced local character.	
Improvements to Ravensbury Park entrance, landmark buildings, use of historical references, interpretation of Ravensbury Manor, enhancements to Ravensbury Court and dialogue with the National Trust.	Conservation and enhancement of heritage assets and their settings.	
Provision of core streets and pocket parks.	Provision of a network of recognisable traditional streets that link well with each other, the wider neighbourhood and allow for other future developments to link seamlessly with them.	If these targets are not likely to be met, planning interventions may be considered. These could include further negotiation at application stage, refusal of planning permission.
Provision of core streets, pedestrian/cycle links and connectivity to the surrounding neighbourhood.	Reduction in road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.	
Retention of Ravensbury Grove, improved links to Ravensbury Park and Morden Road and traffic calming on Morden Road.	Enhancement and protection of the built environment including the townscape and landscape and provision of new buildings and spaces that are well designed and an enhanced local character.	

ELP Policy Name & C.S. Reference	Method of Delivery & Implementation	Estate & Policy No.
<p><b>Movement &amp; Access</b></p> <p>C.S. Strategic Objective 1: e).</p> <p>C.S. Strategic Objective 7: a), b), c).</p>	<p>The policy will be delivered through the development management process. A Transport Assessment will be required to appraise the effects of the development and to ensure that effective mitigation measures are in place to alleviate any adverse impacts.</p> <p>We will continue to work with local and regional transport partners in delivering public transport improvements and with schools, developers and employers to progress a range of initiatives aimed at encouraging the use of alternatives to the private car.</p> <p>All developments will be assessed in accordance with London Plan parking standards.</p>	<p>Eastfields EP E3</p> <p>High Path EP H3</p> <p>Ravensbury EP R3</p>

Indicator	Target	Contingencies
Improvements in overall connectivity of the estate with its surroundings, including development of the E-W street, improved cycle and pedestrian links and potential changes to bus services.	To achieve efficient and convenient movement of people and goods by all modes, that aims to reduce the need to travel, promotes sustainable transport, and aims to address and potentially resolve existing movement and access issues.	If these targets are not likely to be met, planning interventions may be considered. These could include further negotiation at application stage, refusal of planning permission. The use of C.I.L. and S106 payments will be considered in order to achieve policy aims.
Provision of a movement strategy for the whole estate and surroundings addressing issues such as access into the estate and movement around the estate for all modes; severance; parking; servicing, facilitating boulevards and accommodating any future tram proposals.	Reduction in road congestion by improving travel choices, promoting public transport, walking and cycling, and reducing the need to travel by private vehicle.	
Improvements to pedestrian and cycle links to the parks and to nearby public transport services and the environment and facilities along Morden Road for pedestrians and cyclists; and provision of a secondary vehicular access to Morden Road.	A reduction in the risk of air pollution to human health and in the environment.	

ELP Policy Name & C.S. Reference	Method of Delivery & Implementation	Estate & Policy No.
<p><b>Land Use</b></p> <p>C. S. Strategic Objective 2: a), b).</p> <p>C.S. Strategic Objective 3: a), b).</p> <p>C. S. Strategic Objective 4: b)</p>	<p>The policy will be delivered through the development management process and monitored via the Authorities Monitoring. The council will work with Registered Providers, developers and the Homes and Communities Agency to ensure development proposals provide a greater choice and mix of housing types, sizes and tenures, including affordable housing provision.</p> <p>Local employment opportunities will be expected to be delivered through Merton's Employment and Skills Action Plan and Policy DME4 Local Employment Opportunities of Merton's Sites and Policies Plan and Policies Map which aims to increase employment opportunities and the range of jobs for Merton residents.</p>	<p>Eastfields EP E4</p> <p>High Path EP H4</p> <p>Ravensbury EP R4</p>



Indicator	Target	Contingencies
Achievement of a residential-based land use at an appropriate density with local open space.	To achieve predominantly residential development, with appropriate policy compliant supporting land uses; and at a density that makes efficient use of land whilst creating high quality, locally relevant design.	If these targets are not likely to be met, planning interventions may be considered. These could include further negotiation at application stage, refusal of planning permission. Departures from the policy requirements will require evidence to back up the changes as well as clear demonstration that there are no dis-benefits in other policy areas.
Achievement of a residential-based land use at an appropriate density, with high levels of natural surveillance and defensible space.	To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.  Enhancement and protection of the built environment including the townscape and landscape and provision of new buildings and spaces that are well designed and an enhanced local character.	
Achievement of a residential land use at an appropriate density.	A contribution to meeting the borough's housing needs and increasing the opportunity for people to live in a decent and affordable home.  An improvement in community cohesion by supporting diversity and equality.  An improvement in economic growth and business development.  The delivery of viable development.	

ELP Policy Name & C.S. Reference	Method of Delivery & Implementation	Estate & Policy No.
<p><b>Open Space</b></p> <p>C. S. Strategic Objective 5: a), D).</p> <p>C. S. Strategic Objective 6: c)</p> <p>C. S. Strategic Objective 8: a)</p>	<p>This policy will be delivered through the development management process. Private and public open space provision and facilities will be assessed according to identified deficiencies in accordance with Development Plan policies.</p> <p>More specifically, proposals will have to address the areas deficient in access to public open space, as calculated by Greenspace Information for Greater London (GiGL) and the proposals will have to provide play spaces for the various age groups in accordance with the Mayor of London’s Play and Informal Recreation SPG.</p> <p>By means of the development management process, long term maintenance plans will be secured for all the green infrastructure and the provision of sufficient open space and play space will be secured for each phase.</p> <p>The council will work with its partners such as the GLA, Environment Agency, Natural England and the National Trust to create, protect and enhance open space, the natural environment, biodiversity and improved access to it in accordance with development plan policies.</p>	<p>Eastfields EP E5</p>
		<p>High Path EP H5</p>
		<p>Ravensbury EP R5</p>

Indicator	Target	Contingencies
<p>Demonstration of re-provision, number, amount and quality of open space, integration of trees, play provision, gardens and connectivity of open space.</p>	<p>To achieve adequate and appropriate provision of open space in terms of number and location of spaces, and its design quality and usability.</p> <p>To protect and enhance biodiversity.</p>	<p>If these targets are not likely to be met, planning interventions may be considered. These could include further negotiation at application stage, refusal of planning permission.</p>
<p>Proposals addressing deficiency, play provision, gardens and the number, amount and location of spaces.</p>	<p>Enhancement and protection of the built environment including the townscape and landscape and provision of new buildings and spaces that are well designed and an enhanced local character.</p> <p>Maintenance and improvement in soil and land quality.</p>	
<p>Demonstration of the re-provision, number and size of spaces and how they link to flood mitigation measures, as well as play provision and gardens.</p>		

ELP Policy Name & C.S. Reference	Method of Delivery & Implementation	Estate & Policy No.
<p><b>Environmental Protection</b></p> <p>C.S. Strategic Objective 1: a), b), c), d).</p> <p>C.S. Strategic Objective 6: a), b), c), d).</p>	<p>This policy will be delivered through the development management process and the following will be required as part of submitted planning applications: Energy Assessment; Air Quality Assessment; Flood Risk Assessment; Sustainability Statement; Construction Management Plan; Transport Assessment. The council will work with the Environment Agency to deliver appropriate flood risk management measures and sustainable drainage as an integral part of new development in accordance with development plan policies. Planning obligations may be used to achieve delivery of these policy aims.</p> <p>Emissions reductions will be secured through planning conditions. The council will continue to work closely with the GLA and the Heat Network Delivery Unit in order to deliver a site-specific energy strategy appropriate for each development site location, in accordance with development plan policies.</p>	<p>Eastfields EP E6</p>
		<p>High Path EP H6</p>
		<p>Ravensbury EP R6</p>

Indicator	Target	Contingencies
Provision of proposals facilitating biodiversity, providing SUDS, achieving energy efficiency and sustainable design and construction and improving air quality.	<p>To ensure issues of flooding, biodiversity and climate change are adequately addressed and fully integrated into the designs for all proposals.</p> <p>To protect and enhance biodiversity.</p>	<p>If these targets are not likely to be met, planning interventions may be considered. These could include further negotiation at application stage, refusal of planning permission.</p>
Provision of proposals facilitating biodiversity, providing SUDS, CHP, achieving energy efficiency and sustainable design and construction and improving air quality through tree retention.	<p>To address the causes of climate change through reducing greenhouse gas emissions and adapting to the long-term effects of climate change.</p> <p>To reduce water pollution and improve water quality and resources in the river</p>	
Minimising and planning for flood risk, facilitating biodiversity, providing SUDS, achieving energy efficiency and sustainable design and construction and improving air quality.	<p>Wandle and Beverly Brook.</p> <p>To reduce water consumption and ensure water saving measures and adequate water and wastewater infrastructure supports new development.</p> <p>To improve amenity by minimising the impact associated with noise.</p> <p>To reduce the flood risk to people and property from all sources of flooding including surface water flooding.</p> <p>A reduction in the risk of air pollution to human health and in the environment.</p> <p>Provision of specific measures in the development, to improve energy and reduce greenhouse gas emissions.</p> <p>Application of the Waste Hierarchy to minimise waste by re-use, recycling and increasing energy derived from residual waste.</p>	

ELP Policy Name & C.S. Reference	Method of Delivery & Implementation	Estate & Policy No.
<p><b>Landscape</b></p> <p>C.S. Strategic Objective 2: b).</p> <p>C.S. Strategic Objective 5: a), d), f).</p> <p>C.S. Strategic Objective 6: c).</p> <p>C.S. Strategic Objective 8: b), c).</p>	<p>By means of the development management process, long term maintenance plans will be secured for all the green infrastructure and the provision of sufficient open space and play space will be secured for each phase.</p>	<p>Eastfields EP E7</p> <p>High Path EP H7</p> <p>Ravensbury EP R7</p>
<p><b>Building Heights</b></p> <p>C.S. Strategic Objective 2: a), b), c).</p> <p>C.S. Strategic Objective 3: a), b), d).</p> <p>C.S. Strategic Objective 8: b), c)</p>	<p>The policy will be delivered through the development management process which will include a detailed assessment of development proposals against the character and context of the estate, assessment of statutory development plan policy context, including the council's tall buildings policies, relevant design guidance and the application of principles of good urban design as set out in development plan policies and key publications as referenced at paragraph 6.37 of Merton's Sites and Policies Plan. The council's Design Review Panel and the Design Champion will advise on development proposals.</p>	<p>Eastfields EP E8</p> <p>High Path EP H8</p> <p>Ravensbury EP R8</p>

Indicator	Target	Contingencies
Tree retention, planting and design; creation of green and visual links; scrub removal and provision of pocket parks.	To achieve a coherent and integrated approach to providing and improving landscaping, including trees and vegetation, that supports open space, biodiversity, flooding and climate change policy aims.	If these targets are not likely to be met, planning interventions may be considered. These could include further negotiation at application stage, refusal of planning permission.
Tree retention, planting and design; the provision and design of communal and defensible space and the quality and maintenance of landscaping.	To protect and enhance biodiversity.  Enhancement and protection of the built environment including the townscape and landscape and provision of new buildings and spaces that are well designed and an enhanced local character.	
Tree retention, planting and design; integration of landscaping in layouts; supporting biodiversity and flooding; and links to surrounding open spaces.		
Building heights responding appropriately to the different character areas.	To achieve building heights that are appropriate to a range of factors, including efficient use of land, density guidance and good relationship to surrounding context.	If these targets are not likely to be met, planning interventions may be considered. These could include further negotiation at application stage, refusal of planning permission.
Building heights responding appropriately to the different character areas.	Enhancement and protection of the built environment including the townscape and landscape and provision of new buildings and spaces that are well designed and an enhanced local character.	
Building heights responding appropriately to the different character areas.		

# Appendices







South Park Gardens, Wimbledon

**Appendix 1: Review of the Estates Local Plan against Merton's Core Planning Strategy Objectives**

Estate Local Plan policy	Local Plan Strategic Objectives (Core Planning Strategy 2011 part of Merton's Local Plan)							
	Strategic objective 1	Strategic objective 2	Strategic objective 3	Strategic objective 4	Strategic objective 5	Strategic objective 6	Strategic objective 7	Strategic objective 8
EP E1 Townscape		√						√
EP E2 Street network							√	
EP E3 Movement and access	√						√	
EP E4 Land Use		√	√					
EP E5 Open space		√			√	√		
EP E6 Environmental protection						√		
EP E7 Landscape		√			√	√	√	
EP E8 Building heights		√	√					√
EP H1 Townscape		√						
EP H2 Street network	√						√	
EP H3 Movement and access	√						√	
EP H4 Land use		√						

Estate Local Plan policy	Local Plan Strategic Objectives (Core Planning Strategy 2011 part of Merton's Local Plan)							
	Strategic objective 1	Strategic objective 2	Strategic objective 3	Strategic objective 4	Strategic objective 5	Strategic objective 6	Strategic objective 7	Strategic objective 8
EP H5 Open space		√			√	√		
EP H6 Environmental protection						√		
EP H7 Landscape		√			√	√		√
EP H8 Building heights		√	√					√
EP R1 Townscape		√						√
EP R2 Street network		√				√		√
EP R3 Movement and access	√				√		√	
EP R4 Land Use			√					
EP R5 Open space					√	√	√	√
EP R6 Environmental protection					√	√		
EP R7 Landscape					√	√		√
EP R8 Building heights		√	√					√

### Eastfields: Areas deficient in access to Local Open Spaces

15 Dec 2015

Scale 1 : 3,000 @A4

#### Legend

Areas Deficient in Access to Local Open Spaces (ADAPOS)

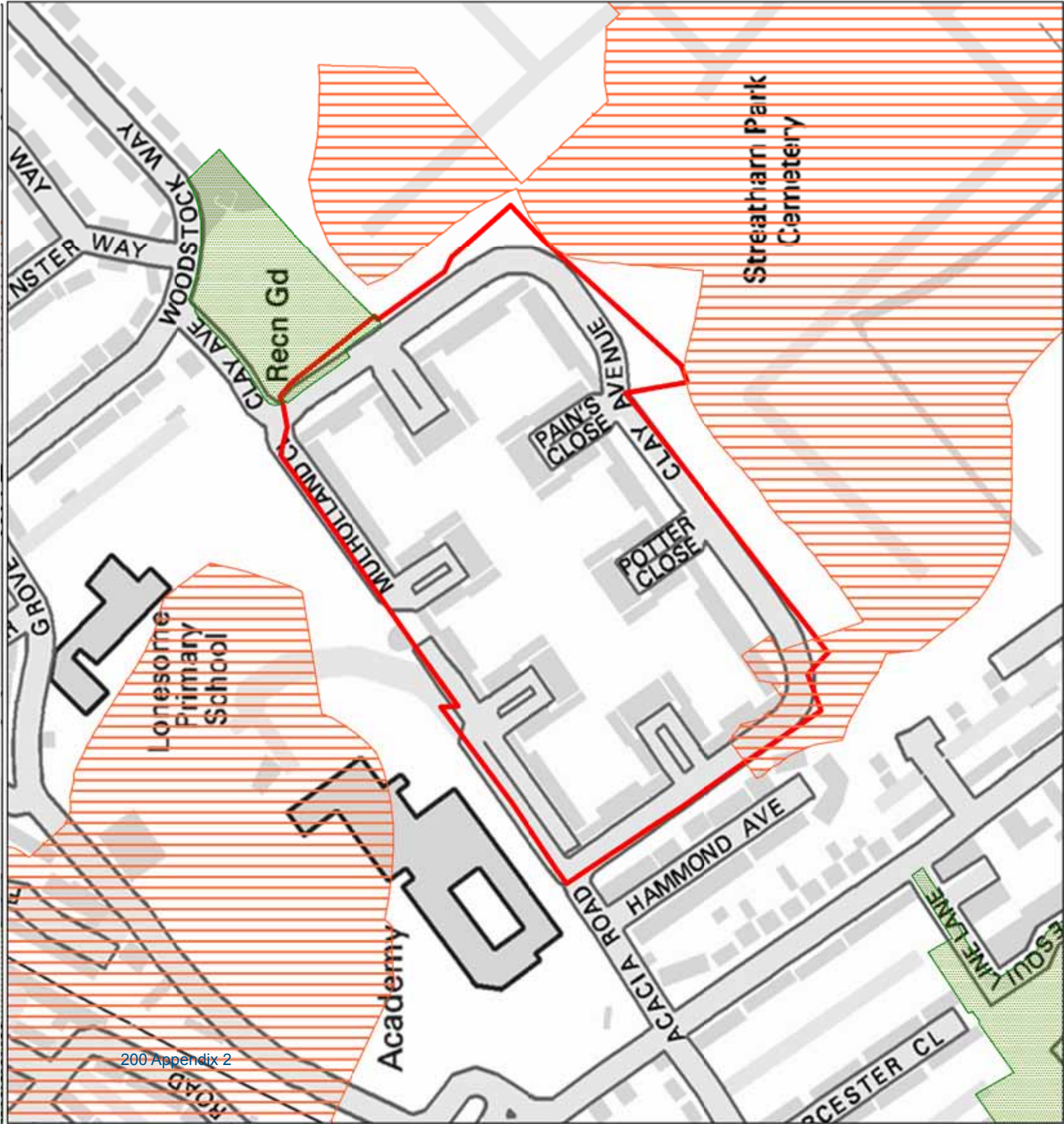
GiGL ADAPOS

Local Open Spaces

The map shows updated Greenspace Information for Greater London (GiGL) calculations that was carried out in June 2015.

Local Open Spaces include the following categories in Table 7.2 in the London Plan (2015):

- Local Parks and Open Spaces
- Small Open Spaces
- Pocket Park
- Linear Open Spaces



# High Path: Areas deficient in access to Local Open Spaces

15 Dec 2015

Scale 1 : 3,000 @A4

### Legend

- Areas Deficient in Access to Local Open Spaces (ADAPOS)
- GIGL ADAPOS
- Local Open Spaces

The map shows updated Greenspace Information for Greater London (GiGL) calculations that was carried out in June 2015.

Local Open Spaces include the following categories in Table 7.2 in the London Plan (2015):

- Local Parks and Open Spaces
- Small Open Spaces
- Pocket Park
- Linear Open Spaces



### Ravensbury: Areas deficient in access to Local Open Spaces

15 Dec 2015

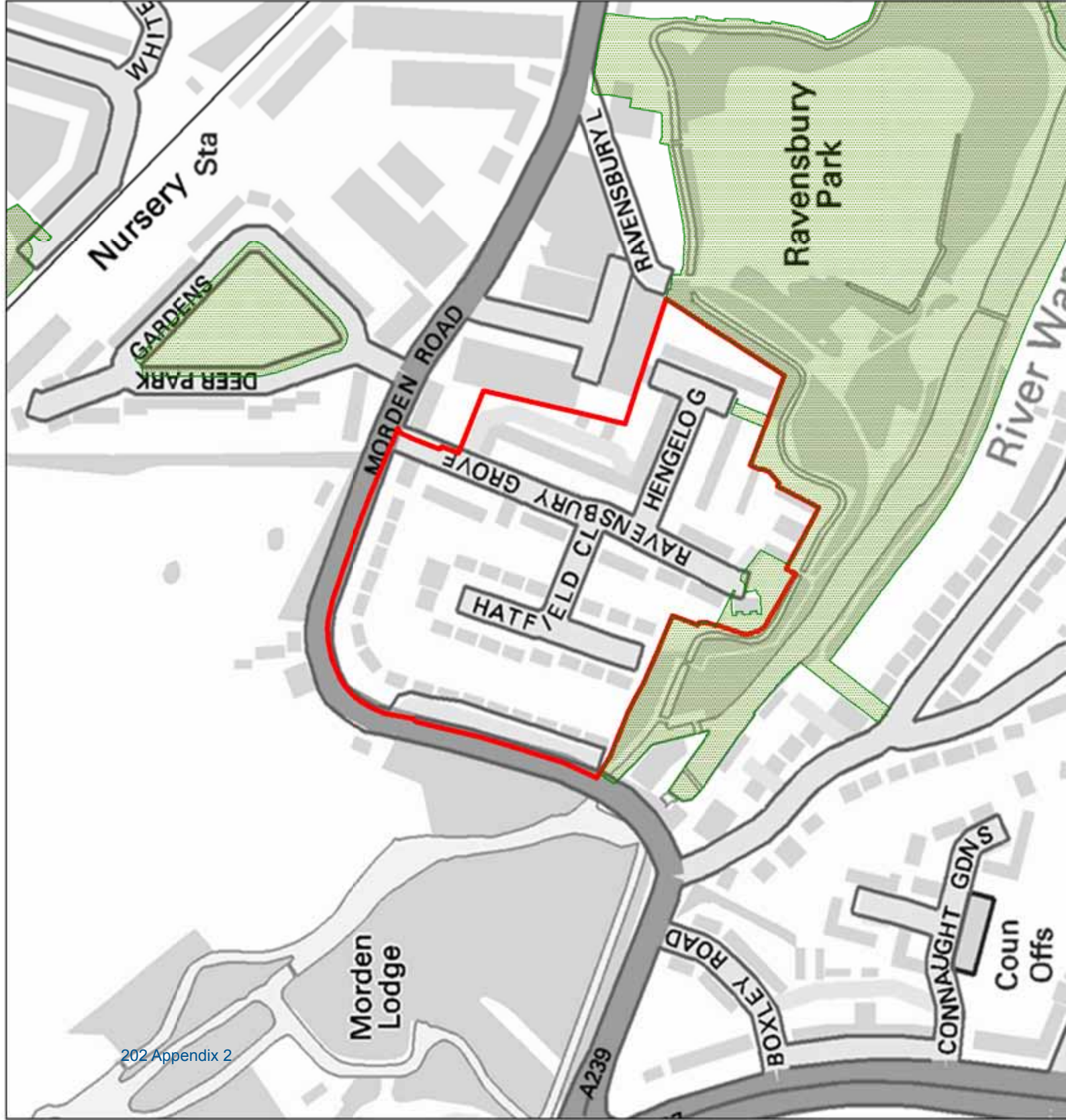
Scale 1 : 3,000 @A4

- Areas Deficient in Access to Local Open Spaces (ADAPOS)
- GiGL ADAPOS
- Local Open Spaces

The map shows updated Greenspace Information for Greater London (GiGL) calculations that was carried out in June 2015.

Local Open Spaces include the following categories in Table 7.2 in the London Plan (2015):

- Local Parks and Open Spaces
- Small Open Spaces
- Pocket Park
- Linear Open Spaces



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# Glossary







Three Kings Pond, Mitcham

## Glossary

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A complete glossary of planning terms can be found at the Planning Portal website: <http://www.planningportal.gov.uk>. The glossary below should be used as a guide only and should not be considered the source of statutory definitions.

### Active design

An approach to developing neighbourhoods that makes healthy lifestyles more accessible and inviting.

### Active frontage

Buildings with a high number of entrances and windows that allow views between the inside and outside of buildings (Also building frontage and street frontage).

### Alluvium

A layer of deposits from rivers formed over long periods of time.

### Ambiguous

Unclear or having several possible meanings or answers.

### Amenity space (communal)

Outdoor garden space shared with more than one dwelling, normally provided for groups of flats.

### Amenity space (private)

Private balconies to individual flats or gardens to houses.

### Anglo Saxon

Dating from the period in the UK before the Norman Conquest of 1066.

### Art Deco

A style of art and architecture originating in the 1920s.

### Attenuation

Reducing water flow to minimise flood risk, by reducing flow at its peak and thus extending the duration of increased flow; a reduction in intensity.

### Axis

The point about which something turns.

### Balancing Pond

A pond, always containing water (as opposed to a rain garden or swale) designed to reduce water flow by storing water during a storm and releasing it at a controlled rate later.

### Barriers

Features that prevent easy movement around a place such as busy roads, rivers or railways with few crossing points.

### Basement parking

Parking below ground level.

### Biodiversity

This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society.

### Block

An area of land normally defined by public streets and spaces and containing one or several buildings (also Development Block).

### Boulevard

A broad avenue with space at the sides and/or middle for the planting of trees, flowers or grass.

### Buffer

A strip of land or planting acting as a protective shield between two otherwise adjacent pieces of land, water or uses.

### Building elevations

The outside walls of a building, usually meaning the front of the building, facing the street.

### Building line

A generally uniform, continuous line defining the limit beyond which buildings should not protrude into the streets.

### Built form

The arrangement of buildings in a neighbourhood.

### Build-out

A widening of a pavement into the carriageway in order to make crossing the road easier for pedestrians, manage vehicle speeds or define parking space or areas for landscaping or other street furniture.

### Calico

Plain white cotton cloth.

### Campus (style)

Similar in layout to the buildings of a college or university.

### Carriageway

The part of a street generally used by vehicles, as opposed to the footway, generally used by pedestrians. In mews streets and home zones this distinction is deliberately less clear.

### Cladding

The outside covering of a building, not part of its structure.

### Classical

A style based on ancient Greek and Roman architecture.

### Cohesive

Appearing well integrated or unified.

### Combined Heat and Power (CHP)

An efficient combined production of electricity and usable heat utilising waste heat locally and providing heat and hot water for the local area.

### Combined sewer

A pipe carrying foul sewerage and surface water run-off.

### Comparison shops

Shops selling items such as clothing, household and recreational goods.

### Component

A part of something larger.

### Connectivity

How well an area is linked to its surroundings. This is as much about visual and pedestrian connectivity and can include restrictions for certain modes.

### Context

The surroundings of something, how something relates to its environment and how that environment affects it.

### Convenience shops

Shops selling everyday items such as food, drink, newspapers and confectionary.

### Cul-de-sac

A short dead-end street. A street or passage closed at one end.

### Culvert

An underground channel carrying a stream, river or drain.

### Dead frontage

Buildings with no or few doors or windows facing the street.

### Defensible space

The part of a street between the back of the footway and the front of the adjacent building, and how the change is made from the public space of the street to the private realm of the building.

### Defunct

No longer in operation.

### Delineate

To show the alignment, boundary or shape of something.

## Glossary

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### Density

The number of dwellings, habitable rooms, people or floorspace for any given area of land.

### Discordant

At variance or not in harmony with something.

### Disparate

Things that are different enough that it is impossible or difficult to compare them.

### District heating network

A local or sub-regional production and supply of heat and electricity from a CHP(s) to local customers.

### Dual-aspect

A dwelling – usually referring to a flat – which has windows on two opposite sides of the building it sits within, allowing different views, quiet zones natural ventilation and increased natural light.

### Enclave

A smaller area sitting within a larger area that is different or distinct from the larger area.

### Era

A period in history.

### Exacerbate

To make a situation more excessive, extreme or intense.

### Exceedance

A level of flooding that exceeds that for which something has been designed.

### Figure-ground

A map that shows the relationship between built and unbuilt space, with buildings usually shown in black.

### Filter drain/strip

A channel of stones, often to the side of a road that allows water to soak away into the ground whilst capturing pollutants. Can be used in conjunction with swales and rain gardens.

### Fluvial flood plain

The flood plain of a river. Areas adjacent to a watercourse, tidal lengths of the river or sea, where water flows in times of flood or would flow but for the presence of flood defences.

### Focal point

A visual focus created by a distinctive building, monument, landmark or space.

### Framework

High level guidance for the development and shaping of a large area or neighbourhood.

### Frontage

This is generally the side of the building which faces the public realm or street and has windows and entrances facing the street.

### Future-proof

To design something to accommodate later anticipated changes.

### Garden City

A new town designed with low density and large areas of greenspace and landscaping and a mix of different uses, designed to be self-sufficient.

### Gateways

Locations that signify the leaving of one distinct area and moving into another.

### Green chain

These are areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes.

### Green corridor

This refers to relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.

### Green roof

A roof covered in vegetation for the purposes of catching water run-off, increasing biodiversity, cleaning run-off, improving insulation and reducing the heat-island effect, as well as being visually pleasing.

### Green-field run-off

The rate of run-off that would occur from a site in its natural, undeveloped state.

### Grid-iron streets

A series of streets that connect with each other creating a grid-like pattern.

### Habitable room(s)

The living accommodation in a dwelling, including living room, dining room, bedroom, kitchen with dining space.

### Habitats

The natural home or environment of an animal, plant, or other organism.

### Hard-standing

An area of solid ground normally used for the parking of vehicles.

### High-rise

High density development made up of buildings that are of multiple storeys and generally have a small footprint in relation to the high number of storeys they contain.

### Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged and landscape and planted or managed flora. Those elements of historic environment that hold significance are called heritage.

### Home zone

A small, highly traffic-calmed, residential area, often with road and pavement integrated into a single surface, where pedestrians and cyclists have priority over cars.

### Horticultural

Relating to the growing of plants, trees, fruit, vegetables etc.

### Huegenot

A French Protestant denomination in the 16th-17th Century.

### Iconic

Used to describe buildings that stand out amongst others because of their distinctive design or appearance and that may also set a new trend.

### Idyllic

Used to describe a place or experience that is ideal - being very pleasant, beautiful or peaceful.

### Incidental

Something that is a minor part of something else larger.

### Inclusive design

Creates an environment where everyone can access and benefit from a full range of opportunities available. It aims to remove barriers that create undue effort, separation or special treatment and enables everyone to participate equally in mainstream activities independently, with choice and dignity.

### Incoherent

Something that is unclear and difficult to understand.

### Incremental

Something that grows or increases in a step by step manner, rather than all at once.

### Infrastructure

The basic systems and services such as streets, buildings, transport and energy supplies an area needs to function.

# Glossary

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## In-situ

In it's original, or as-found location or position.

## Insular

Inward-looking.

## Integrated

Combining or joining together of two or more different things, such as land uses, transport modes, types of play space.

## Interface

The point at which two different things meet, such as a public street and a private building.

## Intergenerational centre

A centre for residents of all ages, offering activities and services focussed on bridging gaps between generations on many issues e.g. health, learning, culture, community building, fear of crime and dispute resolution.

## Inter-war

The period 1918-1939 between the First and Second World Wars.

## Landmark

Easily identifiable, prominent objects in the environment which serve as reference points and aid in navigation and orientation through an area e.g. a building or statue.

## Landscape

The collection of visible feature in a place such as the trees, land form, buildings and spaces, generally referring to natural features.

## Legibility

The ease with which someone can understand and navigate through the layout of the streets and spaces of a neighbourhood.

## Life Cycle Assessment

A technique intended to quantify the total environmental impact of a material or product during its production, distribution, use and recycling, treatment or disposal.

## Linear

Arranged, constructed, or laid out in a line.

## Linoleum

A man-made water-resistant floor covering often used in kitchens and bathrooms (also known as Lino).

## Listed (building)

A building that is protected by law for its architectural or historic value.

## Local Nature Reserve (LNR)

An area protected by law that has features special interest for animal and plant life.

## Local Open Spaces

A collective term for the following open space categories as listed in Table 7.2 in the London Plan 2015:

- Local Parks and Open Spaces
- Small Open Spaces
- Pocket Park
- Linear Open Spaces

## London Plan

The London Plan is the spatial development strategy for London. Produced by the Mayor of London, it provides the overall spatial vision for the entire region, identifying the broad locations for growth, often by identification of sub-regions, and major infrastructure requirements, together with the housing numbers to be provided for in boroughs' Local Plans. It is part of the development plan for Merton together with the borough's Local Plan documents and should be used to guide planning decisions across London. All Local Plan documents have to be in general conformity with the London Plan.

## London Plan density matrix

Table 3.2 in the London Plan sets out guidance on appropriate density for development, based on how good the public transport is and whether it is in an urban or suburban location.

## Low-rise

Development made up of buildings of generally 2-4 storeys that have a large footprint in relation to the number of storeys they contain.

### Massing

The general size and shape of a building.

### Mews

A narrow back street originally containing stables and staff accommodation for larger houses on an adjacent main street. Now a term for a small, narrow residential street of small terraced dwellings.

### Mitigate

To make the effects of something less acute or severe.

### Mixed-use

A building containing more than one use, normally with one use on the ground floor and a different use on the upper floors.

### Nascent

Beginning to exist, or at the early stages of development.

### Natural surveillance

The ability to overlook a street or space from within a building due to it having several entrances and windows, particularly at ground level.

### Nodes

Areas of focus - rather than points. These can be a street of shops, a major road junction or a local centre.

### On-street parking

Parking spaces marked on the street, typically in line with the flow of traffic and on the edge of the street.

### Open space

All the land that is predominantly undeveloped, other than by buildings or structures that are ancillary to the open space use, and bodies of water that are indicated as open space on Merton's Policies Map. The definition covers a broad range of types of open space within Merton, whether in public or private ownership and whether public access is unrestricted, limited or restricted.

### Organically developed

Gradually developed over time with little or no overall planning.

### Orientation

Familiarising oneself with the layout of a place in order to easily find ones way around.

### Orlit

A method of concrete prefabrication used to construct houses following the Second World War.

### Palette

A defined set of choices according to a set of criteria, e.g. a palette of materials from which buildings can be constructed.

### Paradox

Something that is strange or contradictory, but proves to be true.

### Parameters

A boundary or limit within which something takes place.

### Parking courts

Car parks serving blocks of flats or houses or small groups of houses.

### Passive

Something that takes place without concerted will or effort, such as sitting in greenspace to enjoy the experience of the space itself, rather than a more active use such as playing a physical game in the space.

### Perceptible

Able to be seen or noticed.

## Glossary

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### Perimeter

The boundary or edge of something, that returns to an original starting point and defines an area.

### Perimeter blocks

A group of buildings forming an urban 'block' defined by streets. The buildings are usually arranged so that all the fronts face outwards towards the street and the private backs face in to the centre of the block.

### Peripheral

Something that is located at the edge or boundary of a place or area.

### Permeability

How easy it is to move through an area by any mode of transport. A network of interconnected streets with little or no restrictions on access is a permeable layout, offering a choice of routes between places. Not to be confused with connectivity.

### Permeable paving

A hard paved surface that allows water to drain between individual pavers.

### Perpetuate

To undertake an action that makes something continue indefinitely where it would otherwise change or come to an end.

### Planning condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

### Philosophies

Ideas and theories about how things work, particularly relating to knowledge, reality and existence, but also about how cities work and how people behave in them.

### Placemaking/Places shaping

The process and methods used to create urban environments, encompassing all aspects of that environment.

### Pocket park

A small, incidental area of greenspace and planting in an otherwise urban area, providing seating and rest opportunities for people.

### Podium

An area raised above ground, often containing parking below and a garden area above.

### Prefabricated

A building whose parts are made off-site (e.g. in a factory) then assembled at their final destination.

### Prevalent

Something that is widespread or common in an area or at a particular time.

### Public realm

This is the space between and surrounding buildings and open spaces that are accessible to the public, and include streets, pedestrianised areas, squares, river frontages etc.

### Public Transport Accessibility Level (PTAL)

A measure of accessibility by public transport, based on a range of factors including distance from public transport, number of modes, number of services, their frequency and opportunity for interchange. There are six accessibility levels with Level 1 being poor and Level 6 being excellent.

### Rain garden

A planted depression or shallow hole that rainwater soaks into from surrounding hard surfaces. This helps keep water clean and reduces the load on drains and rivers, helping reduce flooding. Usually, it is a small garden which is designed to withstand the extremes of moisture and concentrations of nutrients that are found in stormwater runoff.

### Reveals

The distance which windows are set back from the building frontage (or elevation).

### Riparian

The land around and immediately adjacent to rivers and streams.



### Run-off

The flow of water from roofs of buildings and hard surfaces before it reaches the drainage system or permeable surfaces that allow it to soak into the ground.

### Secondary heat source

Heat wasted from places like factories or the tube network, that is incorporated into a District Heat Network.

### Separate sewer

A pipe carrying foul sewerage or surface water run-off, but not both.

### Severance

A separation of links between two areas that can be both physical or perceptual. Separation is usually caused by barriers such as railways, rivers or busy roads, making movement from one area to the other difficult, inconvenient or impossible without great detour. A lack of streets and routes can also cause severance.

### Sequential Test

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example in terms of flooding the aim is to steer new development to areas with the lowest probability of flooding.

### Siltation

Build up of very tiny soil particles (silt).

### Single aspect

A building which has windows on one side only. Single aspect homes are difficult to naturally ventilate and more likely to overheat and can have a poor outlook.

### Site of Importance for Nature Conservation (SINC)

Locally important sites or nature conservation adopted by local authorities for the planning process and identified in the local development plan.

### Soakaway

A pipe or other means of conveying water to soak into the ground.

### Spalling

Rust or cracks below the surface of a material, causing the material to expand and the surface to crack and fall off.

### Stagnation

Lack of motion in water that holds pollutants in place.

### Strategic Environmental Assessment (SEA)

A process of environmental assessment of certain plans and programmes which are likely to have a significant effect on the environment. It is required by European Directive 2001/42/EC (Strategic Environmental Assessment Or SEA Directive).

### Strategic Flood Risk Assessment (SFRA)

An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

### Strategic Road Network

These are the main roads in the borough providing for longer journeys rather than local traffic, and which link with the wider national road network. In Merton this consists of the Bushey Road-Kingston Road-Merton High Street route (A298-A238), the Croydon Road-Commonside West-Western Road route (A236) and London Road north of Mitcham (A217).

# Glossary

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## Suburban (Suburbia)

Areas of a town or city that are away from the centre, often on its edge, have lower densities than inner, urban areas, have more spacious and informal layouts with larger gardens, more open space, more houses than flats and where different uses are more clearly separated than in urban areas.

## Supplementary Planning Document (SPD)

A policy guidance document giving additional guidance to that contained in statutory documents such as the Core Strategy, on specific policy areas.

## Sustainable development

A general approach to the efficient use of resources that does not prejudice future generations from meeting their own needs. There are three dimensions to sustainable development which are environmental, social and economic.

## Sustainable Urban Drainage System (SUDS)

Sustainable urban drainage systems cover the whole range of sustainable approaches to surface drainage management including source control measures.

## Swale

A shallow, broad and vegetated channels (e.g. ditch), designed to catch and contain water run-off and direct it back into local watercourses or to drain naturally back into the ground.

## Sylvan

Referring to wooded areas, suggesting a peaceful, pleasant feeling away from the noise of modern life.

## Thoroughfare

A route between places, often a main road.

## Townscape

The collection of buildings and spaces in a neighbourhood that creates the 'urban landscape' of an area which in turn influences how people physically and visually experience a place when they move around it.

## Traditional street

A public street, which has a clearly defined arrangement of a central carriageway with pavements either side, enclosed by buildings, usually on both sides. It can accommodate a variety of users such as pedestrians, cyclists and motorists.

## Transition zone

An area of change from one character to another, such as from public to private, urban to suburban, residential to commercial etc.

## Tree canopy

The upper part, or 'crown' of a tree, used to describe a large group of trees, both in terms of its visual appearance and ecological habitat.

## Tributary

A stream that flows into a larger stream or river.

## Typology

A type of building or layout such as houses or flats, perimeter blocks, mixed use, etc.

## Undeveloped

A piece of land which has not been built on (or used for activities such as mining).

## Under-croft parking

Parking provision underneath a building. Parking may be on ground level, or a semi-basement, with the building above.

## Urban

Areas of a town or city that are generally closer to the centre and have higher densities, more flats than houses, more closely mixed uses, more formal layouts and less open space.

### Urban fabric (urban form)

The general arrangement of the buildings, spaces and infrastructure that shapes the urban environment of towns, cities and villages.

### Utilisation

The use of something.

### Vegetation

A general term for any planting of flowers, shrubs, grass, trees, hedges etc.

### Velocity

The speed and the direction at which a body of water moves (metres per second).

### Vernacular

A style of architecture that is domestic, functional or local to an area, rather than one that is public, monumental or derived from classical architecture.

### Views and vistas

Long, clear lines of sight ending in a specific point or focus, or wide general views of whole landscapes or townscapes.

### Watercourse

A term to describe all rivers, streams, ditches, drains etc. through which water flows.

### Wetland

An area of regularly flooded land which is shallow enough to enable the growth of plants within the water.

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