

**Sustainability Appraisal /Strategic Environmental Assessment  
For the Estates Local Plan  
Issues and Options Stage**

Contents page



## Contacts and further information

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## Executive summary

- I. This Sustainability Appraisal (SA) is for the issues and options stage for the Estates Plan herein referred to as 'the Plan'). This SA incorporates the requirements for a Strategic Environmental Assessment (SEA) (stages listed page 6) This report is Stage B *Developing and refining options and assessing effects.*

### Purpose of Sustainability Appraisal and Strategic Environment Assessment (SEA)

- II. The purpose of Sustainability Appraisal (incorporating SEA) is to promote sustainable development by integrating social, economic and environmental considerations into the preparation of new or revised Local Plan. By identifying the key sustainability issues likely to be affected by the implementation of a plan, developing options and assessing any significant effects from the earliest stages of plan preparation. SA's are an important tool for developing sound planning policies which are consistent with the government's sustainable development agenda and achieving the aspirations of local communities.
- III. The EU Strategic Environmental Assessment Directive 2001/42/EC (SEA Directive), implemented in the UK by the SEA Regulations 2004, requires environmental assessment to be undertaken on all plans and programmes where they are likely to have significant environmental impacts.
- IV. The purpose of Sustainability Appraisal (incorporating SEA) is to promote sustainable development by integrating social, economic, and environmental considerations into the preparation of new or revised plans and strategies. It is imperative to commence SEA at the early stages of plan making to identify the key sustainability issues likely affected by the implementation of the plan; it assists with creating development options and assesses any significant effects of the proposed development. SA/SEA's are an important tool for developing sound planning policies and planning development plans which are consistent with the Government's sustainable development agenda and achieving the aspirations of local communities.
- V. The SA will:
  - Ensure compliance with the SEA Directive, SEA Regulations and guidance on SEA/SA;
  - Review the Local Plan's relationship with other sectorial plan's, and plans operating at a national, regional and more local level with regard to their policies and programmes;
  - Establish the baseline environmental, social and economic characteristics of the area;
  - Identify any current environmental constraints, issues and problems;
  - Help develop viable options and alternatives; and,
  - Review the sustainability impacts of the options.

- VI. The criteria for determining the significance of effects are taken from schedule 19(2) (a) and 10(4) (a) of the Environmental Assessment of Plans and Programmes Regulations 2004 and are redefined in Appendix 1. These split into criteria related to:
- the scope and influence of the document; and
  - the type of impact and area likely affected.
- VII. The regulations apply to a wide range of plans and programmes from local to regional level, including Local Plan documents.
- VIII. At the conclusion of plan preparation, the final SA/SEA report should show how the final plan has addressed the sustainability agenda and the choices made between alternative policies and proposals. The Inspector, when determining the soundness of the plan at the Public Examination stage, will consider this.
- IX. The revised UK Sustainable Development Strategy (March 2005), Expands further on what sustainable development means in terms of the following five principles of sustainable development are identified in 'Securing the Future':
- Living within environmental limits
  - Ensuring a strong, healthy and just society
  - Achieving a sustainable economy
  - Promoting good governance
  - Using sound science responsibly
- X. The National Planning Policy Framework (NPPF, 2012) sets sustainable development at the heart of the planning system. The NPPF set out the Government's planning policies for England and how these are expected to be applied. The NPPF also sets out the requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.
- XI. The NPPF seeks to provide a framework within local councils that are accountable to local people, assist local people to produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The three objectives of the NPPF are:
- To put unprecedented power in the hands of communities to shape the places in which they live;
  - To better support growth and give the next generation the chance that present generation has - a decent home, and to allow the jobs to be created on which our prosperity depends; and
  - To ensure that the places we cherish - our countryside, towns and cities are bequeathed to the next generation in a better condition than they are now.

### Sustainability objectives and decision-making criteria.

- XII. The three as share many of the issues that the rest of the borough has. However, the estates are located in the east of the borough, which has which has shared characteristics with parts of Croydon, north Sutton and south Lambeth more than with Wimbledon.
- XIII. Government guidance for undertaking Sustainability Appraisal reiterates that the identification of sustainability problems is an opportunity to define key issues for Local Plans and to develop sustainable plan objectives and options. These are derived from the information revealed by the baseline indicators and assessment and were also informed by:
- The review of other plans and programmes listed in Appendix A
  - Other issues arose through on going public engagement as part of the Local Plan process.

### Methodology

- XIV. This document forms a Sustainability Appraisal Report (SAR) incorporating the requirements of a strategic environmental assessment (SEA Directive<sup>1</sup>). It provides an account of the process of sustainability appraisal and has been conducted in line with the Communities and Local Government (CLG) Plan Making Manual <sup>2</sup> and the CLG SEA Practical Guide (2005).
- XV. CLG guidance identifies five stages to undertaking sustainability appraisal:
- Establishing the scope of appraisal
  - Assessing effects and considering alternatives;
  - Preparation of a Sustainability Appraisal Report;
  - Consultation; and,
  - Monitoring the effects of implementing the Plan.
- XVI. The methodology is as follows:
- **Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.**
  - **Stage B: Developing and refining options.**
  - **Stage C:** Appraising the effects of the plan.
  - **Stage D:** Consulting on the plan and the SEA/SA report.
  - **Stage E:** Monitoring Implementation of the Plan.

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<sup>1</sup> European Directive EC/2001/42 and the subsequent SEA Regulations 2004

<sup>2</sup> See Planning Advisory Service [www.pas.gov.uk](http://www.pas.gov.uk)

- XVII. Through the application of the process, the council has identified the scope for sustainability appraisal, key sustainability issues, and the likely impacts of the implementation of the plan. For the purposes of this report, Stage A of the methodology has been undertaken (see the Estates Plan Scoping Report September 2014 – [www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan) ), which is divided into six key tasks.

## Involvement in the consultation

- XVIII. Consultation is carried out in accordance with Merton’s Statement of Community Involvement (SCI) (2006)
- XIX. Under Environmental Assessment Directive 2001/42/EC (SEA Directive), Merton Council is required to consult on the SA/SEA Scoping Report and other SA/SEA reports with three environmental statutory bodies who have environmental responsibilities in England; the Environment Agency, Natural England and English Heritage. The council intends to consult these named statutory bodies along with other stakeholders with a sustainability remit or local interest.

### The council’s public consultation

- XX. The timetable for the preparation of the Estates Local Plan is as follows and is set out in Merton’s Local Development Scheme 2014:

Dates	Stage
Autumn 2014 / Winter 2014	Issues and Options consultation
Winter 2014/Spring 2015	Preferred Options consultation
Winter / Spring 2015	Preferred Option consultation
Summer / Autumn 2015	Recommendation to council to approve the final plan for submission to the Secretary of State
Summer / Autumn 2015	Pre Submission publication
Autumn / Winter 2015	Submission to the Secretary of State who appoints an independent planning inspector to examine the Plan
Autumn / Winter – 2015	Examination of Local Plan, including public hearings (timetable set by the planning inspector)
Winter 2015 / Spring 2016	Subject to EIP to results of the EIP, the Council can adopt the Plan



XXI. The options for each estate are set out in a questionnaire and are informed by background research identifying a range of issues relating to the three estates. It is these options that the SA is assessing to ensure the options under consideration promote sustainable development by integrating social, economic and environmental considerations into the preparation of the Estates Plan.

Figure 2: Stages of a Sustainability Appraisal

Stage 1: Pre-production/Evidence Gathering	
Stage A: Setting context/objectives; establishing baseline and deciding scope	<ul style="list-style-type: none"> <li>• A1: Identifying other relevant policies, plans and programmes, and sustainability objectives.</li> <li>• A2: Collecting baseline information.</li> <li>• A3: Identifying sustainability issues and problems.</li> <li>• A4: Developing the SA framework</li> <li>• A5: Consulting on the scope of the SA.</li> </ul>
Stage 2: Production	
Stage B: Developing and refining options and assessing effects	<ul style="list-style-type: none"> <li>• B1: Testing the Local Plan objectives against the SA framework.</li> <li>• B2: Developing the Local Plan Objectives options.</li> <li>• B3: Predicting the effects of the Local Plan.</li> <li>• B4: Evaluating the effects of the Local Plan.</li> <li>• B5: Considering ways of mitigating adverse effects and maximising beneficial effects.</li> </ul>
Stage C: Preparing the Sustainability Appraisal Report	<ul style="list-style-type: none"> <li>• B6: Proposing measures to monitor the significant effects of implementing the Local Plans.</li> <li>• C1: Preparing the SA Report</li> </ul>
Stage D: Consulting on the preferred options of the Local Plan and SA/SEA Report	<ul style="list-style-type: none"> <li>• D1: Public participation on the preferred options of the Local Plan and the SA Report.</li> <li>• D2 (i): Appraising significant changes.</li> </ul>
Stage 3: Examination	
Stage D: Consulting on the preferred options of the Local Plan and SA/SEA Report	<ul style="list-style-type: none"> <li>• D2 (ii): Appraising significant changes resulting from representations.</li> </ul>
Stage 4: Adoption and monitoring	
Stage D: Consulting on the preferred options of the Local Plan and SA/SEA Report	<ul style="list-style-type: none"> <li>• D3: Making decisions and providing information (Adoption Statement)</li> </ul>
Stage 5: Monitoring the significant effects of implementing the	

Stage E:  
Post adoption reporting and monitoring

- E1: Finalising aims and methods for monitoring.
- E2: Responding to adverse effects.

Figure 2: Sustainability Appraisal process and Local Plan preparation

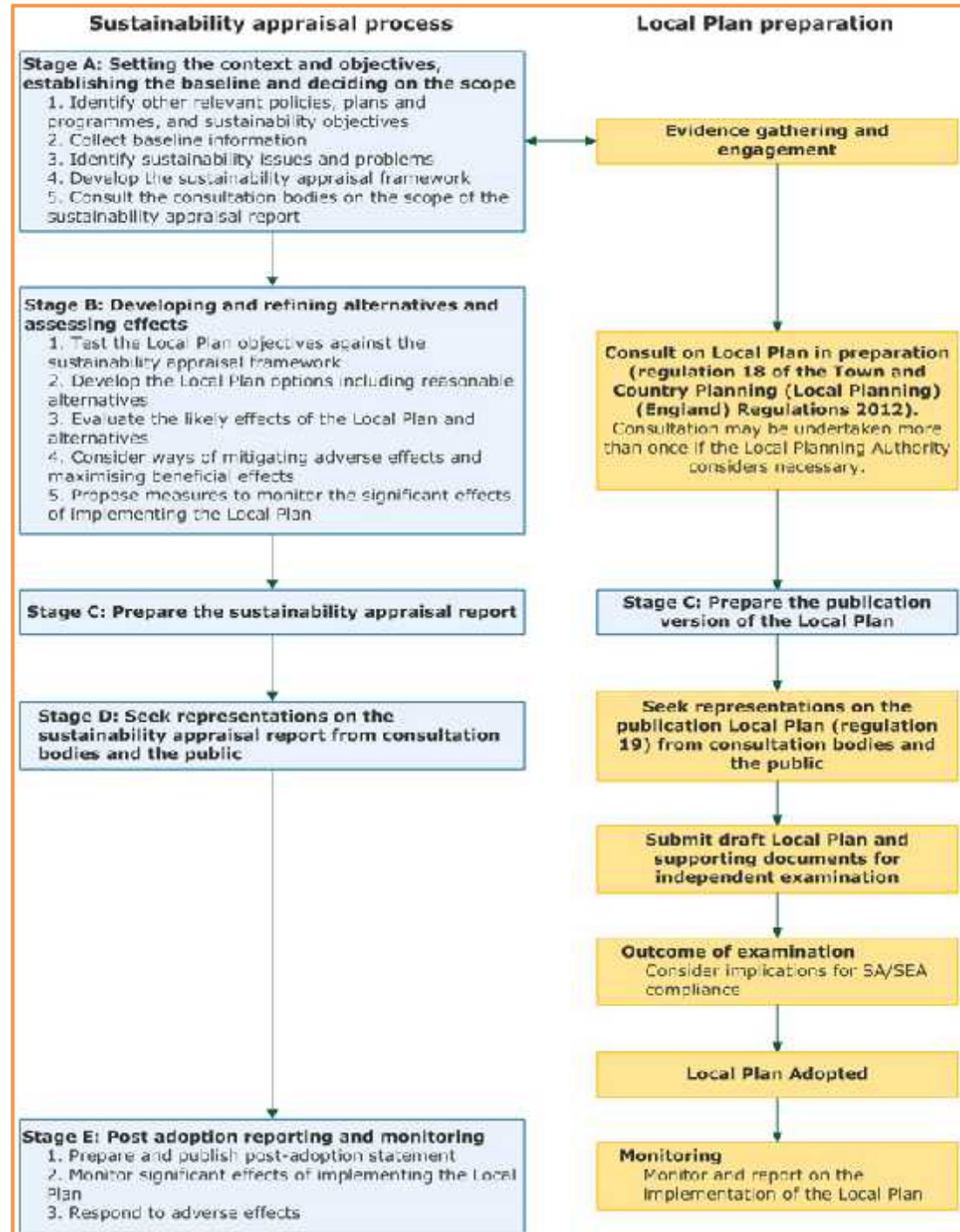


Figure 3: Sustainability Appraisal Objectives

SA/SEA Topic area	
<i>Environmental Objectives</i>	
1. <i>Land use.</i>	To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.
2. <i>Climate change</i>	Address the causes of climate change through reducing greenhouse gas emissions.  Adapting to the long-term effects of climate change.
3. <i>Water infrastructure and water consumption</i>	Reduce water pollution and improve water quality and resources in the river Wandle and Beverly Brook; improve the biological and chemical status of the River Wandle and Beverly Brook to good by 2027 (Environment Agency).  Reduce water consumption and ensure water saving measures are incorporated in developments.  Ensure adequate water and wastewater infrastructure supports new development.
4. <i>Soil</i>	To maintain and improve water quality in the soil and to remediate existing soil contamination, resulting in an overall improvement in soil quality.
5. <i>Air quality and air pollution</i>	To ensure the risks of air pollution to human health and environment are reduced.
6. <i>Transport</i>	To reduce road congestion and air pollution levels by improving travel choices (promoting public transport, walking and cycling), and reducing the need to travel by private vehicle.
7. <i>Flooding</i>	Reduce the flood risk to people and property from all sources of flooding including surface water flooding.  Compliance with and Flood and Water Management Act 2010.

8. <i>Biodiversity</i>	To enhance Merton's biodiversity.
9. <i>Built environment</i>	To enhance the built environment (including the architectural distinctiveness, townscape/landscape, and archaeological heritage) and ensure new buildings and spaces are well designed and enhance local character.
10. <i>Energy and carbon reduction</i>	Ensure specific measures to improve energy efficiency and reduce greenhouse gas emissions in new developments.
11. <i>Open space</i>	Ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space (including play and recreation areas).
12. <i>Waste</i>	Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.
<b><i>Social Objectives</i></b>	
13. <i>Housing</i>	Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.
14. <i>Access to culture, leisure and social activities</i>	Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.
15. <i>Social deprivation and poverty</i>	To contribute to reducing poverty and encouraging social inclusion.
16. <i>Health and wellbeing</i>	Improve the health and wellbeing of residents and reduce health inequalities.
17. <i>Services and community facilities</i>	Ensure accessibility to essential services and facilities.
18. <i>Crime</i>	To reduce crime and the fear of crime.

## *Economic Objectives*

*19. Economic growth and business development*

Support local economic growth

*20. Employment and unemployment*

Increase local employment and skills

## **Background to the Estates Plan**

- XXII. On 9<sup>th</sup> July 2014, Merton Council decided to start exploring ways of investing in three estates: Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Morden). This includes preparing a Local Plan in consultation with residents (tenants, leaseholders and freeholders) and in partnership with Circle Merton Priory Homes.
- XXIII. The Local Plan will sets out what is appropriate development for each of the estates. This process is done at different stages by way of public consultation, robust evidence based studies and research and environmental reports. The Local Plan will provide detailed guidance to where homes should be built, appropriate businesses size and locations, street/road design and layout.
- XXIV. Ownership of many of the former council owned homes on the estates was transferred to Circle Housing Merton Priory (CHMP) in March 2010. As the Local Plan will largely cover land owned by CHMP, it will be prepared in close consultation with residents and CHMP
- XXV. During the summer of 2013 and 2014, CHMP started consulting residents of Eastfields, Ravensbury and High Path but this is the first time the Council has asked residents directly for their views on developing the three estates.

# Sustainability Appraisal/Strategic Environmental Assessment

## 1 Introduction

- 1.1 This Sustainability Appraisal (SA) is for the Issues and Options stage for the Estates Local Plan herein referred to as 'the Plan'. This SA incorporates the requirements for a Strategic Environmental Assessment (SEA). The Council has undertaken a SA Scoping report in September 2014 and as required by the Environmental Assessment of Plans and Programmes Regulations 2004. This is available to view on the Council's website [www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan)

## 2 Purpose of Sustainability Appraisal and Strategic Environment Assessment (SEA)

- 2.1 The EU Strategic Environmental Assessment Directive 2001/42/EC (SEA Directive), implemented in the UK by the SEA Regulations 2004, requires environmental assessment to be undertaken on all plans and programmes where they are likely to have significant environmental impacts.
- 2.2 The purpose of Sustainability Appraisal (incorporating SEA) is to promote sustainable development by integrating social, economic, and environmental considerations into the preparation of new or revised plans and strategies. It is imperative to commence SEA at the early stages of plan making to identify the key sustainability issues likely affected by the implementation of the plan; it assists with creating development options and assesses any significant effects of the proposed development. SA/SEA's are an important tool for developing sound planning policies and planning development plans which are consistent with the Government's sustainable development agenda and achieving the aspirations of local communities.
- 2.3 The purpose of this SA report is to:
- Ensure compliance with the SEA Directive, SEA Regulations and guidance on SEA/SA;
  - Review the Local Plan's relationship with other sectorial plan's, and plans operating at a national, regional and more local level with regard to their policies and programmes;
  - Establish the baseline environmental, social and economic characteristics of the area;
  - Identify any current environmental constraints, issues and problems;



- Help develop viable options and alternatives; and,
- Review the sustainability impacts of the options.

2.4 The criteria for determining the significance of effects are taken from schedule 19(2) (a) and 10(4) (a) of the Environmental Assessment of Plans and Programmes Regulations 2004 and are redefined in Appendix 1. These split into criteria related to:

- i. the scope and influence of the document; and
- ii. the type of impact and area likely affected.

2.5 The regulations apply to a wide range of plans and programmes from local to regional level, including Local Plan documents.

2.6 At the conclusion of plan preparation, the final SA/SEA report should show how the final plan has addressed the sustainability agenda and the choices made between alternative policies and proposals. The Inspector will consider this when determining the soundness of the plan at the Public Examination stage.

## 4 Characteristics

### Merton

4.1 The London Borough of Merton is located in the south west of London in the heart of the Wandle Valley. The borough is predominantly residential in character (42% of the area) but with great variation in social mix and density of development, particularly between the east to west and north to south of the borough

4.2 Merton is the one of the smallest boroughs in London with an area of 37 square kilometres. The Draft Further Alteration to the London Plan (FALP, 2014) sets out the strategic Town Centre Network in Merton with Wimbledon as the Major Centre and Morden and Mitcham as District Centre. Emerging changes to the London Plan identifies Colliers Wood centre as an emerging District Town Centre.

4.3 Merton has many impressive open spaces including Mitcham and Wimbledon Commons that makes the borough one of the greenest boroughs in London. Eighteen per-cent of the borough's area is open space, compared to the ten per-cent London average.

4.4 The quality and historical character of the borough reflects the number of high quality heritage areas designated as Conservation Areas. The northern parts of the borough are characterised by tightly packed streets of late Victorian or Edwardian terraced housing around North Mitcham, Colliers Wood, South Wimbledon and Wimbledon Park, and larger detached or semi-detached homes around Wimbledon.

- 4.5 The 1930's suburbia characterises large parts of the south and west of Merton with lower density semi-detached houses and short terraces with gardens, in tree-lined roads with wide grass verges. These areas merge with the neighbouring boroughs of Sutton and Croydon.
- 4.6 Within Merton, there are a number of pockets of multiple deprivations. Although, the deprivation is mainly in the east of the borough although, it should be recognised, there are also some smaller pockets of deprivation in the west of the borough.
- 4.7 The Wandle Valley runs through the borough, from Croydon to the mouth of the Wandle at the River Thames in Wandsworth. It has long been the focus of industrial activity, which peaked in the nineteenth century, and still links modern business and industrial estates at Willow Lane (Mitcham), Morden Road (Morden), and Durnsford Road (Wimbledon) with Merton's industrial heritage at Abbey Mills (South Wimbledon/Colliers Wood).
- 4.8 The River Wandle and the Wandle Trail along its banks, act as a green corridor for wildlife and offer walking, cycling and other recreational opportunities. Due to its location, the borough has always benefited from its proximity and good connections to central London, while still maintaining its suburban feel.

### Characteristics of the estates

#### *Eastfields Estate*

- 4.9 The Eastfields Estate site area is approx. 5.4ha and is located less than a mile to the east of Mitcham town centre (in the east of the borough). The type of development surrounding Eastfields Estate is relatively low density, consisting of a mix of residential bungalows, maisonettes, semi detached housing, St Mark's Academy School, and a number of protected open spaces. The main public transport services apart from bus services, is Mitcham Eastfields train station and the Tramlink through Mitcham Junction which links Wimbledon and Croydon.
- 4.10 The Eastfields Estate played a significant part in the early history of Mitcham, accommodating a number of both local and world-renowned businesses that brought employment to the area. Up until the 1990's Eastfields had a medieval open field layout pattern. From the 1870's, the Pain's fireworks factory stood on what is now Eastfields estate. The Pain's fireworks factory provided firework for Queen Victoria and traded worldwide. Firework production stopped in 1965 and the Eastfields Estate was developed.
- 4.11 The estate consists of homes clad with metal enamelled panels, giving the estate a uniform appearance. However, the panels are now weathered and showing signs of deterioration.

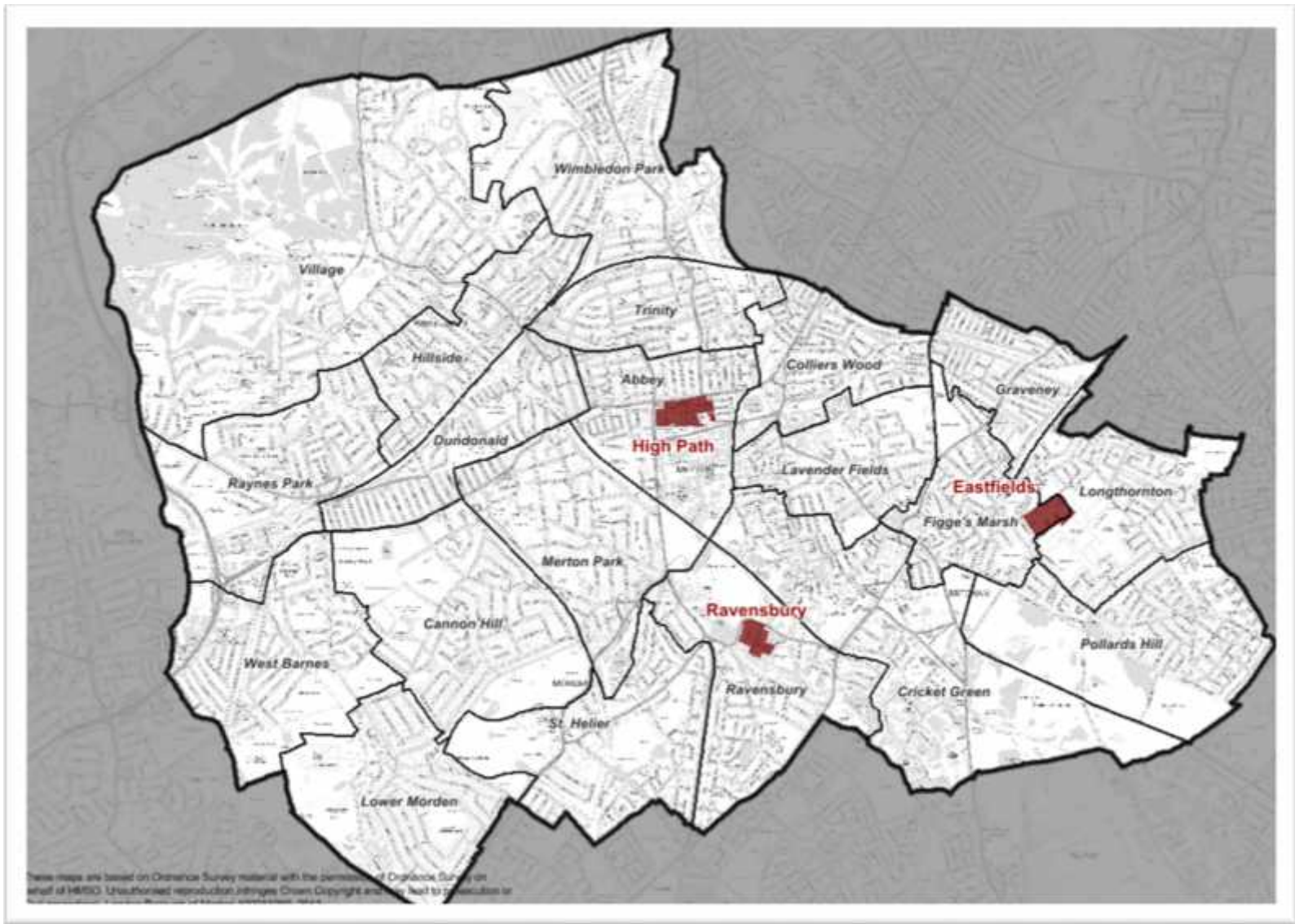
### *High Path Estate*

- 4.12 The High Path Estate site area is seven hectares in size and is located in South Wimbledon. South Wimbledon itself tends to be a vibrant and busy area. There are two busy strategic roads running parallel to the estate: to the north is Merton High Street, which leads to Colliers Wood and central London and to the south, Merantun Way, which also runs from South Wimbledon to Colliers Wood.
- 4.13 A number of protected open spaces and heritage asset surround the estate, connecting to Merton Priory / Merton Palace, Lord Nelson and the Wandle Valley industrial heritage. After the clearance of artisan cottages (formerly part of Merton Palace Estate), the housing on the High Path estate was built from 1951–1977 in a wide variety of architectural styles, types and building heights.
- 4.14 Adjacent to St John's Church is the earliest phase of the development. The housing built during this phase comprises of 4-storey blocks in red bricks built around courtyards. The design features of these buildings include roofs which are either pitched or flat, chimneys, trellis brickwork embellishments, external brick walkways or archways. These archways cut through the central part of the block to allow permeability through the area.
- 4.15 Later housing that was built on the estate comprises of yellow bricks with render panels and steel balconies arranged in triple bay. Just outside the High Path site area, on High Path (the road name), is St. John Church, built in 1913 to commemorate Lord Nelson's death. The church is gothic in style with stained glass by the Pre-Raphaelite designer Edward Burne-Jones. At the centre of the estate are three twelve story towers, which dominate the skyline. The prefabricated towers, with adjacent car park space, are set back from the street running through the estate. The estate is somewhat dominated by hard standing areas, given over to parking and garages with little landscape or useful amenity space.
- 4.16 Despite its current lack of focus or clear identity, the area is rich in local history. The most notable building in the area was Merton Place, a house built on part of the old Merton Priory estate during the 1750's. Merton Palace had a number of owners, one being Admiral Lord Nelson and Lady Hamilton. Maps from 1865 show the area as largely farmland dotted with some cottages along Merton High Street. Since the 1950's the cottages were demolished and replaced by the local government housing initiative, High Path Estate. In keeping with its history, the name Merton Place was given to one of the blocks of flats within the estate and a number of the surrounding roads have a connection to Lord Nelson. This can be seen in the roads, Victory Road, Trafalgar Road and Nelson Road.

## *Ravensbury*

- 4.17 The Ravensbury Estate site area is approx. 4.5ha and is located to the south of the borough less than a mile south west of Morden town centre. The predominant character of the estate is that of an Arts and Crafts residential estate. The two-storey houses are arranged in blocks of three to eight houses with small gardens to the front and larger gardens to the rear.
- 4.18 The houses have simple elevations with panelled casement windows and hipped roofs. The buildings are very similar in appearance however there is variation in the materials used, such as red brick and London stock with red coloured tiles. The design incorporates gables, different porches, as well as door canopies and brackets. A number of houses have a front gable detail with red tile hangings.
- 4.19 Some of the homes were constructed of precast reinforced concrete known as Orlit construction, a method of post-war construction which has since been recognised as having long-term structural issues at their joints.
- 4.20 There are also pockets of green space and mature trees scattered throughout the estate, originally established as landscape settings for the buildings. The houses are set back from wide streets adjacent to paved pedestrian footpaths and large grass verges.
- 4.21 The overall character of the area is low rise with an open feeling however the similarity in building form makes each street seem the same.
- 4.22 There is some variation on Hazelwood Avenue where houses are rendered in pebbledash with red roof tiles and red tiled roof door canopies with carved wood detail. There is also a pocket of infill, 3-storey, low pitched roof apartment blocks built in London stock and red brick on Birchwood Close, directly adjacent to the railway line.
- 4.23 The part of the estate adjacent to the park has a similar layout to other estates in the borough. The houses have modest elevations with varied materials used, such as painted concrete blocks. There is also a block of apartments, Ravensbury Court, which consists of four storey blocks arranged around an internal courtyard. These are modest blocks in red brick with a balcony on the internal elevation. A number of protected open spaces surround the Ravensbury Estate.
- 4.24 Ordnance survey map from 1865 shows the area was rural in character and used for farming. Over time, there were isolated pockets of development such as the corrugated iron clad cottages built in the area. In 1926, the arrival of the Underground led to a huge expanse of farmland being developed into a residential suburb.

Figure 4: The three estates locations



## 5 Environment

### Land and water

#### Land pollution

- 5.1 From 2005 to 2012 in Merton, there were no major (category 1) or significant (category 2) pollution incidents. However, the number of minor (category 3) pollution incidents fluctuated, with the average of three per year. The primary cause of these incidents was due to unauthorised activities such as fly-tipping or unauthorised waste management activity, closely followed by control and containment failures.

#### Water pollution

- 5.2 From 2005 to 2012 there were no major (category 1) water pollution in Merton. There were four significant (category 2) incidents reported. These were the result of unauthorised discharge or disposal and vandalism. However, since 2008 there have been no reported significant incidents. The number of minor (category 3) pollution incidents has fluctuated since 2005, from three to nineteen. The primary cause again, unauthorised activity closely followed by control and contamination failures.

#### Water quality and ecology

- 5.3 The Water Framework Directive (WFD) legislation seeks to protect and enhance the quality of rivers, lakes, streams, estuaries, groundwater, and coastal waters with a particular focus on ecology. The Water Framework Directive implementation is through River Basin Management planning. River Basin Management sets out what improvements are possible by 2015 and how the actions will make a difference to the water environment. River Basin Management is a continuous process of planning for a formal series of six-year cycles; the first cycle ends in 2015.
- 5.4 Two WFD designated river water bodies extend across Merton and its borders, the River Wandle/River Graveney and the Beverly Brook/Pyl Brook. The WFD specifies the criteria used to classify the ecological and chemical status of the water body. Figure 5 below shows the ecological status of water bodies under the Water Framework Directive.

Figure 5: Water body Classification

Water body	2009 Classification Status	2012 Update
Wandle (Croydon to Wandsworth and River Graveney)	Poor	Poor
Beverly Brook (Motspur Park- Thames) and Pyl Brook	Poor	Poor

### Sewage treatment works

5.5 Merton is served by Crossness sewage treatment works; in 2009 it served a population of 1, 1890,000. Crossness is permitted to discharge 1,485,00m<sup>3</sup>/d of treated sewage effluent into the Thames Tideway. There are planned upgrades which will provide sufficient treatment at Crossness to ensure that it can cope with London’s growing population to at least 2021 whilst improved quality effluent to meet water quality requirements. The improvements will enable the site to treat 44% more sewage than at present. This increase in treatment capacity will allow for a 6% increase in population until 2021.

### Household water use

5.6 The majority of Merton falls within the Thames Water resource zone, which includes the three estates. Merton’s average water consumption is 165 litres per day (165/l/d) (2011/12), which is slightly above the London average (164/l/d), with around 25% of households with water-meters installed within their homes, an increase of 15% from 2001/01.

5.7 Merton’s population, as with the rest of the London population, mainly rely on water supplies that have originated from outside London. Fifty five per- cent of the available water lies within the Thames Basin. It already abstracted of which 80% used for public water supply purpose.



## Climate change, flooding and air pollution

- 5.8 Climate change is one of the greatest global environmental threats; therefore climate change is a consideration for all planning development plans. The main concern is whether the proposed development will reduce the adverse contribution of the existing development to climate change and mitigate against the effects of climate change.
- 5.9 Merton, as with other London boroughs, is vulnerable to some of the direct impacts of climate change for example flooding. The built environment is a significant user of energy and contributes to greenhouse gas emissions. If the energy efficiency of the housing stock is poor, it will result in large fuel bills and the emission of greenhouse gases. New development provides an opportunity to ensure that the buildings are energy efficient and sustainable, to minimise their impact on the environment.

### *Fuel poverty and energy*

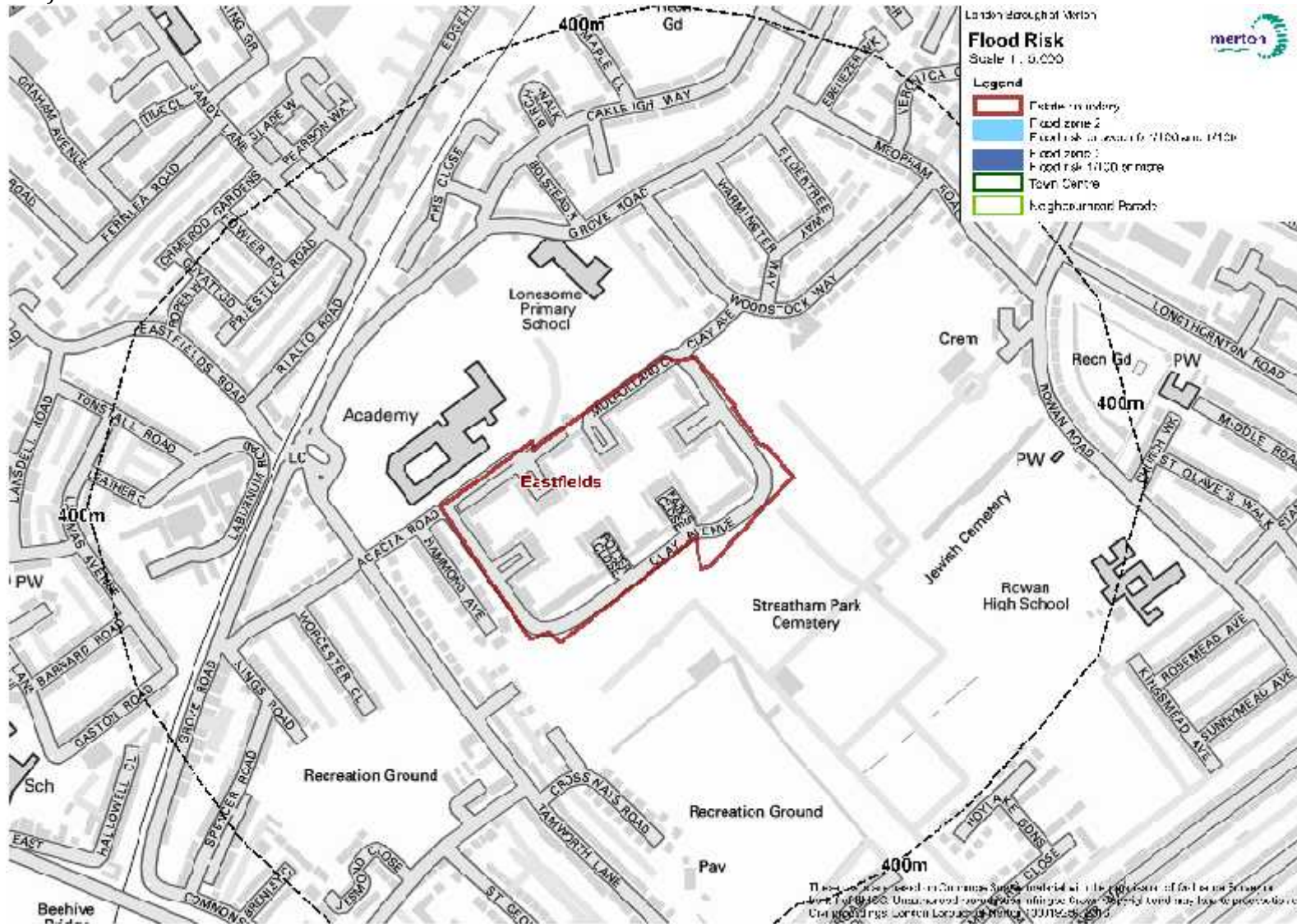
- 5.10 Fuel poverty results from a combination of low household income, unaffordable energy costs, inadequate thermal insulation and inefficient and uneconomic heating systems. Merton faces a number of challenges and opportunities for improving the energy efficiency performance of dwellings in the borough.
- 5.11 The Standard Assessment Procedure (SAP) is a means of determining the energy efficiency standard of a dwelling. It uses a scale of one (worst) to 120 (best) in measuring the heating and insulation characteristics of the property. The average SAP rating for Merton is 52, slightly lower than London's rating of 53. However, 16% of private sector homes in Merton have a SAP rating below 35, the third poorest figure amongst London boroughs. CHMPH are undertaking structural surveys of the building stock in the three estates which will help assess SAP ratings for individual dwellings. However it should be recognised that especially in the case of High Path and Ravensbury, homes have been built at different times and of different materials and construction methods, which will mean different energy efficiency standards.

### *Flooding*

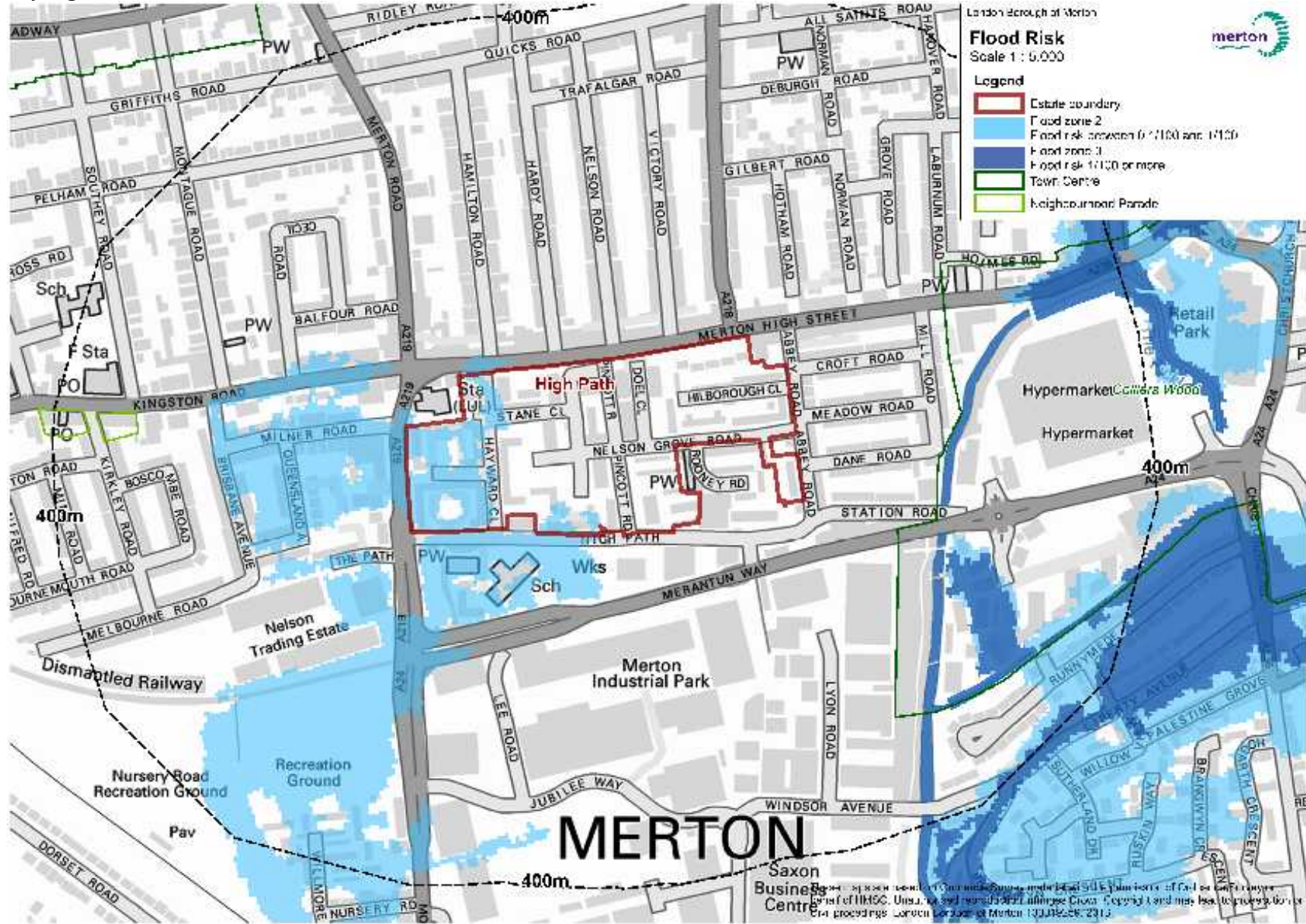
- 5.12 Merton's Strategic Flood Risk Assessment (SFRA 2008 and 2009), assessed the main sources of flooding across the neighbouring boroughs of Croydon, Sutton and Wandsworth in partnership with the Environment Agency. The SFRA looked at the main sources of flooding that affect the four boroughs, tidal - River Thames and fluvial - River Wandle, River Graveney, Beverley Brook and Pyl Brook.
- 5.13 The primary objective of the SFRA was to enable the four participating London boroughs to undertake Sequential Testing in line with the Government's flood risk policies. Since the production of the Wandle Valley Strategic Flood Risk Assessment, the River Wandle and Beverly Brook catchments have been remodeled to assess flood risk. In Merton there are a number of rivers running through the borough:

- **River Wandle** – the river runs south to north through the eastern part of the borough and flows north into the London Borough of Wandsworth. London Clay underlies the River Wandle with very limited permeability, which can generate significant volumes of rapid surface water during periods of heavy rainfall.
- **Pyl Brook** – the river runs south to north through the south-western part of Merton, and joins the Beverley Brook west of Cottenham Park to run north along the western border of Merton and into Wandsworth
- **Beverley Brook** – runs along the western borough boundary and joins the River Thames to the northwest of Wandsworth.
- **River Graveney** - flows along the north-eastern boundary of Merton and joins the River Wandle to the north east of Wimbledon.

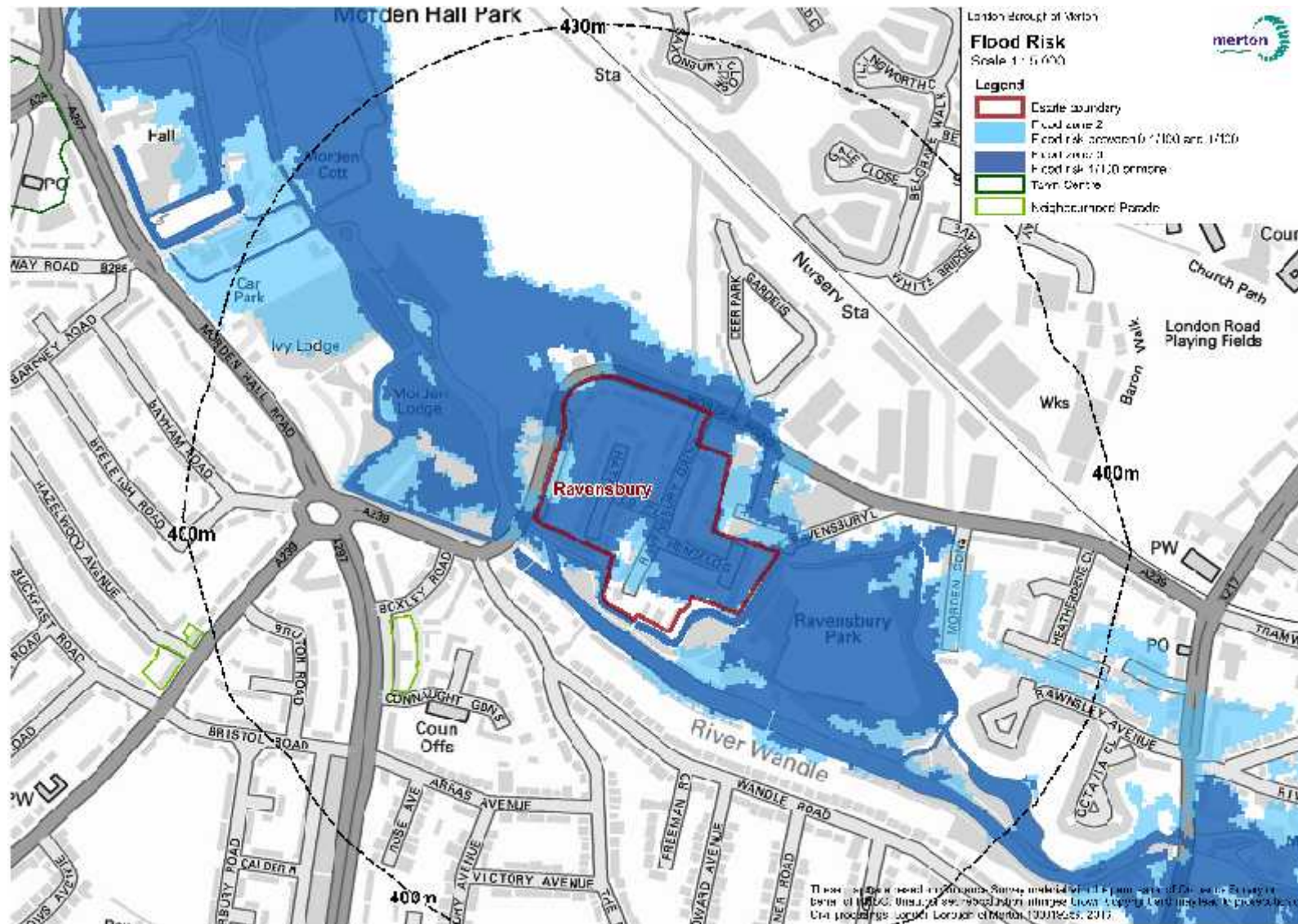
Figure 6: Estates locations and areas of flood risk  
 6a) Eastfields Estate -400 metre catchment area



6b) High Path Estate -400 metre catchment area



6c) Ravensbury Estate -400 metre catchment area



## Biodiversity, Flora, and Fauna

- 5.14 As mentioned earlier in this report Merton is one of the greenest boroughs in London with 32% of the borough made up of parks, commons and open spaces. Biodiversity is a key indicator of sustainable development as it offers social, economic, and environmental benefits in terms of quality of life and local distinctiveness. There are a number of protected sites of recognised nature conservation value near or adjacent to the three estates.
- 5.15 The government document: '*Biodiversity 2020: A strategy for England's wildlife and ecosystem service*' sets out the Government's objective, that 50% of the total area of Sites of Specific Scientific Interest (SSSI) are in a '*favourable condition*' by 2020. With at least 45% of the remaining SSSI's in a state of '*recovery*' and expected to reach '*favourable condition*', once management plans have taken effect.
- 5.16 Within Merton, there is one SSSI on Wimbledon Common (figure 6). Wimbledon Common extends across the borough boundaries of Merton and Wandsworth. As such, Wimbledon Common is divided into five units, 3 of which are in Merton. Figure 4 show the current condition of Merton's SSSI.

Figure 7: Merton's SSSI

<i>SSSI in Merton</i>	<i>Units</i>	<i>Condition</i>
<i>Wimbledon Common</i>	<i>1</i>	<i>Unfavourable recovering condition</i>
	<i>2</i>	<i>Unfavourable recovering condition</i>
	<i>3</i>	<i>Unfavourable declining condition</i>

Source: Natural England

## River biodiversity

- 5.17 As mentioned earlier in the report the River Wandle runs through Merton and is also fed by Wimbledon Park Lake (north of the borough). Wimbledon Park Lake is a small fishing venue full of large carp, small bream, rudd, and tench. The River Wandle is naturally a chalk stream and described as a rare and unique type of river. However, the long-standing urban nature of the river has resulted in certain stretches being healthier than other parts of the river, with weirs commonly preventing fish from moving freely along the river.
- 5.18 The Environment Agency and partners are studying the options for improving fish movement up and down the River Wandle. An increase in fish passage will be required to enable the River Wandle to meet objectives set by the Water Framework Directive. In 2013 the Environment Agency fisheries survey on the River Wandle through Merton revealed a diverse fish population including:
- barbell,
  - chub
  - roach
  - eel
  - gudgeon
  - dace
  - perch
  - dace
  - carp bullhead
  - stone loach
- 5.19 A fish survey of Wimbledon Common showed excellent fish populations to be present including chub, dace, eel, gudgeon, roach and 3 spined stickleback

### *Open space and recreation*

- 5.20 According to Merton's Strategic Open Space Study (MOSS) there are 677ha of public open spaces within the borough.
- Metropolitan Parks (325 ha),
  - district parks (129ha),
  - 33 local parks (166 ha)
  - 28 small local parks (35 ha)
- 5.21 The overall level of open space provision within the borough equates to 4.0 ha per 1000 population, comfortably meeting the National Playing Fields Association standard of 2.43 ha per 1000. However, this figure hides the fact that the distribution of open space varies across the borough (Figure 10). There is a variety of other types of open green space within the borough, including cemeteries, allotments; school playing fields private sports grounds, and unique sites of

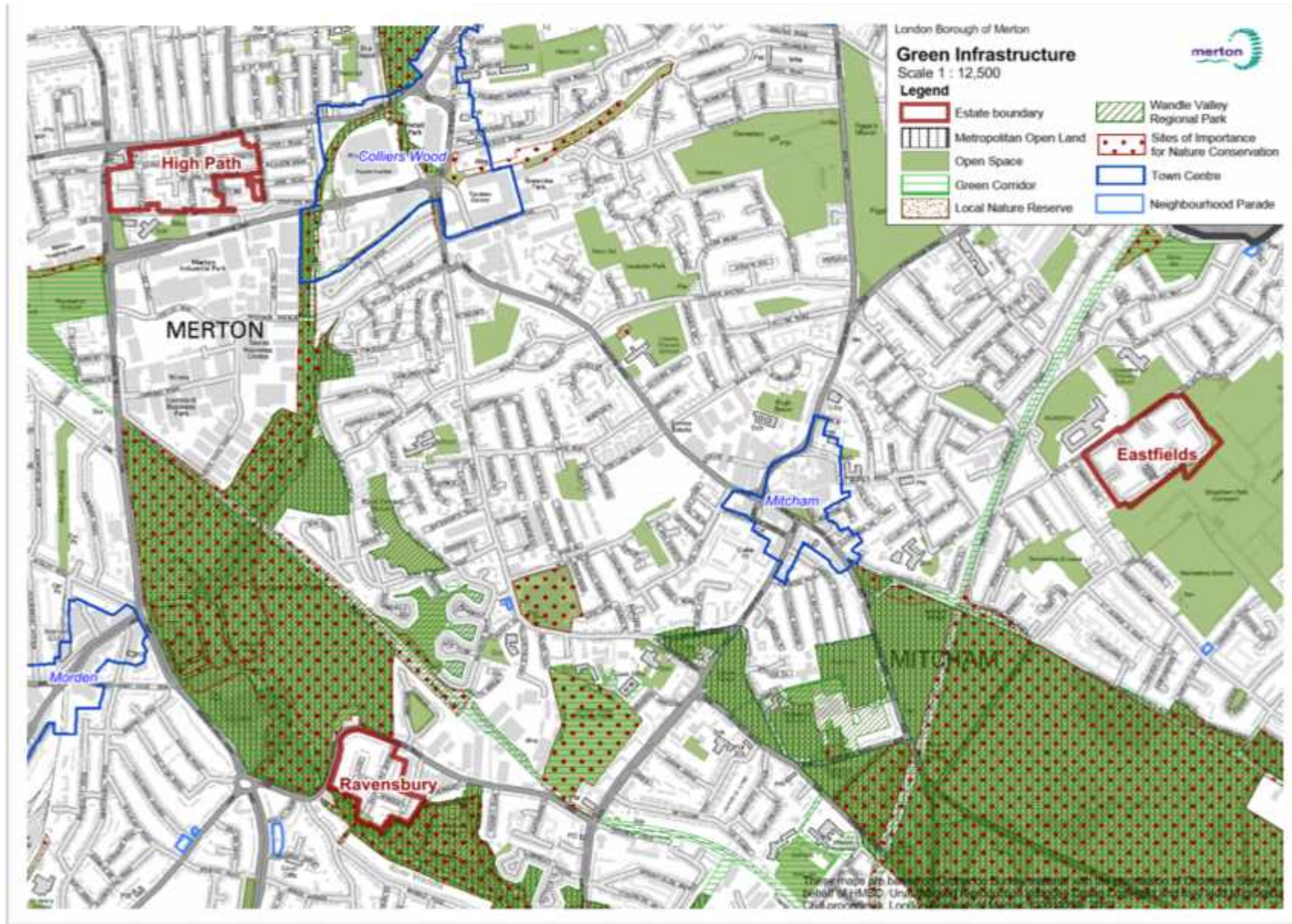
wildlife value. These additional areas of open space occupy a total area of 467 ha.

Figure 8: Open space

The Estates	
Eastfields Estate	Streatham Park Cemetery Long Bolstead Recreation Ground BMX Track at Mulholland Close
High Path Estate	Nelson Gardens Merton Abbey School playing field
Ravensbury Estate	Ravensbury Park Small area of open space within the site boundary



Figure 9: nature conservation



## Waste

5.22 The total of collected waste in Merton in 2011/12 was 82,639 tonnes when compared to 2010/11 this represents 1.5% reductions. Household waste accounts for around 69,442 tonnes or 84% of Merton's total collected waste. Collected household waste per person has declined by 45kg since 2008/09 and waste collected sent to landfill, falling from 81% in 2006/06 to 56% in 2011/12 (Defra). Recycling and composting of the borough's collected waste has increased from 18% (2005/06) to 36% (2011/12) (Defra). This has meant that Merton is ranked 12<sup>th</sup> for household recycling and composting in London, at 37%

- 28% dry recycling
- 9% composting

## Air quality

5.23 Air quality is a major concern throughout the UK and particularly in London, largely due to road traffic emissions; but other sources of pollution also contribute. Significant, health effects are associated with atmospheric pollutants linked to ill health and death. The Environment Act 1995 introduced the Local Air Quality Management System, which requires Local Authorities to undertake regular review and assessment of air quality, with respect to the standards and objectives set in the Air Quality Strategy and enacted through the Air Quality Regulations in 1997, 2000, and 2002.

5.24 In areas within the borough where an air quality objective has not been met by the required date local authorities are required to establish Air Quality Management Areas (AQMA) and implement action plans to improve air quality. The management of Merton's air quality is through the Local Air Quality Management (LAQM) Plan which regularly reviews and assesses air quality in the borough and determines whether the air quality objectives are met.

5.25 In accordance with the LAQM the council has designated the entire borough as an Air Quality Management Area (AQMA) for both nitrogen dioxide (NO<sub>2</sub>) and fine particulate matter (PM<sub>10</sub>). Merton's Air Quality Action Plan aim is to improve air quality and the council is continuing further work on air quality.

5.26 Although, carbon emissions are not part of the Air Quality Regulations for Local Air Quality Management they are of significant importance for their contribution to climate change. There is also a high level of synergy between air pollution mitigation and climate change mitigation and adaptation.

5.27 A number of sustainable transport modes, sustainable design and construction practices will provide dual benefits of improving local air quality and mitigating against the effects of climate change. For example, aspects relating to air quality such as boiler emissions,

sustainable transport issues, cycle and car parking provision are required by national sustainable design and construction standards.

5.28 Due to the impact of transport emissions on air quality, traffic-flow reduction policies will tend to bring greater reductions in both carbon dioxide (CO<sub>2</sub>) and local air pollutants. However, although these pollutants are linked it cannot be assumed that this will be the case for all measures. Therefore it is important that the development consider total CO<sub>2</sub> emissions alongside an air quality assessment (both local and remote emissions).

### Transport

5.29 With Merton located in the south London sub region the outer area of the borough relies on the National Rail network for commuting to London and surrounding areas. There are over 10 railway stations found in Merton, most linking to Wimbledon station (Merton main railway hub) which is the largest station in Merton.

5.30 There has been a slight decrease on the Census 2001 of -5%, which is consistent with the trend for outer London boroughs.

Figure 10: Car ownership on the estates

Area	household car/van ownership
Abbey ward (High Path estate)	57%
Figge's Marsh (Eastfields estate)	58%
Ravensbury (Ravensbury estate)	67%
Whole of Merton	67%

Figure 11: Transport issues on the estates

Estate	Transport issues
Eastfields	<ul style="list-style-type: none"> <li>• Low accessibility to public transport (PTAL 2)</li> <li>• High parking demand</li> <li>• In walking distance from Mitcham Eastfields Station</li> <li>• Lack of cycling facilities (tracks and lanes)</li> <li>• In 10-15 min walking distance from Mitcham town centre</li> <li>• Potential enhancement of bus or bus stop capacity might be needed</li> <li>• Adopted highways – Clay Avenue</li> <li>• Poor crossings and no links with the open spaces around of the site</li> <li>• Current road layout has also encouraged unsociable behaviour.</li> <li>• The Eastfields Estate is within walking distance (5mins) of Mitcham Eastfields Station</li> <li>• Served by 2 bus routes</li> </ul>
High Path	<ul style="list-style-type: none"> <li>• Good accessibility to public transport (PTAL 4) walking and cycling links</li> <li>• High level of parking space on the estate</li> <li>• Potential impact on the TLRN and Strategic Road Network</li> <li>• Complaints from residents about “rat running” through the High Path estate, in particularly along Abbey Road to avoid South Wimbledon Station junction before turning up Haydon’s Road.</li> <li>• 20 mph home zone scheme implemented on the surrounding road and through the estate.</li> <li>• The estate is walking distance (under 1 min) to South Wimbledon underground (Northern Line)</li> <li>• 15 mins to Wimbledon mainline station (tram, railway and underground)</li> <li>• Severed by six bus routes (including 24 hour services)</li> </ul>
Ravensbury	<ul style="list-style-type: none"> <li>• The Ravensbury Estate has relatively poor accessibility to public transport (PTAL 1-2).</li> <li>• On-going issues associated with commuter/over spill parking from the nearby Belgrave Walk Tram Stop</li> <li>• A need to understand the level of parking demand expected/usage from any redevelopment of this site and likely impacts on neighbouring streets</li> <li>• The Ravensbury Estate is less than 400 metres from Belgrave Walk Tram Stop</li> </ul>

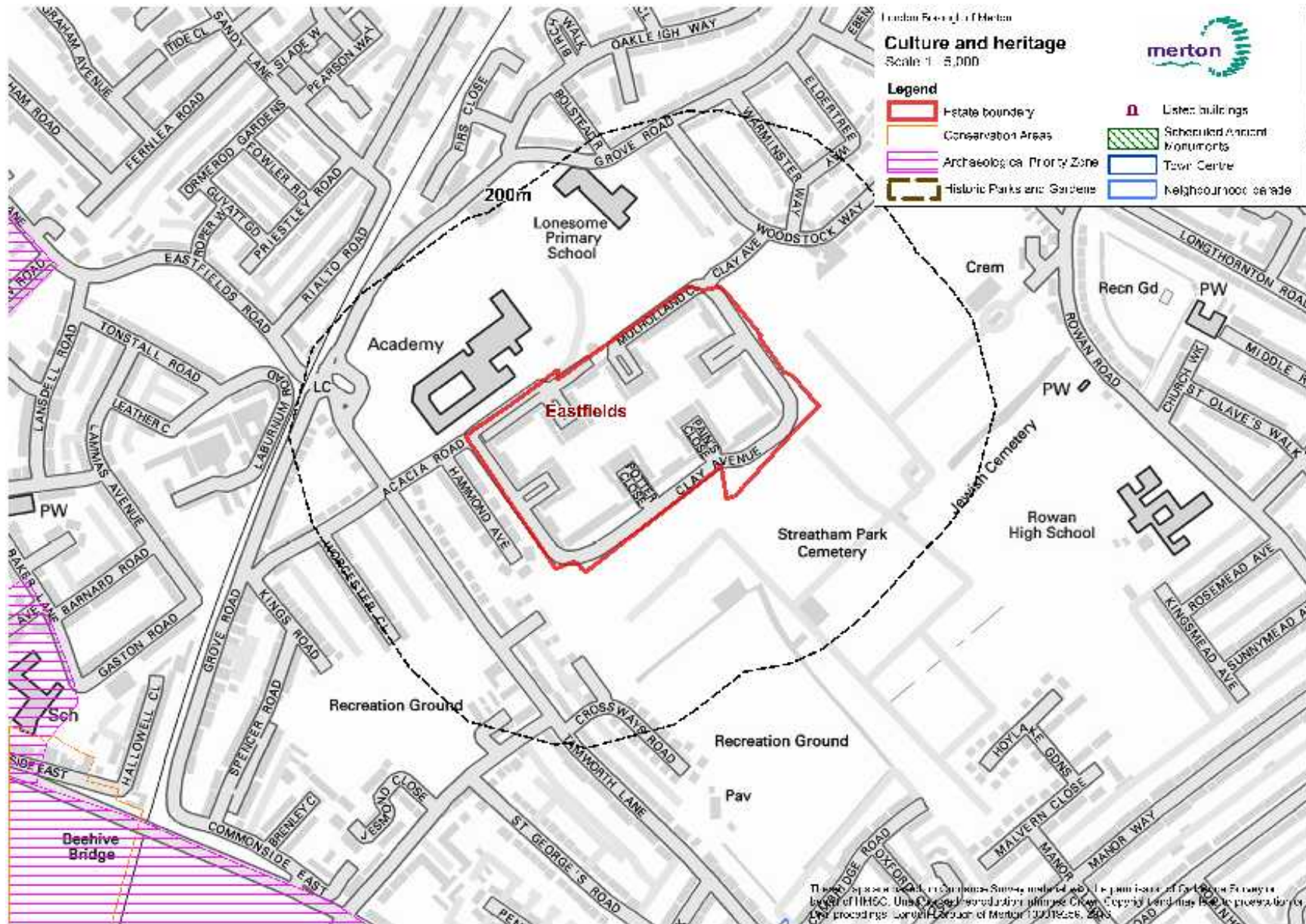
## Cultural heritage and landscape

- 5.31 All three estates are either near or adjacent to a cultural heritage asset or in an Archaeological Priority Zone.  
Figure 12: <sup>3</sup>Culture and heritage assets and the estates -

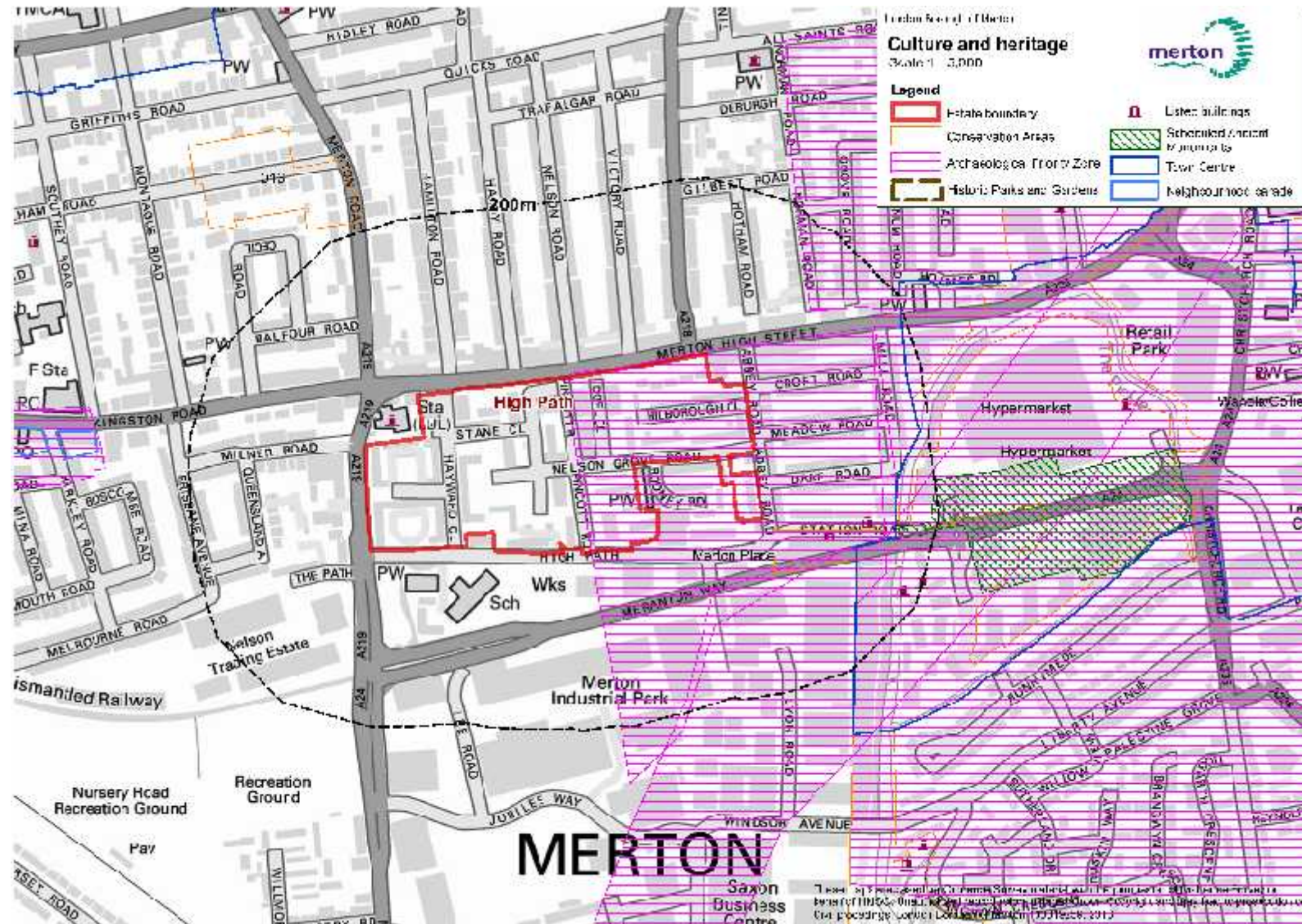
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<sup>3</sup> A list of cultural and heritage assets can be found in appendix B.

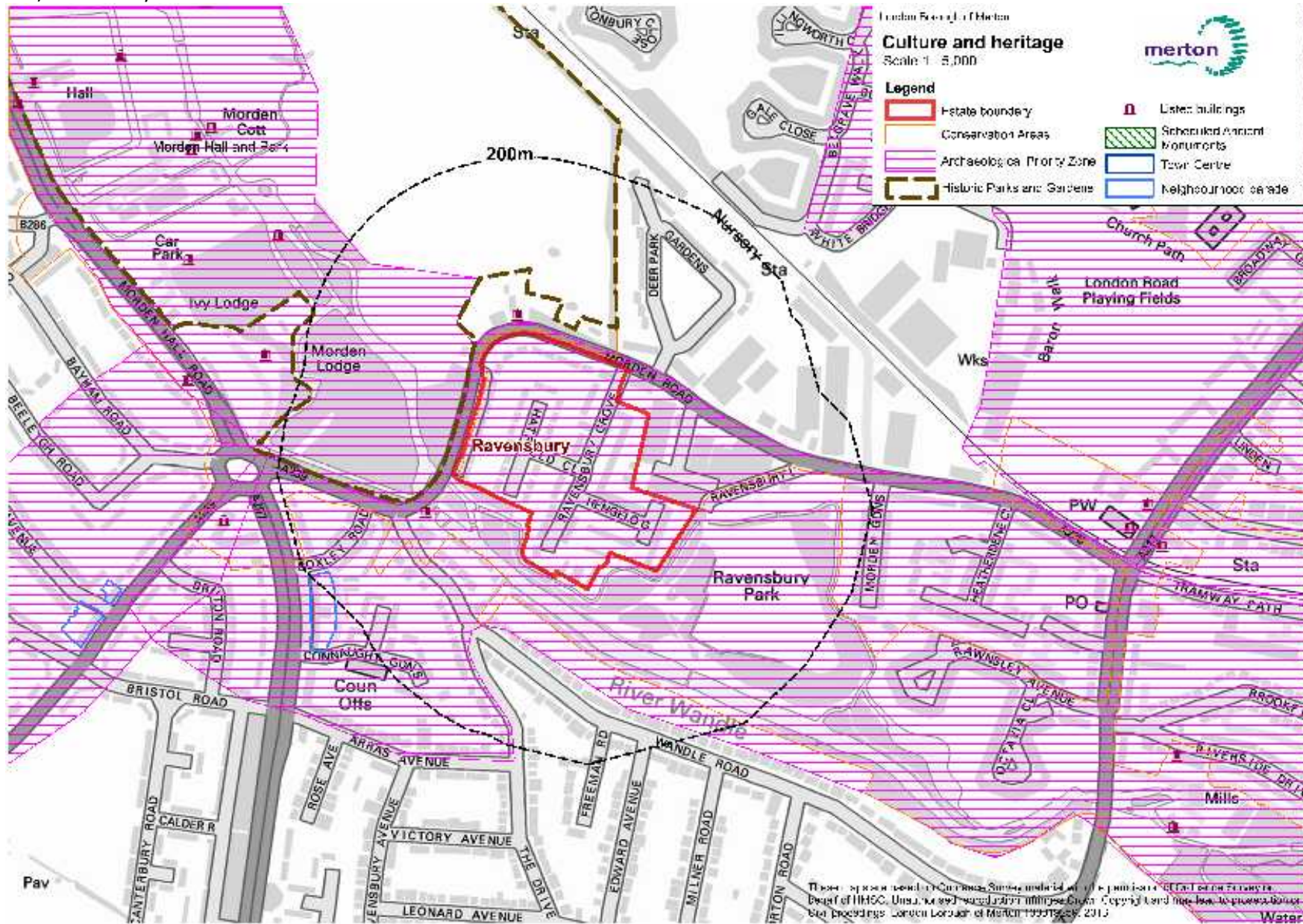
12 a) Eastfields Estate – 200 metres catchment zone



12b) High Path Estate - 200 metres catchment zone



12c) Ravensbury Estate - 200 metres catchment zone





## 6 Social

### *Merton's population*

- 6.1 The 2011 Census identified Merton's population as 199,693 an increase of +6.3% on the 2001 Census (187, 900). Figure 12, below shows the population figure for the estates wards from the 2011 Census. Each year the Greater London Authority (GLA) produces Round Population Trend Projections. There are three variants (High, Central, Low) of trend-based projections produced by the GLA; they differ only in the assumed levels of domestic migration.
- 6.2 If we look at the high trend scenario projection, it shows that Merton's population projection to increase by +15% (234,897) by 2026. Figure 13, below shows the population figure for the estates wards from the 2011 Census.

Figure 13: Population

Wards	2011 Census population	% of Merton total population (199,693)
Abbey ward (High Path estate)	10,323	5%
Figge's Marsh (Eastfields estate)	11,240	6%
Ravensbury (Ravensbury estate)	9,968	5%

Source: ONS Census 2011

- 6.3 Merton, like many other London boroughs, has a diverse community and a similar ethnic mix when compared to the rest of London. The 2011 Census identified an -16% decrease in the <sup>4</sup>White British population and a +6% increase in the Asian category since the 2001 Census.
- 6.4 In Merton the east of the borough is more diverse than the west with the BAME (Black, Asian Minority Ethnic) populations around 50% in some wards. Figure 13 shows the ethnic population for the three estates.

<sup>4</sup> White British census tick box was labelled as 'White English/Welsh/Scottish/Northern Irish/British'. Previous census only had 'White' as a response, no detailed categories for 'White' were available

Figure 14: Ethnic population

Wards	BAME percentage (as % of Merton's total population)
Abbey ward (High Path estate)	22%
Figge's Marsh (Eastfields estate)	40%
Ravensbury (Ravensbury estate)	22%
Whole of Merton	35%

Source: ONS Census 2011

### *Social Deprivation*

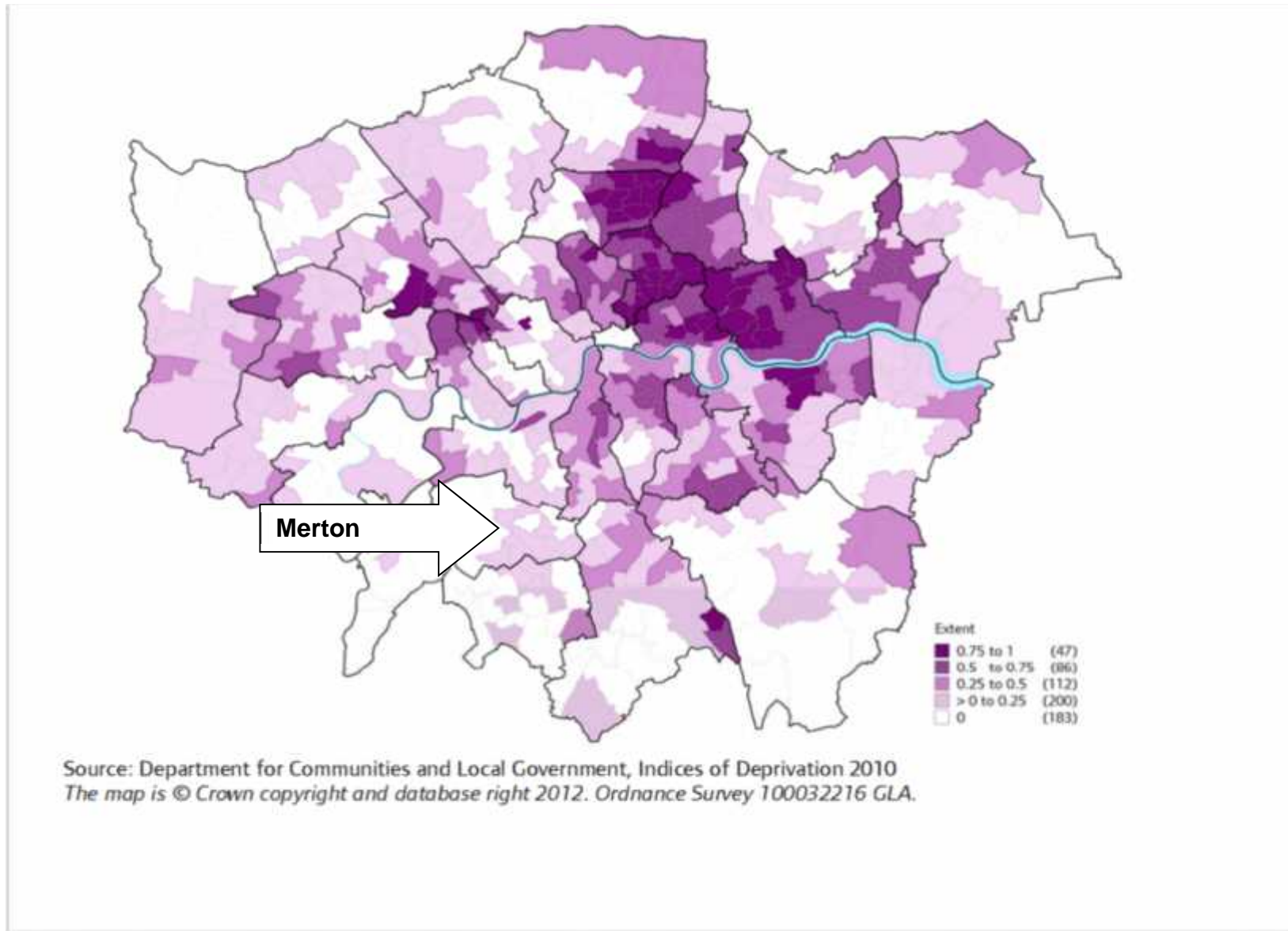
- 6.5 The Department of Communities and Local Government produces the Indices of Deprivation (ID). The ID measures multiple deprivation at ward level within all 354 England's local authorities.
- 6.6 The Index of Multiple Deprivation (IMD) is based on the concept of measuring distinct dimensions of deprivation separately and then combining these to give an overall score. It is an area based measure, rather than an individual based measure, so it measures the extent of each type of deprivation within the area and then combines these to give a figure taking into account the extent of each type of deprivation. It does this by using statistical techniques to combine information on economic and social issues to produce scores for small areas across the whole of England. These are then used to rank areas according to their relative level of deprivation.

6.7 Seven distinct dimensions or 'domains' of deprivation are included in the IMD2010, made up of 37 separate indicators. The domains are:

- Income deprivation
- Employment deprivation
- Health deprivation and disability
- Education, skills and training deprivation
- Barriers to housing and services
- Living environment deprivation
- Crime

6.8 The 2010 IMD ranks Merton as 'very low' in terms of overall social deprivation compared to other London boroughs and the rest of England (208<sup>th</sup> out of 354). However, a number of pockets of deprivation exist within Merton. These pockets are mainly in the eastern wards (such as Figge's Marsh, Cricket Green, Lavender, Graveney, and Ravensbury) and few smaller pockets in the western wards (Trinity, Abbey, and Hillside). Figure 15 provides a borough wide picture of relative levels of deprivation in different parts of London based on average ID2010.

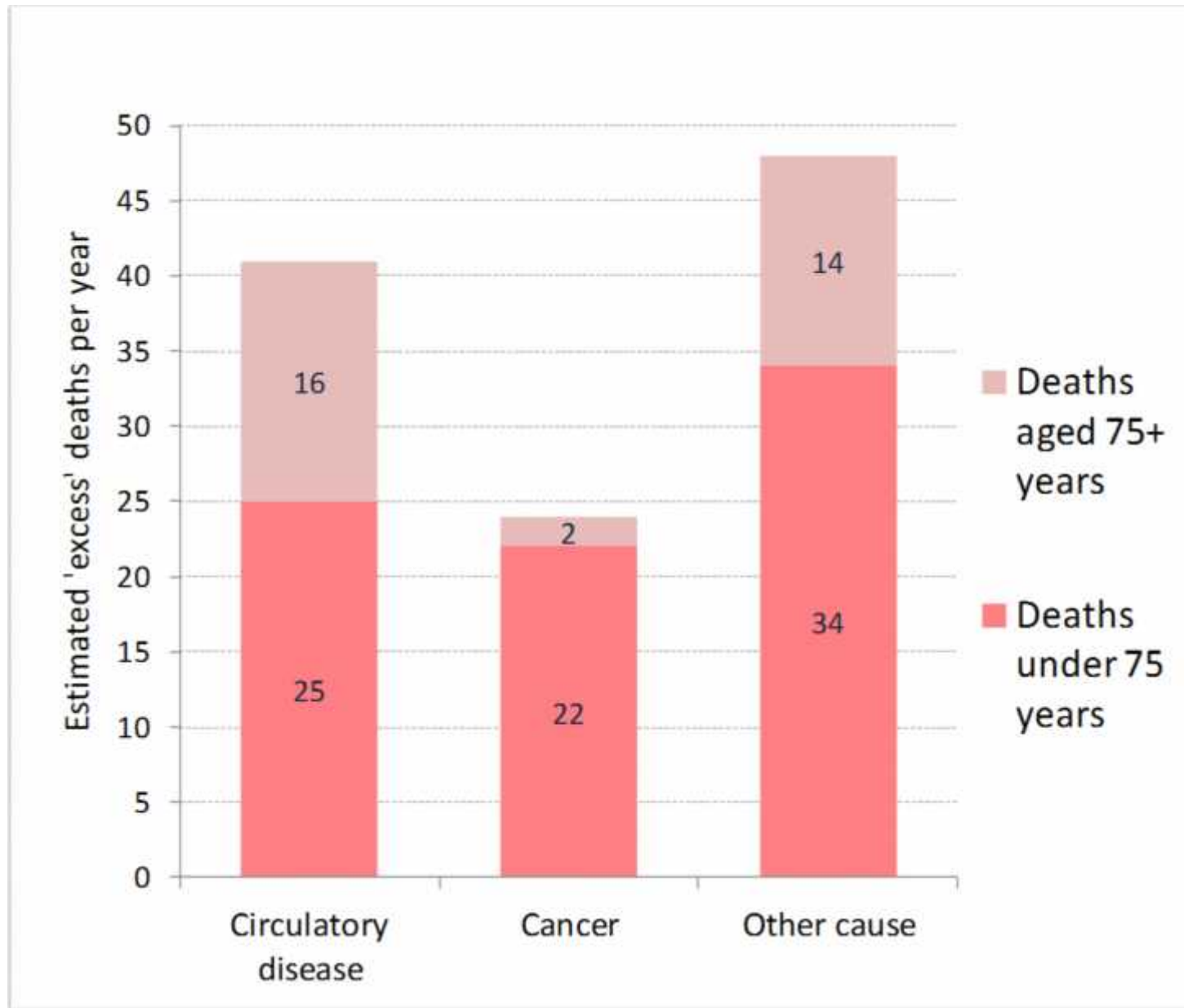
Figure 15: Indices of multiple deprivation 2010



## Inequalities health, reduced mobility and Disability

- 6.9 The 2011 Census identified proportion of Merton's residents to be aged between late 20's to early 40's. In London, Merton is ranked the fifth healthiest out of 33 boroughs. This ranking is based on the low rate of death by a specific cause e.g. cancer, obesity or natural cause know as "*all age all cause mortality*" by the Department of Health.
- 6.10 However, it is important to note that mainly in the eastern parts of the borough there are variations in standards of health which is linked to the way people live their lives and the opportunities available to choose healthier lifestyles.
- 6.11 In Merton, '*All Age All Cause Mortality*' rates have been progressively improving and are consistent with the growth in life expectancy experienced across England as a whole. Current rates place Merton among the healthiest boroughs in England with mortality rates below national and regional levels. The comparison of healthy life expectancy across London is 65 years. In 2011 an average Merton resident has a life expectancy of 80.5 year old and is expected to rise by +3% by 2026 based on GLA Round Trend Projections.
- 6.12 Figure 16, below shows the number of excess deaths in east of the borough attributable to some leading causes of mortality and in different age groups. It shows that around 41 (31%) of the excess deaths each year are due to cardiovascular causes (coronary heart disease, stroke and allied disorders) and about 24 (21%) are due to cancer.

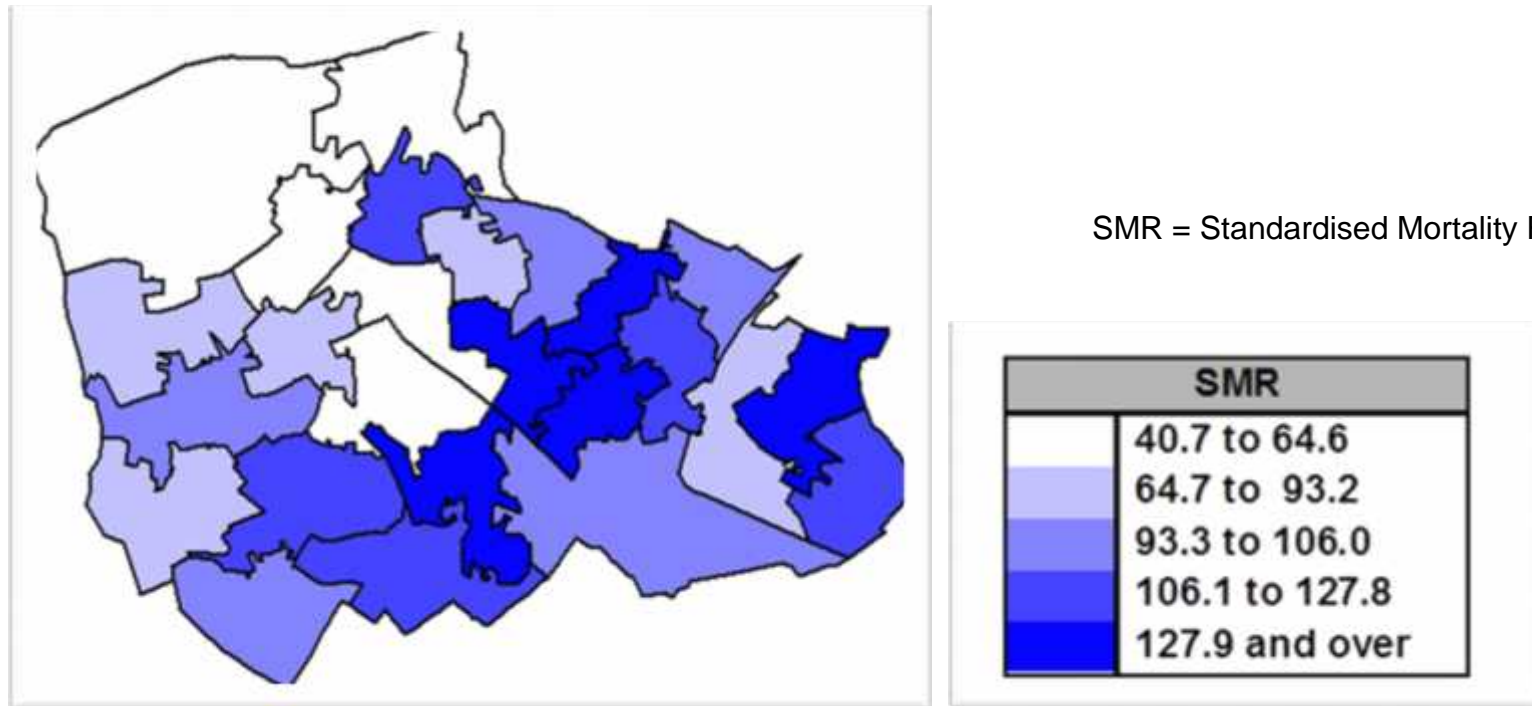
Figure 16: Numbers of annual excess deaths- East of the borough compared with West of the borough by cause 2006 to 2010



Source: The Department of Communities and Local Government indices of deprivation 2010

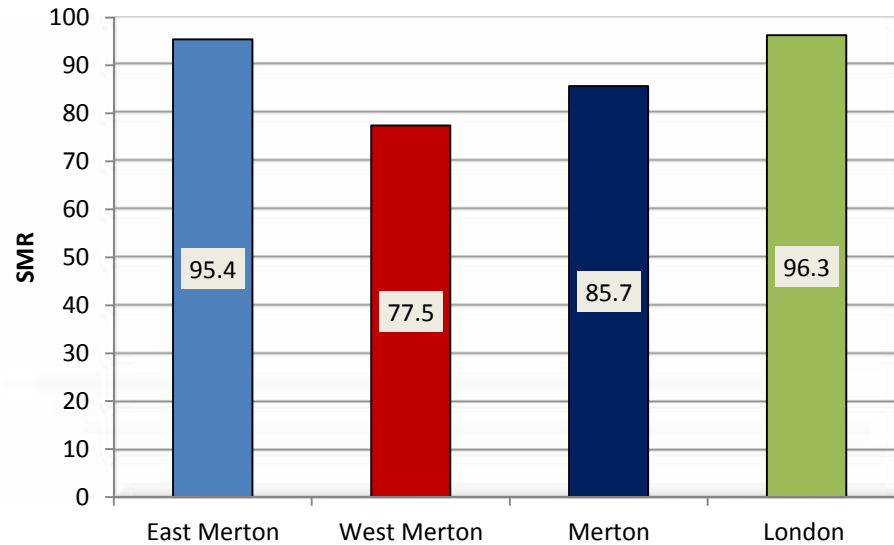
- 6.13 As indicated in figure 16 above, cardiovascular disease is the largest contributor to the differences in mortality between East and West Merton. This is also illustrated by figure 17 below, which indicates that, after adjustment for age, the east of the borough mortality from these diseases is similar to London and nearly a quarter higher than the west of the borough West Merton.

Figure 17: Mortality from cardiovascular diseases under 75 years, Merton, 2006 to 2010



Source: The Department of Communities and Local Government indices of deprivation 2010

Figure 18: Standardised mortality ratios (SMR) for cardiovascular diseases, all ages, Merton and London compared to England (100), 2006 to 2010



Source: Health Needs Assessment toolkit

6.14 Due to the nature and scale of the development, Merton Council is undertaking a Health Impact Assessment to assess any potential health and well-being impacts of the Plan.



## Housing

- 6.15** The London Plan (2011) sets a target housing target for Merton as 320 per annum. This target will increase to 411 new homes by 2015/16 onwards in the emerging London Plan, based on the London-wide strategic housing land availability assessment 2013. It is important to note that the borough is characterised by small housing sites (less than 10 homes per site) and the SHLAA suggests that half of Merton's ten-year target will derive from small sites.
- 6.16** Merton's Core Planning Strategy 2011 indicates the range of homes forecast to be built in each area. Figure 18 below shows the indicative ranges for the sub areas the estates fall within.
- Colliers Wood and South Wimbledon 500 -600
  - Mitcham 1550- 1850
  - Morden 1450- 1800

Figure 19: The current housing composition on the estates

	Eastfields	Ravensbury	High Path
<b>1 Bed</b>	239	28	175
<b>2 Bed</b>	33	67	327
<b>3 Bed</b>	191	97	105
<b>4 Bed</b>	1	0	1
<b>Total</b>	<b>464</b>	<b>150</b>	<b>608</b>

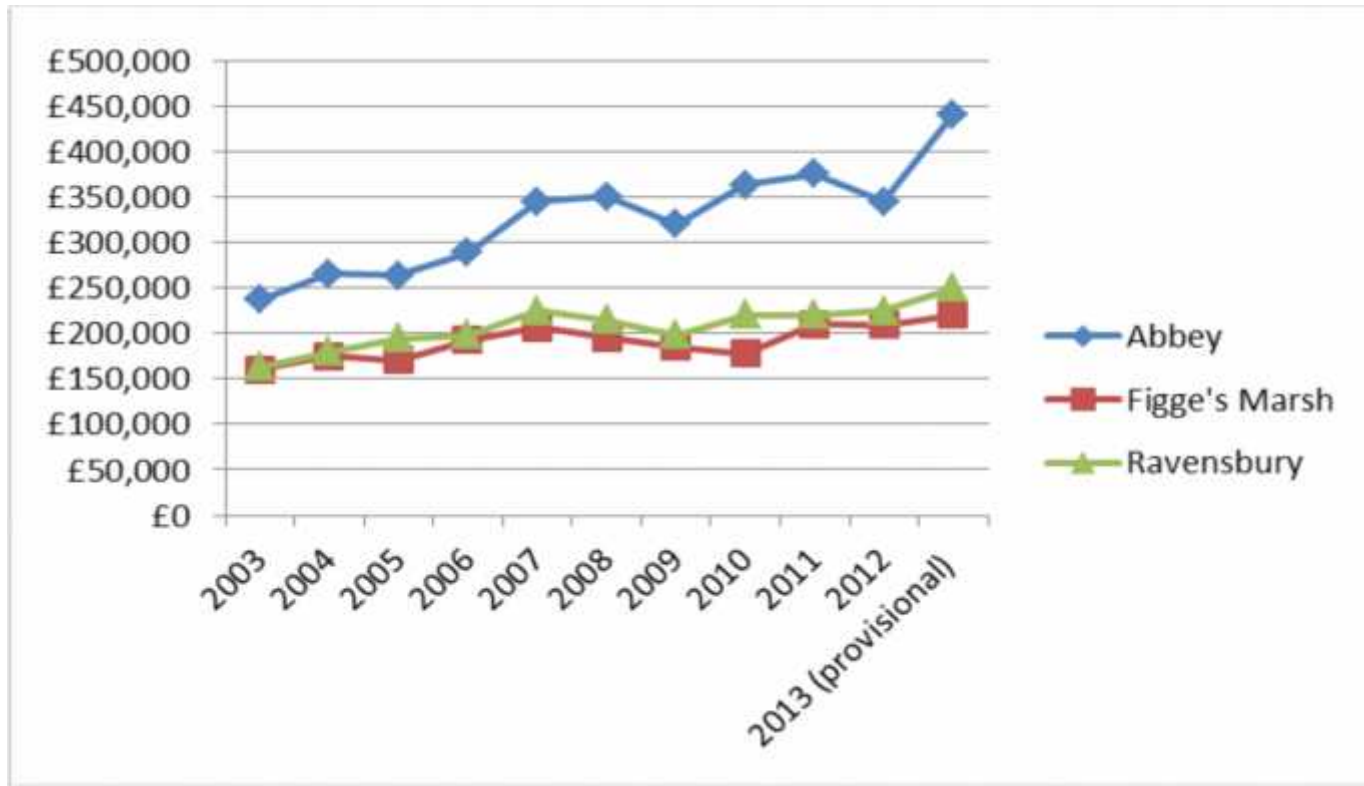
## House prices and affordability

- 6.17** The average house price for Merton in 2013 was £322,000 a increase of +7% on 2012 (£299, 000). When we compare house prices with average income, like most of London and the south east of England we can see there is a large gap between income and housing affordability. The GLA Pay-check 2011 dataset (figure 19) illustrates there are large disparities in the distribution of income within Merton. In general the west of the borough is more affluent especially Wimbledon Park, Village, and Hillside wards. These wards have a medium income range of £41-£50k. By comparison many wards such as Figge's Marsh, Pollards Hill, St. Helier, and Cricket Green have a median income range of £24k-28k.

Figure 20: Annual household income  
Wards

Wards	Total Median Annual Household Income estimate	Average house price	% (income) proportion of average house price
Abbey	£40,410	441,000 (Median/Land registry 2013)	9%
Figge's Marsh	£23,577	220,000 (Median/land registry 2013)	11%
Ravensbury	£25,321	249,950 (Median Land Registry)	10%

Figure 21: Annual House prices trends

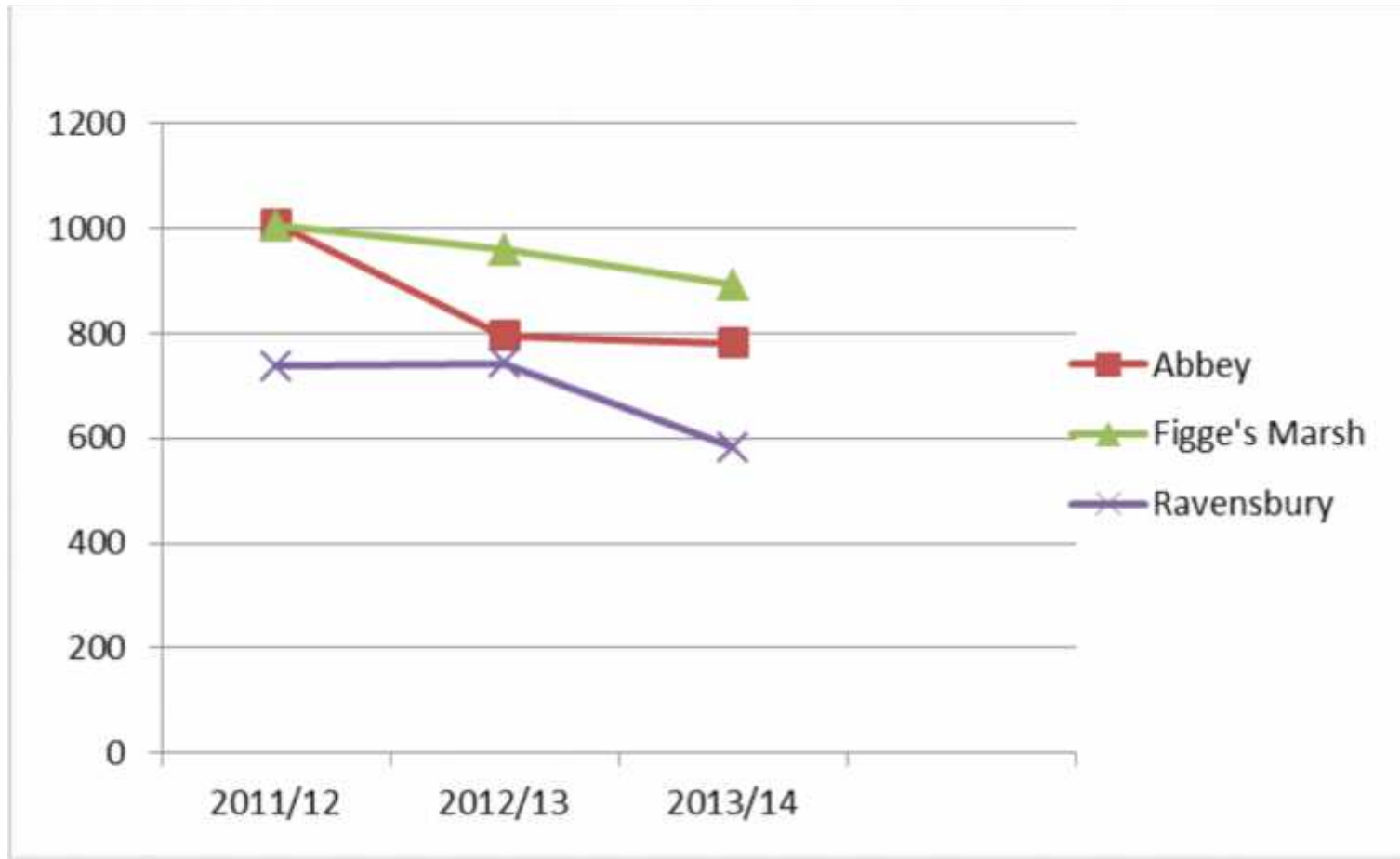


Source: Greater London Authority (GLA)

### Crime

6.18 The latest figures from the Metropolitan Police Service (MPS) for 2013/14 (figure 22) show that crime is down by -14% (11,556) on 2012/13 figure of 13,376. This downward trend is reflected on the three estates year on year. This crime downward trend is reflected in the three estates wards year on year.

Figure 22: Annual crime figures

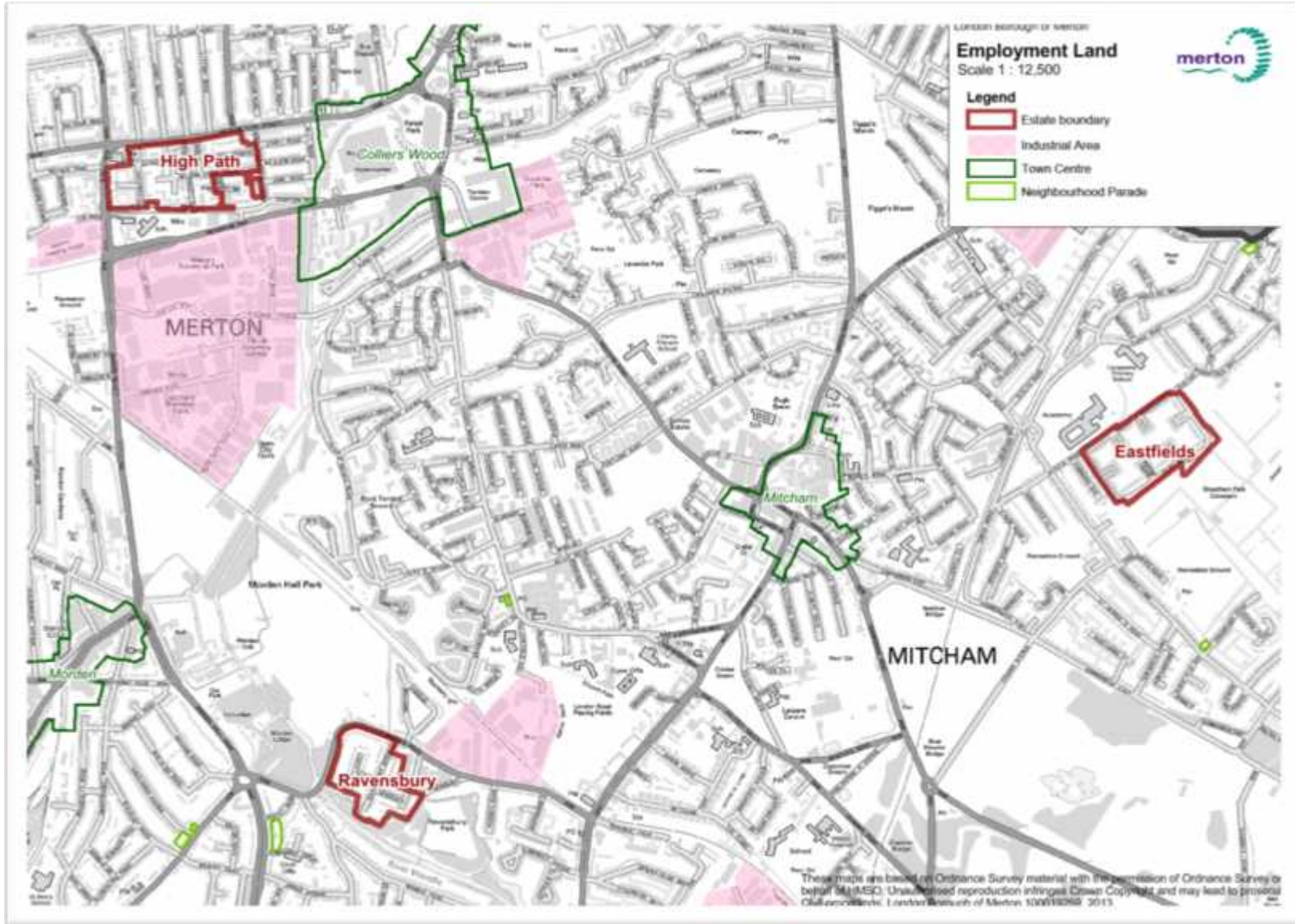


## 7 Economic

### Economy

- 7.1 Merton's economy is doing well compared to neighbouring boroughs; there is a significant divide between the North West and south east of the borough in terms of economic activity, employment, qualifications, skills and income levels, and business and investment opportunities. The north west and north central of the borough, particularly Wimbledon (the borough's main employment centre), is generally more affluent, with a higher proportion of the area's residents having higher level skills which enable them to get jobs locally, in neighbouring boroughs and in central London. However parts of the borough, more so the centre and east, contain pockets of deprivation characterised by:
- Long-term unemployment;
  - Low education and skills levels particularly among the under-24s;
  - Lack of jobs and major employers.
- 7.2 Analysis of recent statistics, suggests that whilst unemployment has risen in all wards across the borough, the unemployment rate has risen at a faster rate in the wards in the Mitcham area. Reducing deprivation, sourcing local labour and reducing the need to travel is a fundamental part of creating sustainable communities.
- 7.3 To increase employment opportunities for Merton's residents, the council and its partners are delivering a package of programmes and implementing a number of specific policies towards this end. These range from the use of council assets (Worsfold House) in partnership with Grenfell Housing to improve training and skills to requiring substantial new developments to take on apprentices and provide training during construction and, in the case of retailers, the operation of the development. In 2012 the council signed up to the London Council's 'Employment Pledge', which means that Merton has made a procurement pledge to create jobs and training opportunities through the council's own supply chain.

Figure 23: Designated employment land and the three estates



## Economic activity

- 7.4 68% (138,300) of Merton's population is of working age (16-64). This high percentage figure mirrors London working age population and is higher than the national figure of 64%. However, this high figure hides disparities within Merton. Figure 24 below shows the levels of employment on estate wards.

Figure 24: Economic activity (in employment –including self-employed)

Ward	Working age employees (2014)	In employment
Abbey (High Path Estate)	8,000	6, 211 (78%)
Figge's Marsh (Eastfields Estate)	8,400	4,854 (58%)
Ravensbury (Ravensbury Estate)	6,900	4,427 (64%)

Source: ONS 2012

## Unemployment

- 7.5 As mentioned above Merton's working age population is high but Merton's unemployment level is low at 5.6% (7,100). When, we compared this figure to the London average (9%) and the National average (8%) we can see that Merton's unemployment level is below both the regional and national averages. Historically in Merton wards in the east of the borough tend to have higher levels of unemployment when compared to wards in the west. When we look at the relevant wards, we can that Figge's Marsh has a higher level of unemployment (figure 25).

Figure 25: Unemployment by ward

Ward	Working age employees (2014)	unemployed
Abbey (High Path Estate)	8,000	278 (5%)
Figge's Marsh (Eastfields Estate)	8,400	328 (7%)
Ravensbury (Ravensbury Estate)	6,900	244 (4%)

Source: Nomis 2012

## Employment and areas

- 7.6 Merton has 16 designated industrial areas of which eight designated as Locally Significant Industrial Sites and eight designated as Strategic Industrial Sites. Complementing this, there are circa 400 non-designated employment sites located throughout Merton. Merton has relatively small supply of employment space compared with neighbouring boroughs of Lambeth and Croydon, but significantly more than nearby outer London boroughs such as Sutton and Kingston.
- 7.7 In common with other boroughs in south London, Merton has experienced a small loss of business floorspace over the last decade, mainly of manufacturing space with only a small increase in office and warehousing space, a trend that mirrors a number of boroughs in London.
- 7.8 The *High Path estate* is located between two larger town centres: Colliers Wood and Wimbledon. Colliers Wood is located along the River Wandle, linked by the Wandle Trail and is at the heart of the emerging Wandle Valley Regional Park. It has excellent public transport and road links but it is not pedestrian friendly environment and can be difficult to walk between the different retail areas.
- 7.9 To the north of High Path is Merton High Street, which comprises a wide range of retail shops and services. Merton's High Street connects Colliers Wood (five mins walk) with South Wimbledon (five mins walk). South Wimbledon is not designated as a town centre but offers small shops and services and transport links to central London by way of South Wimbledon underground station (Northern Line).
- 7.10 Wimbledon is designated as one of London's major town centres; it is situated north of the High Path Estate (20 mins walk) and South Wimbledon (5 mins walk). Wimbledon town centre has strong retail and office presence and is the economic hub contributing to 50% of Merton's jobs; as well as a range of night-time and cultural activities including theatres, bars, and restaurants. The priority for this town centre is to promote its position as one of London's Major Town Centres, by improving the transport interchange, supporting the provision of more office jobs and quality shops, balanced with community, leisure, arts, culture, and associated facilities. The emerging Crossrail 2 will result in significant changes for Wimbledon as a business location; attracting more businesses and is a genuine opportunity to grow and re-shape Wimbledon town centre.
- 7.11 The nearest town centre for the Eastfields Estate (15 mins) is Mitcham District Centre which is located to the east of the borough, Mitcham town centre has rail and tram connection and bus links. However, the tram and train stations are situated a distance away from the town centre. Mitcham has a small proportion of multiple retailers and primarily serves the retail needs of the local residents. A vibrant market exists in the core town centre.
- 7.12 For the Ravensbury Estate, Morden District Centre (10 mins walk) is it immediate town centre located in the centre of the borough. Morden town centre provide services and support that responds to changes in the way people work, offering alternatives to central London commuting yet retaining easy access to the city. A transformational change in the perception of Morden is required to make it a place where people want to visit rather than pass through.



7.13

The emerging planning framework (moreMorden) will address this issue by reinforcing Morden’s natural and built heritage, which will play its part alongside high quality contemporary design for new buildings and public spaces. The aim of moreMorden is to increase the number of people using the town centre.

Figure 26: Key sustainability issues

Sustainability objectives	Key issues
<p><b>1. Climate change</b></p>	<p>Climate change is a threat to the lifestyles of Merton residents, to wildlife, cultural heritage and material assets. It is predicted that higher temperatures and lower rainfall may be experienced in the south east. In addition to drinking water shortages, falling groundwater levels could lead to increased risk of subsidence and, where heavy rain falls on a parched ground in late summer the risk of flooding could increase. Green roofs, rain water harvesting, water storage, sustainable drainage and passive cooling are measures that can all contribute to climate change mitigation.</p>
<p><b>2. Energy and carbon reduction</b></p>	<p>The London Plan seeks exemplary approaches to waste, energy and water use, management and provision. Merton has been in the forefront for developing strategy for carbon reduction through what was known as the ‘Merton Rule’ and is eager to build on this progress by focussing on carbon reduction from new developments and also from other energy saving initiatives via Merton’s Climate Change strategy. Design measures introduced to address climate change will also help improve energy efficiency energy from waste schemes can also help to reduce carbon.</p>
<p><b>3. Biodiversity</b></p>	<p>Merton has a rich wealth of habitats and species that should be protected from adverse impacts of development, climate change and enhanced where possible. The London Plan seeks improved quality of the public realm and to see the creation a new regional park that integrates and contributes to the regeneration of the Wandle Valley Development Corridor.</p>

<b>4. Access to nature and open space</b>	Merton enjoys an excellent provision to open space especially existing commons and along the River Wandle but there is scope for increasing the opportunity for contact with nature and open space and improving the quality of the public realm. The creation of the Wandle Valley Regional Park within London's Green Grid will help improve access to nature and open space as well as create recreation opportunities.
<b>5. Natural resources</b>	There is a finite level of resources that need to be distributed over a larger population and housing level.
<b>6. Waste</b>	There is a need to identify new facilities to accommodate a move away from land filling waste. The South London Waste Plan, with its aim to divert 100% of waste from landfill, will make a major contribution to this. Managing waste sustainably via energy from waste will also contribute to mitigating against climate change and energy and carbon reduction.
<b>7. Water quality and resources</b>	Climate change, population growth and lifestyle choices are increasing the amount of water used and affecting the quality of the River Wandle, Beverly Brook and their tributaries.
<b>8. Flooding</b>	Merton experiences flooding from a number of sources especially fluvial flooding from the River Wandle, Beverly Brook and their tributaries. Surface water flooding is also an issue in some isolated parts of the borough.
<b>9 Air quality</b>	Air quality is improving but there is further scope to reduce atmospheric pollution across the borough by supporting public

Figure 27: Sustainability Appraisal Objectives.

SA/SEA Topic area	
<i>Environmental Objectives</i>	
21. <i>Land use.</i>	To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.
22. <i>Climate change</i>	Address the causes of climate change through reducing greenhouse gas emissions.  Adapting to the long-term effects of climate change.
23. <i>Water infrastructure and water consumption</i>	Reduce water pollution and improve water quality and resources in the river Wandle and Beverly Brook; improve the biological and chemical status of the River Wandle and Beverly Brook to good by 2027 (Environment Agency).  Reduce water consumption and ensure water saving measures are incorporated in developments.  Ensure adequate water and wastewater infrastructure supports new development.
24. <i>Soil</i>	To maintain and improve water quality in the soil and to remediate existing soil contamination, resulting in an overall improvement in soil quality.
25. <i>Air quality and air pollution</i>	To ensure the risks of air pollution to human health and environment are reduced.
26. <i>Transport</i>	To reduce road congestion and air pollution levels by improving travel choices (promoting public transport, walking and cycling), and reducing the need to travel by private vehicle.
27. <i>Flooding</i>	Reduce the flood risk to people and property from all sources of flooding including surface water flooding.  Compliance with and Flood and Water Management Act 2010.
28. <i>Biodiversity</i>	To enhance Merton's biodiversity.
29. <i>Built environment</i>	To enhance the built environment (including the architectural distinctiveness, townscape/landscape, and archaeological heritage) and ensure new buildings and spaces are well designed and enhance local character.

30. <i>Energy and carbon reduction</i>	Ensure specific measures to improve energy efficiency and reduce greenhouse gas emissions in new developments.
31. <i>Open space</i>	Ensure the provision of sufficient well-designed, accessible private amenity, communal and public open space (including play and recreation areas).
32. <i>Waste</i>	Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste. .
<b><i>Social Objectives</i></b>	
33. <i>Housing</i>	Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home.
34. <i>Access to culture, leisure and social activities</i>	Enhance opportunities for culture, leisure and social activities within the estate and / or by improving access to facilities.
35. <i>Social deprivation and poverty</i>	To contribute to reducing poverty and encouraging social inclusion.
36. <i>Health and wellbeing</i>	Improve the health and wellbeing of residents and reduce health inequalities.
37. <i>Services and community facilities</i>	Ensure accessibility to essential services and facilities.
38. <i>Crime</i>	To reduce crime and the fear of crime.
<b><i>Economic Objectives</i></b>	
39. <i>Economic growth and business development</i>	Support local economic growth
40. <i>Employment and unemployment</i>	Increase local employment and skills

## Key to symbols used in the Appraisal

7.14 This section of the SA provides an account of the consideration of all proposed options in the Issues and Options stage of the Plan and has been undertaken in the context of the key issues raised by other relevant documents.

Figure 28: Appraisal symbols:

Symbol	Meaning
++	Significant positive effect on Sustainability Objective (normally direct)
+	Minor positive effect on Sustainability Objective (normally indirect)
0	Neutral effect on Sustainability Objective
-	Minor negative effect on Sustainability Objective (normally indirect)
--	Significant negative effect on Sustainability Objective (normally direct)
?	Uncertain effect on Sustainability Objective

7.15 It should be noted that a score of '*Uncertain effect on sustainability objective*' does not necessary mean that the impact is judged to be an adverse negative impact – it could mean that at this time of the SA being undertaken, its is not known what the impact could be, due to either a lack of evidence or further evidence is required or evidence was not available at the time the SA was undertaken. Further assessments will be undertaken as part of the development process of the Plan towards adoption. Therefore, there will be opportunities to review such uncertainties at a later stage.

# Eastfields Estate: Issues and Options

Q.1 Type of development

**SA comment:** The assessment assumes each option is compliant with planning policies. At this early stage, there isn't enough information available to fully assess the impact of each option against several objectives, including Objective 4 (soil), objective 5 (air quality and pollution), objective 14 (access to culture, leisure and social activities), objective 15 (social deprivation and poverty) objective 16 (health and wellbeing), and objective 17 (services and community facilities). If the Estates Plan progresses to preferred options, further assessments would need to be carried out to inform detailed masterplanning. This should include more detailed information which would enable these options to be fully assessed.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Demolish and redevelop the entire Eastfields Estate	++	++	++	?	?	+	+	+	++	++	0	0	++	?	?	?	?	+	++	+
Option 2: Partial redevelopment	+	++	++	?	?	0	+	+	+	++	0	0	+	?	?	?	?	?	0	+
Option 3: Invest in properties to bring them to minimum standards	-	+	+	?	?	0	0	0	0	+	0	0	0	0	+	+	0	0	0	0

## Q.2 Size of homes

**SA comment:** For option 1, many of the objectives are assessed as having either a neutral effect on the sustainability objective as the size of homes has no impact on many of the environmental or economic objectives. Option 2 cannot be assessed as this option will be suggested by respondents to the Stage 1 consultation. If the Estates Plan goes to the next stage, then options suggested here can be assessed.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Mix of different size homes (Inline with Merton's Local plan 33% one bed, 32% two bed, 35% three or more.	0	0	0	0	0	0	0	0	+	0	0	0	++	0	+	+	0	0	0	0
Option 2: <i>(as suggested by respondent to the stage 1 consultation)</i>	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?



### Q.3 Types of homes

**SA comment:** As with the size of homes, many of the objectives are assessed as having either a neutral effect on the sustainability objective as the size of homes has no impact on many of the environmental or economic objectives. The greater choice in types of homes offered by options 1 and 2 have a more positive effect on sustainability. It should be noted that the types of homes will have a bearing on the layout and design of any development, but that choosing option 1, 2 or 3 does not necessarily mean an improved layout or design in comparison to the other options. Option 4 “*other*” cannot be assessed as this option will be suggested by respondents to the Stage 1 consultation. If the Estates Plan goes to the next stage, then options suggested here can be assessed.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and wellbeing	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: A mix of mainly house and flats on different part of the estate	+	0	0	0	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0
Option 2: A wide range of homes including a mix of houses, flats and maisonettes	+	0	0	0	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0
Option 3: Mostly flats	+	0	0	0	0	0	0	0	-	0	0	-	+	0	0	-	0	0	0	0
Other: please state																				

#### Q.4 Building heights and distribution

**SA comment:** The impact of different building heights and their distribution is largely unknown until masterplan options are drawn up to demonstrate benefits or impacts between different development layouts and heights. There will be benefit or impact for land use, the built environment, energy and carbon reduction, crime (relating to designing out crime and housing but it is too early to assess what these effects might be without seeing masterplans of what these options would look like.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Evenly across the estate	?	0	0	0	0	0	0	0	?	?	0	0	?	0	0	0	0	?	0	0
Option 2: Around the edges	?	0	0	0	0	0	0	0	?	?	0	0	?	0	0	0	0	?	0	0
Option 3: Variety across the estate	?	0	0	0	0	0	0	0	?	?	0	0	?	0	0	0	0	?	0	0

## Q.6 Outdoor space

**SA comment:** Outdoor space, whether communal, public or gardens can have benefits for addressing water runoff, the heat island effect (impacts of climate change), biodiversity, flood risk and the built environment, assuming the spaces are partially planted. There are also benefits for social interaction, community relations and health and wellbeing. Details on the nature, type, level of planting, support for biodiversity and other matters will improve any future assessment.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Concentrate on providing communal space for individual block of flats	+	+	+	0	+	0	+	+	+	0	++	0	+	+	+	++	+	+	0	0
Option 2: Provide a larger, single public open space for everyone to enjoy	+	+	+	0	+	0	++	++	+	0	++	0	+	+	+	++	+	+	0	0
Option 3: Provide more private gardens instead of communal space	-	+	+	0	+	0	+	+	+	0	-	0	+	0	+	++	0	+	0	0

### Q.8 Layout of buildings, spaces and streets

**SA comment:** The layout of buildings, spaces and streets within any development is key for assessing the impacts on land use. However it is difficult at this very early stage to assess the full effects on many of the sustainability objectives or to undertake any comparison between benefits and negatives. Plans and layouts will be necessary to ascertain the full impacts on land use, the built environment, open spaces and also social aspects such as health, wellbeing and social interaction.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Making easy connections within the estates and to surrounding area	+	0	0	0	0	++	0	0	++	+	?	0	+	++	?	+	0	?	0	0
Option 2: Create traditional street forms	?	0	0	0	0	+	0	0	?	+	+	0	+	0	?	+	0	?	0	0
Option 3: Retaining a feel similar to the current character of the estate	?	0	0	0	0	0	0	0	0	-	++	0	+	0	?	+	0	?	0	0
Option 4 Creating a mix of different types of buildings and spaces	+	0	0	0	0	?	0	0	+	?	?	0	+	?	?	+	0	?	0	0

Q.10 Greater use of public transport

**SA comment:** Support for public transport has the greatest impacts on social and economic objectives and also has a positive effect on air pollution.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Provide better bus facilities	0	+	0	0	+	++	0	+	+	0	+	0	0	++	++	++	++	0	+	+
Option 2: Provide better walking routes to stations, shopping areas, open spaces and community facilities	0	+	0	0	++	++	0	+	++	0	+	0	0	++	++	++	++	0	+	+
Option 3: Provide incentives	0	+	0	0	++	++	0	+	+	0	+	0	0	++	++	++	++	0	+	+
Option 4: Provide personal travel plans.	0	+	0	0	+	++	0	+	+	0	+	0	0	++	++	++	++	0	+	+

## Q.11 Encouraging walking and cycling

**SA comment:** Improvements to encourage people to walk and cycle more have positive impacts on wellbeing (social interaction, low cost mode of travel, health and fitness) as well as having a positive effect on carbon reduction and air pollution.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Provide well-connected, segregated, attractive and safe cycle path and footpaths	++	+	0	0	++	++	0	+	+	+	0	0	+	++	++	++	++	0	+	+
Option 2: Provide safe and convenient crossings at busy roads and junctions	++	+	0	0	++	++	0	+	+	+	0	0	+	++	++	++	+	0	+	+
Option 3: Provide cycling training and support, to help people to switch to cycling	++	+	0	0	++	++	0	+	+	+	0	0	+	++	++	++	+	0	+	+

### Q.12 Parking management

**SA comment:** The following options are in conformity with Merton Local Plan polices as well as national polices and guidance and regional policies and guidance. The assessment is assessing the sustainability impact of each option against the SA objectives.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Introduce parking controls	++	++	+	+	++	+	0	+	+	0	0	0	+	+	+	++	+	+	+	+
Option 2: No parking restrictions	+	+	+	+	-	-	0	-	0	0	0	0	0	0	0	-	0	-	0	0
Option 3: Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed.	++	++	+	+	++	+	0	+	+	0	0	0	0	+	+	++	+	+	+	+

### Q.14 Provision of community facilities

**SA comment:** The number, type, nature and capacity of community facilities has to be assessed against the demographics of local residents and users of these facilities. Providing more community facilities may not be beneficial if such facilities don't meet the needs of current and future residents. At present there are too many unknowns to make a thorough assessment.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: More community facilities	?	0	-	0	?	?	0	0	+	-	0	-	0	+	?	+	+	?	?	?
Option 2: The existing local community facilities are enough	?	0	0	0	?	?	0	0	+	0	0	0	0	?	?	-	-	-	?	?



**Q.15 Support for existing and new employment**

**SA comment:** Support for businesses and jobs has the greatest positive effect on employment, economic growth and has associated benefits to social inclusion, health and wellbeing. Subject to mitigation of noise or traffic impacts if necessary, there are unlikely to be any significantly negative effects from this approach.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Provision of space for small businesses on or near the estate	++	+	0	0	+	+	0	0	+	+	0	0	0	+	++	++	?	+	++	++
Option 2: Employ local businesses and apprentices through the refurbishment or regeneration process	++	+	0	0	+	+	0	0	+	+	0	0	0	+	++	++	?	+	++	++

## High Path Estate: Issues and Options

## Q.1 Type of development

**SA comment:** At this early stage, there isn't enough information available to fully assess the impact of each option against several objectives, including Objective 4 (soil), objective 5 (air quality and pollution), objective 14 (access to culture, leisure and social activities), objective 15 (social deprivation and poverty) objective 16 (health and wellbeing), and objective 17 (services and community facilities). If the Estates Plan progresses to preferred options, further assessments would need to be carried out to inform detailed masterplanning. This should include more detailed information which would enable these options to be fully assessed.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Demolish and redevelop the entire High Path Estate	++	++	++	?	?	+	+	+	++	++	0	0	++	?	?	?	?	+	++	+
Option 2: Partial redevelopment	+	++	++	?	?	0	+	+	+	++	0	0	+	?	?	?	?	?	0	+
Option 3: Invest in properties to bring them to minimum standards	-	+	+	?	?	0	0	0	0	+	0	0	0	0	+	+	0	0	0	0

## Q.2 Size of homes

**SA comment:** For option 1, many of the objectives are assessed as having either a neutral effect on the sustainability objective as the size of homes has no impact on many of the environmental or economic objectives. Option 2 cannot be assessed as this option will be suggested by respondents to the Stage 1 consultation. If the Estates Plan goes to the next stage, then options suggested here can be assessed.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Mix of different size homes (Inline with Merton's Local plan 33% one bed, 32% two bed, 35% three or more.)	0	0	0	0	0	0	0	0	+	0	0	0	++	0	+	+	0	0	0	0
Option 2: <i>(as suggested by respondent to the stage 1 consultation)</i>	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

### Q.3 Types of homes

**SA comment:** As with the size of homes, many of the objectives are assessed as having either a neutral effect on the sustainability objective as the size of homes has no impact on many of the environmental or economic objectives. The greater choice in types of homes offered by options 1 and 2 have a more positive effect on sustainability. It should be noted that the types of homes will have a bearing on the layout and design of any development, but that choosing option 1, 2 or 3 does not necessarily mean an improved layout or design in comparison to the other options. Option 4 “*other*” cannot be assessed as this option will be suggested by respondents to the Stage 1 consultation. If the Estates Plan goes to the next stage, then options suggested here can be assessed.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and wellbeing	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: A mix of mainly house and flats on different part of the estate	+	0	0	0	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0
Option 2: A wide range of homes including a mix of houses, flats and maisonettes	+	0	0	0	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0
Option 3: Mostly flats	+	0	0	0	0	0	0	0	-	0	0	-	+	0	0	-	0	0	0	0
Other: please state																				

#### Q.4 Building heights and distribution

**SA comment:** The impact of different building heights and their distribution is largely unknown until masterplan options are drawn up to demonstrate benefits or impacts between different development layouts and heights. There will be benefit or impact for land use, the built environment, energy and carbon reduction, crime (relating to designing out crime and housing but it is too early to assess what these effects might be without seeing masterplans of what these options would look like.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Evenly across the estate	?	0	0	0	0	0	0	0	?	?	0	0	?	0	0	0	0	?	0	0
Option 2: Around the edges	?	0	0	0	0	0	0	0	?	?	0	0	?	0	0	0	0	?	0	0
Option 3: Variety across the estate	?	0	0	0	0	0	0	0	?	?	0	0	?	0	0	0	0	?	0	0

## Q.6 Outdoor space

**SA comment:** Outdoor space, whether communal, public or gardens can have benefits for addressing water runoff, the heat island effect (impacts of climate change), biodiversity, flood risk and the built environment, assuming the spaces are partially planted. There are also benefits for social interaction, community relations and health and wellbeing. Details on the nature, type, level of planting, support for biodiversity and other matters will improve any future assessment.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Concentrate on providing communal space for individual block of flats	+	+	+	0	+	0	+	+	+	0	++	0	+	+	+	++	+	+	0	0
Option 2: Provide a larger, single public open space for everyone to enjoy	+	+	+	0	+	0	++	++	+	0	++	0	+	+	+	++	+	+	0	0
Option 3: Provide more private gardens instead of communal space	-	+	+	0	+	0	+	+	+	0	-	0	+	0	+	++	0	+	0	0

### Q.7 Types of play area and open spaces

**SA comment:** The types and uses of open spaces, whether for active or passive recreation, have the greatest positive impact on health, wellbeing and social interaction. Although design, layout and location is currently unknown, open spaces and play spaces help to soften the built environment and make a significant contribution to an area's character.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Sports pitches (kick-about and picnicking)	+	?	+	0	0	0	?	?	+	0	++	0	0	++	++	++	+	?	0	0
Option 2: Multi use games area	+	?	?	0	0	0	?	0	+	0	+	0	0	++	++	++	+	?	0	0
Option 3: Communal gardens	+	?	?	0	?	0	?	?	+	0	+	0	0	++	++	++	+	?	0	0
Option 4 Children's play equipment	+	?	0	0	0	0	0	0	+	0	0	0	0	++	++	++	+	?	0	0



### Q.8 Layout of buildings, spaces and streets

**SA comment:** As it was developed over several decades, High Path has a very mixed layout. The layout of buildings, spaces and streets within any development is key for assessing the impacts on land use. However it is difficult at this very early stage to assess the full effects on many of the sustainability objectives or to undertake any comparison between benefits and negatives. Plans and layouts will be necessary to ascertain the full impacts on land use, the built environment, open spaces and also social aspects such as health, wellbeing and social interaction.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Making easy connections within the estates and to surrounding area	+	0	0	0	0	++	0	0	++	+	?	0	+	++	?	+	0	?	0	0
Option 2: Retaining the historic street pattern and create traditional street forms	?	0	0	0	0	+	0	0	?	+	+	0	+	0	?	+	0	?	0	0
Option 3 Creating a mixture of types of buildings and spaces	+	0	0	0	0	?	0	0	+	?	?	0	+	?	?	+	0	?	0	0

Q.10 Greater use of public transport

**SA comment:** Support for public transport has the greatest impacts on social and economic objectives and also has a positive effect on air pollution.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Provide better bus facilities	0	+	0	0	+	++	0	+	+	0	+	0	0	++	++	++	++	0	+	+
Option 2: Provide better walking routes to stations, shopping areas, open spaces and community facilities	0	+	0	0	++	++	0	+	++	0	+	0	0	++	++	++	++	0	+	+
Option 3: Provide incentives	0	+	0	0	++	++	0	+	+	0	+	0	0	++	++	++	++	0	+	+
Option 4: Provide personal travel plans.	0	+	0	0	+	++	0	+	+	0	+	0	0	++	++	++	++	0	+	+

## Q.11 Encouraging walking and cycling

**SA comment:** Improvements to encourage people to walk and cycle more have positive impacts on wellbeing (social interaction, low cost mode of travel, health and fitness) as well as having a positive effect on carbon reduction and air pollution.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Provide well-connected, segregated, attractive and safe cycle path and footpaths	++	+	0	0	++	++	0	+	+	+	0	0	+	++	++	++	++	0	+	+
Option 2: Provide safe and convenient crossings at busy roads and junctions	++	+	0	0	++	++	0	+	+	+	0	0	+	++	++	++	+	0	+	+
Option 3: Provide cycling training and support, to help people to switch to cycling	++	+	0	0	++	++	0	+	+	+	0	0	+	++	++	++	+	0	+	+

Q.12 Parking management

**SA comment:** Parking management has the most positive benefits when accompanied by initiatives to improve access by other means such as walking, cycling and public transport.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Introduce parking controls	+	+	0	0	+	+	0	+	+	+	0	0	0	+	?	+	+	0	?	?
Option 2: No parking restrictions	-	-	0	0	-	-	0	-	-	-	0	0	0	+	?	+	+	0	?	?
Option 3: Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed.	+	+	0	0	+	+	0	+	+	+	0	0	0	+	?	+	+	0	?	?

### Q.14 Provision of community facilities

**SA comment:** The number, type, nature and capacity of community facilities has to be assessed against the demographics of local residents and users of these facilities. Providing more community facilities may not be beneficial if such facilities don't meet the needs of current and future residents. At present there are too many unknowns to make a thorough assessment.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: More community facilities	?	0	-	0	?	?	0	0	+	-	0	-	0	+	?	+	+	?	?	?
Option 2: The existing local community facilities are enough	?	0	0	0	?	?	0	0	+	0	0	0	0	?	?	-	-	-	?	?

### Q.15 Support for existing and new employment

**SA comment:** High Path is closer to larger town centres and existing businesses than Eastfields or Ravensbury and benefits from greater transport access. Support for businesses and jobs has the greatest positive effect on employment, economic growth and has associated benefits to social inclusion, health and wellbeing. Subject to mitigation of noise or traffic impacts if necessary, there are unlikely to be any significantly negative effects from this approach.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Provision of space for small businesses on or near the estate	++	+	0	0	+	+	0	0	+	+	0	0	0	+	++	++	?	+	++	++
Option 2: Employ local businesses and apprentices through the refurbishment or regeneration process	++	+	0	0	+	+	0	0	+	+	0	0	0	+	++	++	?	+	++	++

## Ravensbury Estate: Issues and Options

### Q.1 Type of development

**SA comment:** At this early stage, there isn't enough information available to fully assess the impact of each option against several objectives, including Objective 4 (soil), objective 5 (air quality and pollution), objective 14 (access to culture, leisure and social activities), objective 15 (social deprivation and poverty) objective 16 (health and wellbeing), and objective 17 (services and community facilities). If the Estates Plan progresses to preferred options, further assessments would need to be carried out to inform detailed masterplanning. This should include more detailed information which would enable these options to be fully assessed.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Demolish and redevelop the entire Ravensbury Estate	++	++	++	?	?	+	+	+	++	++	0	0	++	?	?	?	?	+	++	+
Option 2: Partial redevelopment	+	++	++	?	?	0	+	+	+	++	0	0	+	?	?	?	?	?	0	+
Option 3: Invest in properties to bring them to minimum standards	-	+	+	?	?	0	0	0	0	+	0	0	0	0	+	+	0	0	0	0



## Q.2 Size of homes

**SA comment:** For option 1, many of the objectives are assessed as having either a neutral effect on the sustainability objective as the size of homes has no impact on many of the environmental or economic objectives. Option 2 cannot be assessed as this option will be suggested by respondents to the Stage 1 consultation. If the Estates Plan goes to the next stage, then options suggested here can be assessed.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Mix of different size homes (Inline with Merton's Local plan 33% one bed, 32% two bed, 35% three or more.)	0	0	0	0	0	0	0	0	+	0	0	0	++	0	+	+	0	0	0	0
Option 2: <i>(as suggested by respondent to the stage 1 consultation)</i>	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

### Q.3 Types of homes

**SA comment:** As with the size of homes, many of the objectives are assessed as having either a neutral effect on the sustainability objective as the size of homes has no impact on many of the environmental or economic objectives. The greater choice in types of homes offered by options 1 and 2 have a more positive effect on sustainability. It should be noted that the types of homes will have a bearing on the layout and design of any development, but that choosing option 1, 2 or 3 does not necessarily mean an improved layout or design in comparison to the other options. Option 4 “*other*” cannot be assessed as this option will be suggested by respondents to the Stage 1 consultation. If the Estates Plan goes to the next stage, then options suggested here can be assessed.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and wellbeing	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: A mix of mainly house and flats on different part of the estate	+	0	0	0	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0
Option 2: A wide range of homes including a mix of houses, flats and maisonettes	+	0	0	0	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0
Option 3: Mostly flats	+	0	0	0	0	0	0	0	-	0	0	-	+	0	0	-	0	0	0	0

#### Q.4 Building heights and distribution

**SA comment:** The impact of different building heights and their distribution is largely unknown until masterplan options are drawn up to demonstrate benefits or impacts between different development layouts and heights. There will be benefit or impact for land use, the built environment, energy and carbon reduction, crime (relating to designing out crime and housing but it is too early to assess what these effects might be without seeing masterplans of what these options would look like. Parts of Ravensbury have been modelled as potentially being affected by flooding from the river Wandle; building distribution will be relevant to mitigating flood risk.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Evenly across the estate	?	0	0	0	0	0	?	0	?	?	0	0	?	0	0	0	0	?	0	0
Option 2: Around the edges	?	0	0	0	0	0	?	0	?	?	0	0	?	0	0	0	0	?	0	0
Option 3: Variety across the estate	?	0	0	0	0	0	?	0	?	?	0	0	?	0	0	0	0	?	0	0

## Q.6 Outdoor space

**SA comment:** Outdoor space, whether communal, public or gardens can have benefits for addressing water runoff, the heat island effect (impacts of climate change), biodiversity, flood risk and the built environment, assuming the spaces are partially planted. There are also benefits for social interaction, community relations and health and wellbeing. Details on the nature, type, level of planting, support for biodiversity and other matters will improve any future assessment. The layout and relationship with nearby green spaces at Ravensbury will also be important in assessing future benefits.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Concentrate on providing communal space for individual block of flats	+	+	+	0	+	0	+	+	+	0	++	0	+	+	+	++	+	+	0	0
Option 2: Provide a larger, single public open space for everyone to enjoy	+	+	+	0	+	0	++	++	+	0	++	0	+	+	+	++	+	+	0	0
Option 3: Provide more private gardens instead of communal space	-	+	+	0	+	0	+	+	+	0	-	0	+	0	+	++	0	+	0	0

### Q.7 Types of play area and open spaces

**SA comment:** The types and uses of open spaces, whether for active or passive recreation, have the greatest positive impact on health, wellbeing and social interaction. Although design, layout and location is currently unknown, open spaces and play spaces help to soften the built environment and make a significant contribution to an area's character.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Sports pitches (kickabouts and picnicking)	+	?	+	0	0	0	?	?	+	0	++	0	0	++	++	++	+	?	0	0
Option 2: Multi use games area	+	?	?	0	0	0	?	0	+	0	+	0	0	++	++	++	+	?	0	0
Option 3: Communal gardens	+	?	?	0	?	0	?	?	+	0	+	0	0	++	++	++	+	?	0	0
Option 4 Children's play equipment	+	?	0	0	0	0	0	0	+	0	0	0	0	++	++	++	+	?	0	0

### Q.8 Layout of buildings, spaces and streets

**SA comment:** The layout of buildings, spaces and streets within any development is key for assessing the impacts on land use. However it is difficult at this very early stage to assess the full effects on many of the sustainability objectives or to undertake any comparison between benefits and negatives. Plans and layouts will be necessary to ascertain the full impacts on land use, the built environment, open spaces and also social aspects such as health, wellbeing and social interaction. Option 2 has advantages for the effects on housing and possibly on other facilities new homes would support, however more detail is needed to ascertain its impact across the social and economic sustainability objectives.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Making easy connections within the estates and to surrounding area	+	0	0	0	0	++	0	0	++	+	?	0	+	++	?	+	0	?	0	0
Option 2: Creating amore vibrant feel and character to the area.	+	0	0	0	0	+	0	0	?	+	+	0	++	0	?	?	0	?	0	0
Option 3 Creating a mixture of types of buildings and spaces	+	0	0	0	0	?	0	0	+	?	?	0	+	?	?	+	0	?	0	0

### Q.10 Greater use of public transport

**SA comment:** Support for public transport has the greatest impacts on social and economic objectives and also has a positive effect on air pollution.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Provide better bus facilities	0	+	0	0	+	++	0	+	+	0	+	0	0	++	++	++	++	0	+	+
Option 2: Provide better walking routes to stations, shopping areas, open spaces and community facilities	0	+	0	0	++	++	0	+	++	0	+	0	0	++	++	++	++	0	+	+
Option 3: Provide incentives	0	+	0	0	++	++	0	+	+	0	+	0	0	++	++	++	++	0	+	+
Option 4: Provide personal travel plans.	0	+	0	0	+	++	0	+	+	0	+	0	0	++	++	++	++	0	+	+

## Q.11 Encouraging walking and cycling

**SA comment:** Improvements to encourage people to walk and cycle more have positive impacts on wellbeing (social interaction, low cost mode of travel, health and fitness) as well as having a positive effect on carbon reduction and air pollution.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Provide well-connected, segregated, attractive and safe cycle path and footpaths	++	+	0	0	++	++	0	+	+	+	0	0	+	++	++	++	++	0	+	+
Option 2: Provide safe and convenient crossings at busy roads and junctions	++	+	0	0	++	++	0	+	+	+	0	0	+	++	++	++	+	0	+	+
Option 3: Provide cycling training and support, to help people to switch to cycling	++	+	0	0	++	++	0	+	+	+	0	0	+	++	++	++	+	0	+	+



### Q.12 Parking management

**SA comment:** Parking management has the most positive benefits when accompanied by initiatives to improve access by other means such as walking, cycling and public transport.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Introduce parking controls	+	+	0	0	+	+	0	+	+	+	0	0	0	+	?	+	+	0	?	?
Option 2: No parking restrictions	-	--	0	0	-	-	0	-	-	-	0	0	0	+	?	+	+	0	?	?
Option 3: Reduce the need for parking spaces by providing alternatives ways for residents to access a car when needed.	+	+	0	0	+	+	0	+	+	+	0	0	0	+	?	+	+	0	?	?

### Q.14 Provision of community facilities

**SA comment:** The number, type, nature and capacity of community facilities has to be assessed against the demographics of local residents and users of these facilities. Providing more community facilities may not be beneficial if such facilities don't meet the needs of current and future residents. At present there are too many unknowns to make a thorough assessment.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: More community facilities	?	0	-	0	?	?	0	0	+	-	0	-	0	+	?	+	+	?	?	?
Option 2: The existing local community facilities are enough	?	0	0	0	?	?	0	0	+	0	0	0	0	?	?	-	-	-	?	?

**Q.15 Support for existing and new employment**

**SA comment:** Support for businesses and jobs has the greatest positive effect on employment, economic growth and has associated benefits to social inclusion, health and wellbeing. Subject to mitigation of noise or traffic impacts if necessary, there are unlikely to be any significantly negative effects from this approach.

Sustainability Objective	1: Land use	2: Climate change	3: Water infrastructure and water consumption	4: Soil	5: Air quality and air pollution	6: Transport	7: Flooding	8: Biodiversity	9: Built environment	10: Energy and carbon reduction	11: Open space	12: Waste	13: Housing	14: Access to culture, leisure and social activities	15: Social deprivation and poverty	16: Health and well-being	17: Services and community facilities	18: Crime	19: Economic growth and development	20: Employment and unemployment
Option 1: Provision of space for small businesses on or near the estate	++	+	0	0	+	+	0	0	+	+	0	0	0	+	++	++	?	+	++	++
Option 2: Employ local businesses and apprentices through the refurbishment or regeneration process	++	+	0	0	+	+	0	0	+	+	0	0	0	+	++	++	?	+	++	++

**Appendix A: Other relevant plans and programmes.**

## Establishing the Policy Context

- i. The council has undertaken a comprehensive review of all its international, regional, and local plans, programmes, and sustainability objectives in order to identify the key objectives objective, indicators and targets relevance to the planning framework for the estates regeneration and the council's Sustainability Objective Framework.
- ii. The sustainability objectives, targets, and indicators to be developed for inclusion in the SA Framework must have regard to the underlying objectives and key targets associated with the following international strategies, plans, and programmes:

Level: International / European Context
Conservation of Natural Habitats of Wild Fauna and Flora Directive 92/43/EEC
The Wild Birds Directive 2009/147/EC
The Convention on Biological Diversity 93/626/EEC
The EU Water Framework Directive 2000/60/EC
Ambient air quality assessment and management Directive 1996/62/EC
Limit values for sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air Directive 1999/30/EC
Air Quality Directive 2008/50/EC
Environmental Noise Directive 2002/49/EC
Approval of the Kyoto Protocol on Climate Change Decision 2002/358/EC
Allocation of emission levels under the Kyoto Protocol Decision 2010/778/EU
Landfill Directive 1999/31/EC
EU Renewable Energy Directive 2001/77/EC
EU Energy Efficiency Directive 2012/27/EU
EU Floods Directive 2007/60/EC
Pan-European Biological and Landscape Diversity Strategy 2003
Mainstreaming sustainable development into EU policies: Review of the European Union Strategy for Sustainable Development 2009
European Spatial Development Perspective 1999

Roadmap to a Single European Transport Area – Towards a competitive and resource efficient transport system, White Paper 2011
European Landscape Convention 2000
Proposal for a new EU Environment Action Programme to 2020 - "Living well, within the limits of our planet" 2012
The Johannesburg Declaration on Sustainable Development 2002
Living Planet Report 2012 – Biodiversity, bio-capacity and better choices
<b>Level: National Context</b>
National Planning Policy Framework (NPPF) 2012
National Planning Policy Guidance (NPPG) 2014
Planning policy for traveller sites 2012
Planning for Sustainable Waste Management: A Companion Guide to PPS10 2006
Planning for Town Centres: Practice guidance on need, impact and the sequential approach 2009
Planning for climate change – guidance for local authorities 2012
Good Practice Guide on Planning for Tourism 2006
Localism Act 2011
Public Services (Social Value) Act 2012
'Reuniting health with planning: healthier homes, healthier communities' 2012
UK Sustainable Development Strategy "Securing the Future" 2005
Conservation of Habitats and Species Regulations 2010
Biodiversity 2020: A strategy for England's wildlife and ecosystem services 2011
UK Biodiversity Action Plan (UK BAP) 1994
UK Post-2010 Biodiversity Framework 2012
Transport White Paper – "Creating Growth, Cutting Carbon: making sustainable local transport happen" 2011

Draft aviation policy framework 2012
The Wildlife and Countryside Act (as amended) 1981
Sustainable Communities Act 2007 (as amended)
UK Energy Efficiency Strategy 2012
Climate Change Act 2008
UK Climate Projections 2009
The Air Quality Strategy (Volume 2) 2007
Air Pollution: Action in a Changing Climate 2010
National Flood and Coastal Erosion Risk Management Strategy for England
Natural England Corporate Plan 2012-2015
The Code for Sustainable Homes: Setting the Sustainability Standards for new homes 2008
The Code for Sustainable Homes: Technical Guide 2012
English Heritage Corporate Plan 2011 - 2015
Suburbs and the Historic Environment 2007
Guidance on Tall Buildings 2007
The Water Resources Act 1991
The Water Act 2003
Flood Risk Regulations 2009
Flood and Water Management Act 2010
Healthy Lives, Healthy People: Our Strategy for Public Health in England
CL:AIRE Definition of Waste: Development Industry Code of Practice 2011
The Plan for Growth 2011
A Practical Guide to the SEA Directive 2006

Level: Regional Context
The London Plan: Spatial Development Strategy for Greater London 2011
Draft Further Alterations to the London Plan (2014)
The Mayor's Housing Strategy (draft) 2012
The Mayor's Transport Strategy (draft) 2010
The Mayor's Ambient Noise Strategy 2004
The Mayor's Air Quality Strategy 2010
The Mayor's Biodiversity Strategy 2002
The Mayor's Cultural Strategy 2010
The Mayor's Economic Development Strategy 2010
The Mayor's Climate Change Mitigation and Energy Strategy 2011
The Mayor's Climate Change Adaptation Strategy (draft) 2010
London Biodiversity Action Plan 2001
Sub Regional Development Framework for the south sub region 2006
Thames Waterway Plan 2006-2011
Thames Corridor Catchment Abstraction Management Strategy 2004
Thames River Basin Management Plan 2009
Thames Catchment Flood Management Plan 2009
The Thames Estuary 2100 Plan 2012
The Lower Thames Flood Risk Management Strategy (draft) 2010
Mayor of London: Regional Flood Risk Assessment (2014)
London Strategic Parks Project 2006
Transport Assessment Best Practice Guidance 2010
A New Way to Plan – Travel planning for new development in London 2010
Managing Freight Effectively: Delivery and Servicing Plans 2010
The Mayor's Equality Framework 2009



**Level: Local Context: London Borough of Merton**

Core Planning Strategy 2011

Sites and Policies Plan 2014

Policies Map 2014

Community Plan 2013

Local Implementation Plan for Transport 2011-2031

Housing Strategy 2008-2012

Tenancy Strategy 2013

Climate Change Strategy 2009-2015

Joint Strategic Needs Assessment 2013/14

Employment Land Study 2010

Merton's Economic Development Strategy (2010) and Refresh (2012)

Merton's Employment and Skills Action Plan 2013 - 2014

Merton's Public Realm Strategy (2009)

Merton's Allotment Strategy 2007 - 2010

Merton's Cultural Strategy; A better future for all 2007 – 2010

Merton's Older Persons Housing Strategy 2006 – 2009

Merton Sport, Health and Physical Activity Strategy 2006 –2009

Merton's Healthier Communities Strategy 2008 - 2012

Nature Reserve Management Plans (13 in total – between 1997 and 2007)

Infrastructure projects (table 27.2 Core Planning Strategy)

Borough's sport, open space and recreation needs assessment 2008

The Thames Landscape Strategy 2012

South London Waste Plan DPD (2012)

London Borough's of Wandsworth, Merton, Sutton and Croydon Strategic Flood Risk Assessment (level 1 and level 2) 2008 and 2009

Draft Local Flood Risk Management Strategy (pending adoption)

Merton's Neighbourhood Renewal Strategy (2005-2010)
The London Borough of Merton Climate Change Strategy 2009 – 2012
Carbon assessment of domestic housing in London Borough of Merton (2010)
Merton climate change research: Town Centre Morden: CHP Plant Option Appraisal (2010)
Merton climate change: Renewable energy resources in Merton: a preliminary assessment (2009)
Affordable Housing Viability Study (2010)
Strategic Housing Market Assessment (2010)
Merton's Housing Strategy 2012-2015
Merton's Housing Needs Study (2005):
Merton Town Centre Capacity Study (2011)
Merton's Economic and Employment Land Study (2010)
A New Future: An Economic Prospectus for Merton – London Borough Merton Economic Development
Merton's Open Space Strategy (2010)
Merton's Public Realm Strategy (2009)
Merton's Infrastructure Needs Assessment Study (2008)
Merton's Free Play Strategy 2007-2012 (2007)
Merton's Conservation Area Character Assessments
The Borough Character Study
Wandle Valley Regional Park: A vision for the future update (2009)
Joint Strategic Needs Assessment 2012
Childcare Sufficiency in Merton Annual Report 2013

- iii. All of the plans and programmes influence Merton's Local Plan documents to some degree. However, the London Plan, as the spatial strategy for London, the various Mayoral strategies as well as the already adopted Merton's plans, strategies, and guidance (i.e. the Core Planning Strategy) including the Community Plan is of particular relevance. The objectives contained within these will provide the direction for spatial planning within Merton.
  
- iv. Many of the objectives of the above plans relate to the sustainability objectives set out in this scoping report. These sustainability objectives provide a framework within which the policies formulated within the planning documents should produce the desired outcomes of these plans in a sustainable manner.

## Appendix B

- v. This is the list of cultural and heritage assets illustrated on figure 10 a-c within a 200 metres catchment area.

Estate	Asset	Type of Asset
High Path	Wheel House at Mister Liberty's print works	Listed building Grade II
High Path	Two street lamp outside number 12 and 34	Listed building Grade II
High Path	South Wimbledon Station London Regional Transport station	Listed building Grade II
High Path	Colour house at Mister Liberty's Print works	Listed building Grade II
High Path	Wall running along south side of road	Listed building Grade II
High Path	Merton Place	Archaeological Priority Zone
High Path	Stane Street	Archaeological Priority Zone
High Path	Wandle/Colliers Wood	Archaeological Priority Zone
High Path	Conservation Area 025	Conservation Area
High Path	Merton Priory	Scheduled Ancient Monument
Ravensbury	White cottage	Listed building Grade II
Ravensbury	Ravensbury Mill	Listed building Grade II
Ravensbury	Morden Hall Park	Historic Park and Gardens
Ravensbury	Conservation Area 025	Conservation Area
Ravensbury	Morden Hall and Park	Archaeological Priority Zone
Ravensbury	Wandle/Mitcham	Archaeological Priority Zone

