

MERTON COUNCIL  
futureMerton



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

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

\*Please note the page numbers reflect the whole plan - to see  
whole plan please visit [www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan)  
[www.merton.gov.uk](http://www.merton.gov.uk)



All maps produced for this document are based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Merton 1000019259.2016

## Request for document translation

### Estates Local Plan – Stage 3 Pre-Submission Publication Estates Local Plan

If you need any part of this document explained in your language, please tick box and contact us either by writing or by phone using our details below.

#### Request for document translation

If you need any part of this document explained in your language, please tick box and contact us either by writing or by phone using our contact details below.

- Albanian** Nëse ju nevojitet ndonjë pjesë e këtij dokumenti e shpjeguar në gjuhën amtare ju lutemi shenojeni kutinë dhe na kontaktoni duke na shkruar ose telefononi duke përdorur detajet e mëposhtme.
- Bengali** এই তথ্যের কোনো অংশ আপনার নিজ ভাষায় বুঝতে চাইলে, দয়া করে বাস্তবতে (বক্স) টিক চিহ্ন দিন এবং চিঠি লিখে বা ফোন করে আমাদের সাথে যোগাযোগ করুন। নিচে যোগাযোগের বিবরণ দেওয়া হয়েছে।
- French** Si vous avez besoin que l'on vous explique une partie de ce document dans votre langue, cochez la case et contactez-nous par courrier ou par téléphone à nos coordonnées figurant ci-dessous.
- Korean** 만일 본 서류의 어떤 부분이라도 귀하의 모국어로 설명된 것이 필요하다면, 상자속에 표시를 하고 우리에게 전화나 서신으로 연락하십시오.
- Polish** Aby otrzymać część tego dokumentu w polskiej wersji językowej proszę zaznaczyć kwadrat i skontaktować się z nami drogą pisemną lub telefoniczną pod poniżej podanym adresem lub numerem telefonu.
- Portuguese** Caso você necessite qualquer parte deste documento explicada em seu idioma, favor assinalar a quadrícula respectiva e contatar-nos por escrito ou por telefone usando as informações para contato aqui fornecidas.
- Somali** Haddii aad u baahan tahay in qayb dukumeentigan ka mid ah laguugu sharxo luqaddaada, fadlan sax ku calaamadee sanduuqa oo nagula soo xiriir warqad ama telefoon adigoo isticmaalaya macluumaadka halkan hoose ku yaalla.
- Spanish** Si desea que alguna parte de este documento se traduzca en su idioma, le rogamos marque la casilla correspondiente y que nos contacte bien por escrito o telefónicamente utilizando nuestra información de contacto que encontrará más abajo.
- Tamil** இந்தப் பத்திரத்தின் எந்தப் பகுதியும் உங்களின் மொழியில் விளக்கப்படுவது உங்களுக்கு வேண்டுமானால், தயவுசெய்து பெட்டியில் அடையாளமிட்டு, கீழுள்ள எங்களின் விபரங்களைப் பயன்படுத்தி எழுத்துமூலமாக அல்லது தொலைபேசி மூலமாக எங்களைத் தொடர்புகொள்ளவும்.
- Urdu** اگر آپ اس دستاویز کے کسی حصے کا ترجمہ اپنی زبان میں حاصل کرنا چاہتے ہیں تو دیئے گئے باکس میں صحیح کا نشان لگائیے اور ہمارے درج ذیل رابطے پر یا تو ٹیلیفون کے ذریعے یا پھر تحریری طور پر رابطہ کریں۔

Large print

Braille

Audiotape

<b>Your contact:</b>	<b>Our address:</b>
Name.....	<b>Future Merton</b>
Address.....	Strategic Policy and Research
.....	9th Floor, Civic Centre
.....	London Road, Morden
.....	SM4 5DX
Telephone.....	<b>Telephone: 0208 545 3837</b>

# Contents

<b>Foreword</b>	6
<b>01 Introduction</b>	
Estates Local Plan - third consultation	8
<b>02 Background</b>	
Background	12
Key drivers	18
The case for regeneration	22
The vision	28
Urban design principles	36
<b>03 Analysis and planning policies</b>	
Introduction to Part 03	42
<b>Eastfields</b>	
Eastfields location	46
Eastfields site analysis	48
Eastfields issues and opportunities	59
Eastfields site specific policies	62
<b>High Path</b>	
High Path location	84
High Path site analysis	86
High Path issues and opportunities	101
High Path site specific policies	104

## **Ravensbury**

Ravensbury location	132
Ravensbury site analysis	134
Ravensbury issues and opportunities	147
Ravensbury site specific policies	150

## **04 Design requirements for planning applications**

Design requirements for planning applications	176
---	-----

## **05 Delivery, Implementation and Monitoring**

Delivery, Implementation and Monitoring	182
---	-----

## **Appendices**

<b>Appendix 1:</b> Review of the Estates Local Plan against Merton's core planning strategy objectives	194
<b>Appendix 2:</b> Area deficient in access to local open space maps	196
<b>Appendix 3:</b> Historical context - Eastfields, High Path and Ravensbury	200

<b>Glossary</b>	214
-----------------	-----

## Foreword

---

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

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

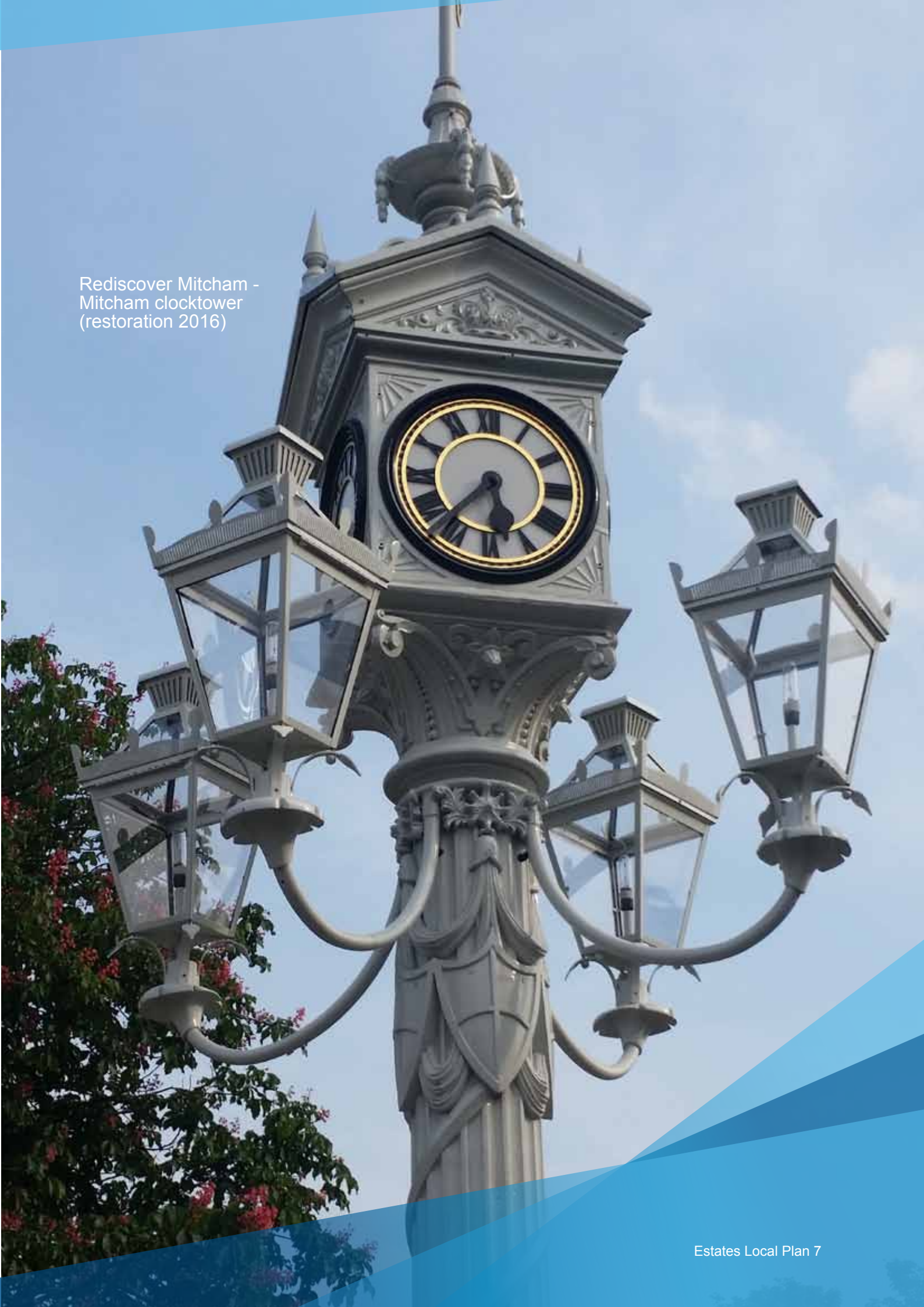
An important aspect of the development of the Estates Local Plan is the invaluable input we received from residents and community groups who are keen to have a hand in shaping the guiding framework. Our consultations drew many comments and ideas which we have tried to include in the final version.

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



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

Rediscover Mitcham -  
Mitcham clocktower  
(restoration 2016)



# Part 01 Introduction

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

Merton's Sustainable Community Strategy (2009-2019)





## Estates Local Plan – Pre-submission publication

---

Pre-submission publication stage:  
December 2016 – February 2017

### Part of Merton's Local Plan

#### What is the Estates Local Plan?

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

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

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

#### What has happened so far?

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

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

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

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

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

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

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

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

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

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

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

## What has happened to my comments?

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

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

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

## What is happening now?

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

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

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

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

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

# Part 02 Background



Merton Abbey Mills

## Background

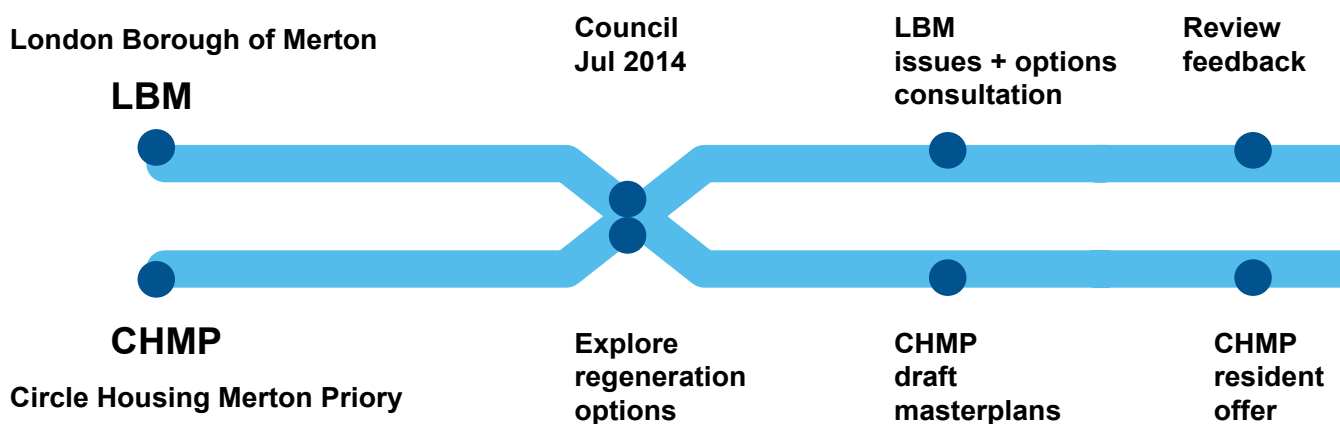
**2.1** The Estates Local Plan covers three existing housing estates within Merton: Eastfields (Mitcham); High Path (South Wimbledon) and Ravensbury (Morden / Mitcham). In March 2010 the council transferred its social housing stock including the homes it owned on the three estates to Circle Housing Merton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

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

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

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

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



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



Ravensbury Estate



Eastfields Estate



High Path Estate

**LBM  
first draft  
consultation**

**Review  
feedback**

**LBM decide  
on regeneration  
option**

**Publication of  
final plan for  
Inspector**

**Submission  
to Planning  
Inspector**

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

**CHMP Planning  
Application**

## What informs the Estates Local Plan?

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

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

### Presumption in favour of sustainable development

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

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

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

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





## Appraising the Plan for sustainability

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

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

## Health and wellbeing

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

## Ensuring equality

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

## Protecting the environment

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

## Key drivers

---

### Improving homes and neighbourhoods

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

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

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

### Delivering new homes

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

### Delivering regeneration across all three estates

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

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

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

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

## Delivering Merton's Community Plan

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

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

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

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



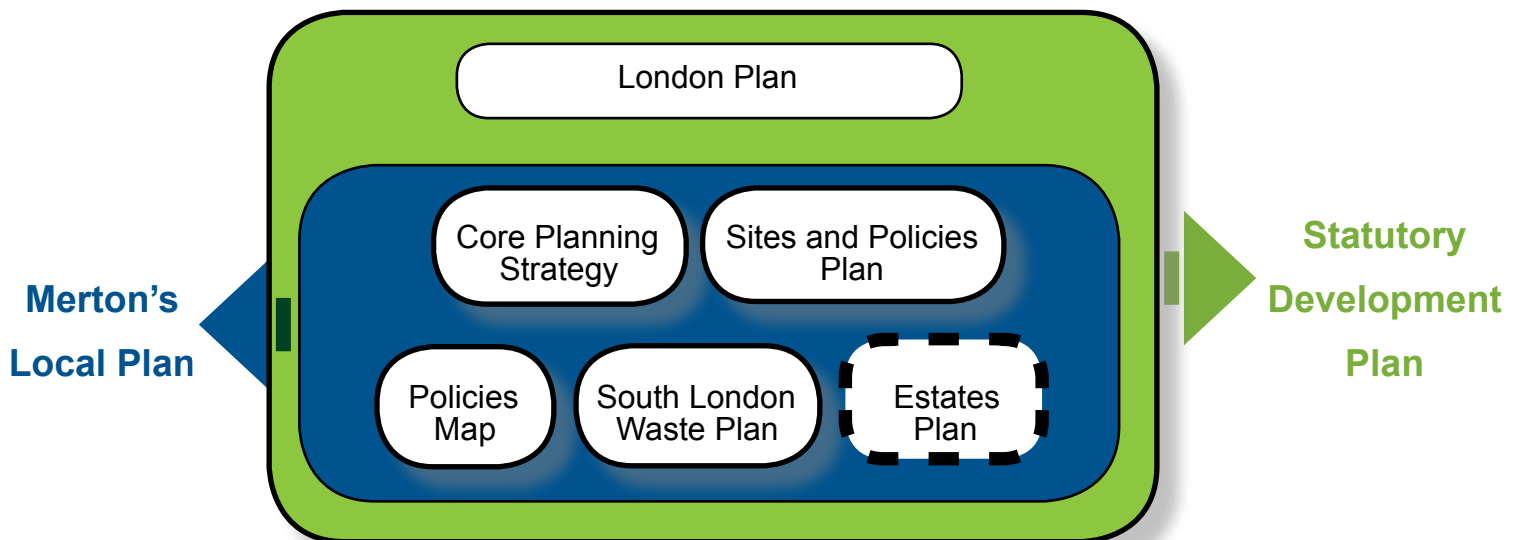
## Key drivers

### Delivering Merton's Core Planning Strategy

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

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

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





## Case for regeneration

---

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

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

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

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

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

**2.31** Regeneration will be expected to provide a range of choices and benefits including high quality well designed neighbourhoods, wider housing mix, more private space for residents, better quality green spaces and community facilities and job creation opportunities. It will also be an opportunity to provide much needed new homes by making more efficient use of brownfield land, improving the quantity, quality and mix of new homes on each of the three estates.

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

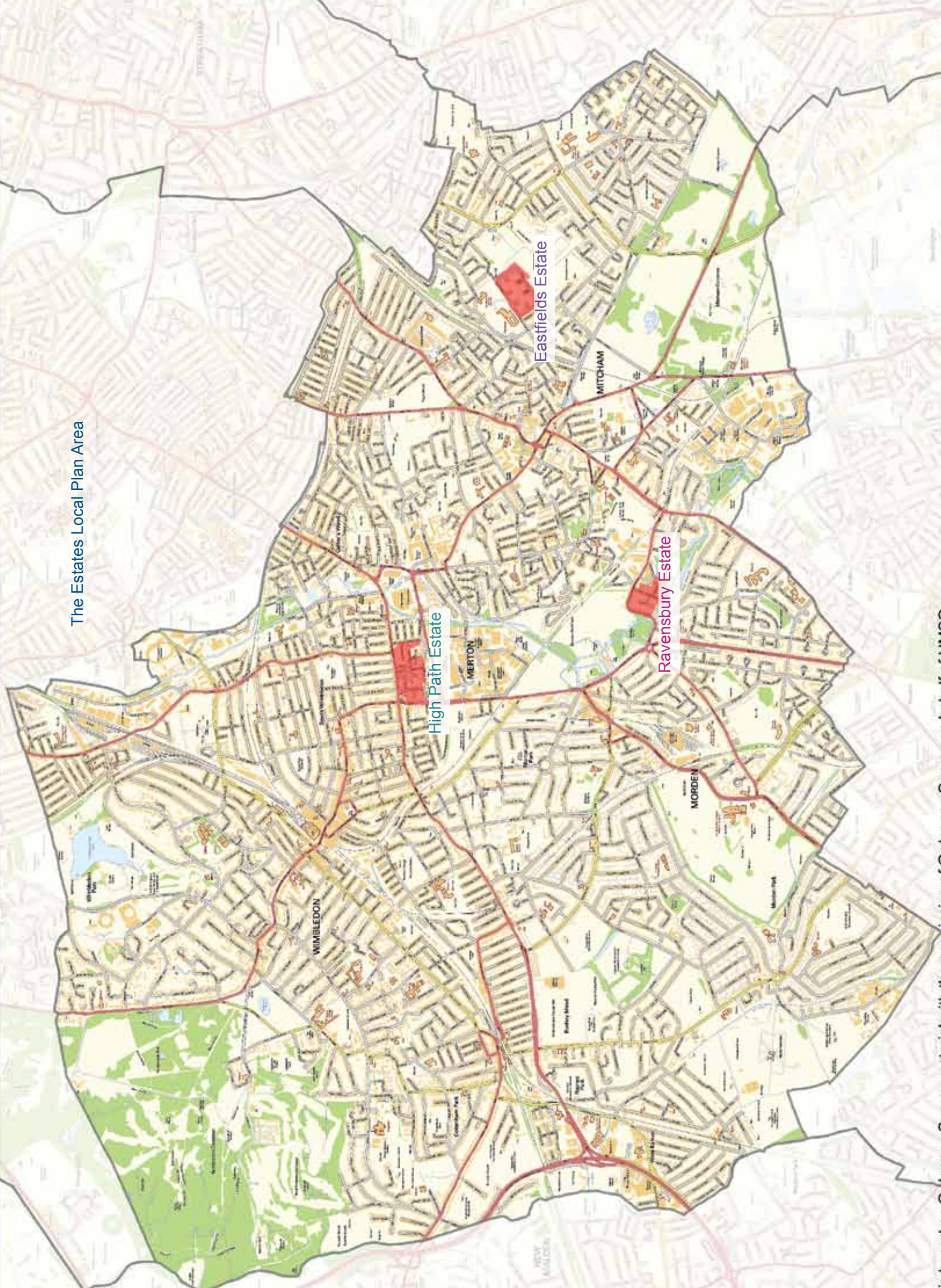
### The Estates Local Plan Area

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

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



The Estates Local Plan Area

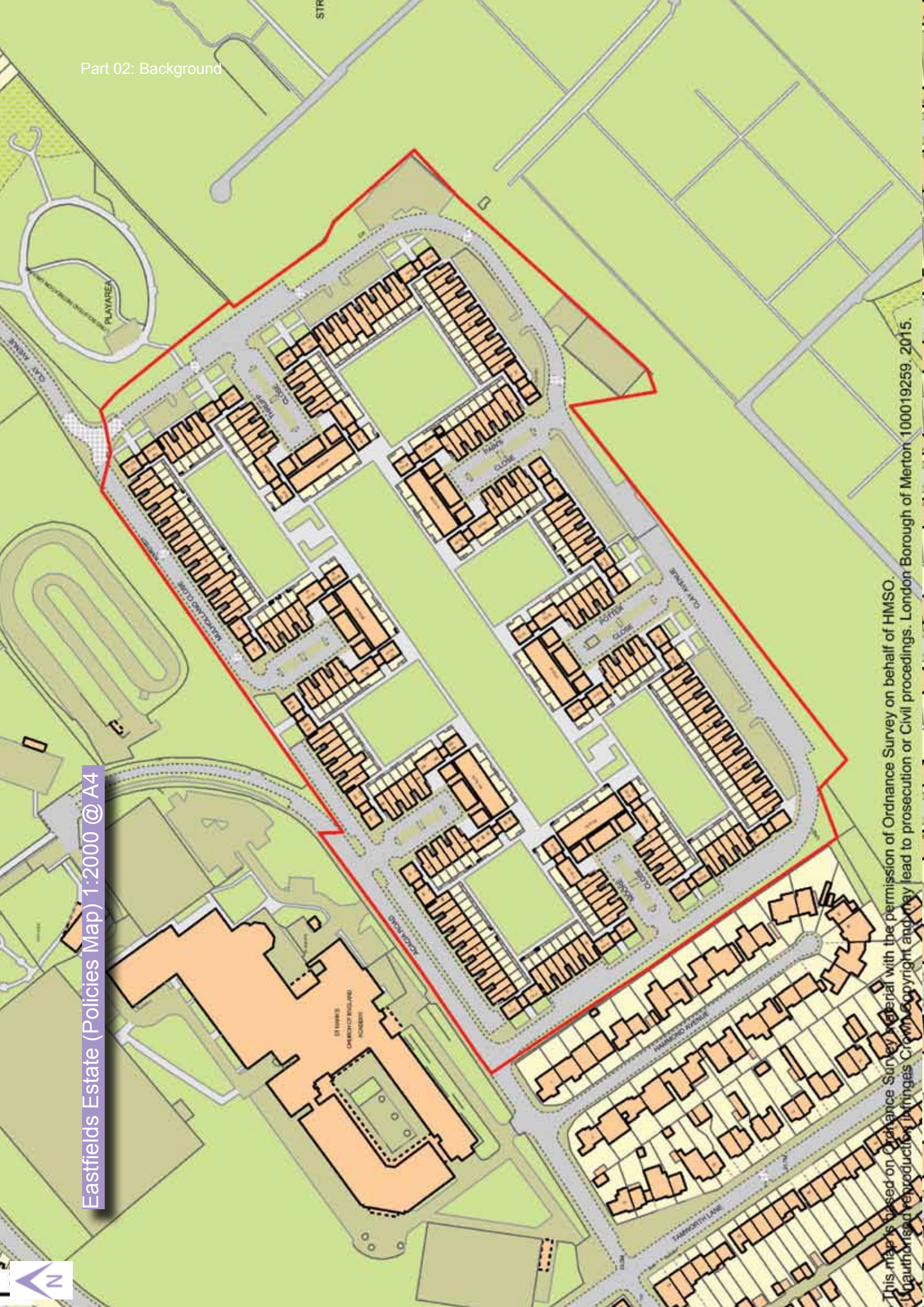


High Path Estate

Eastfields Estate

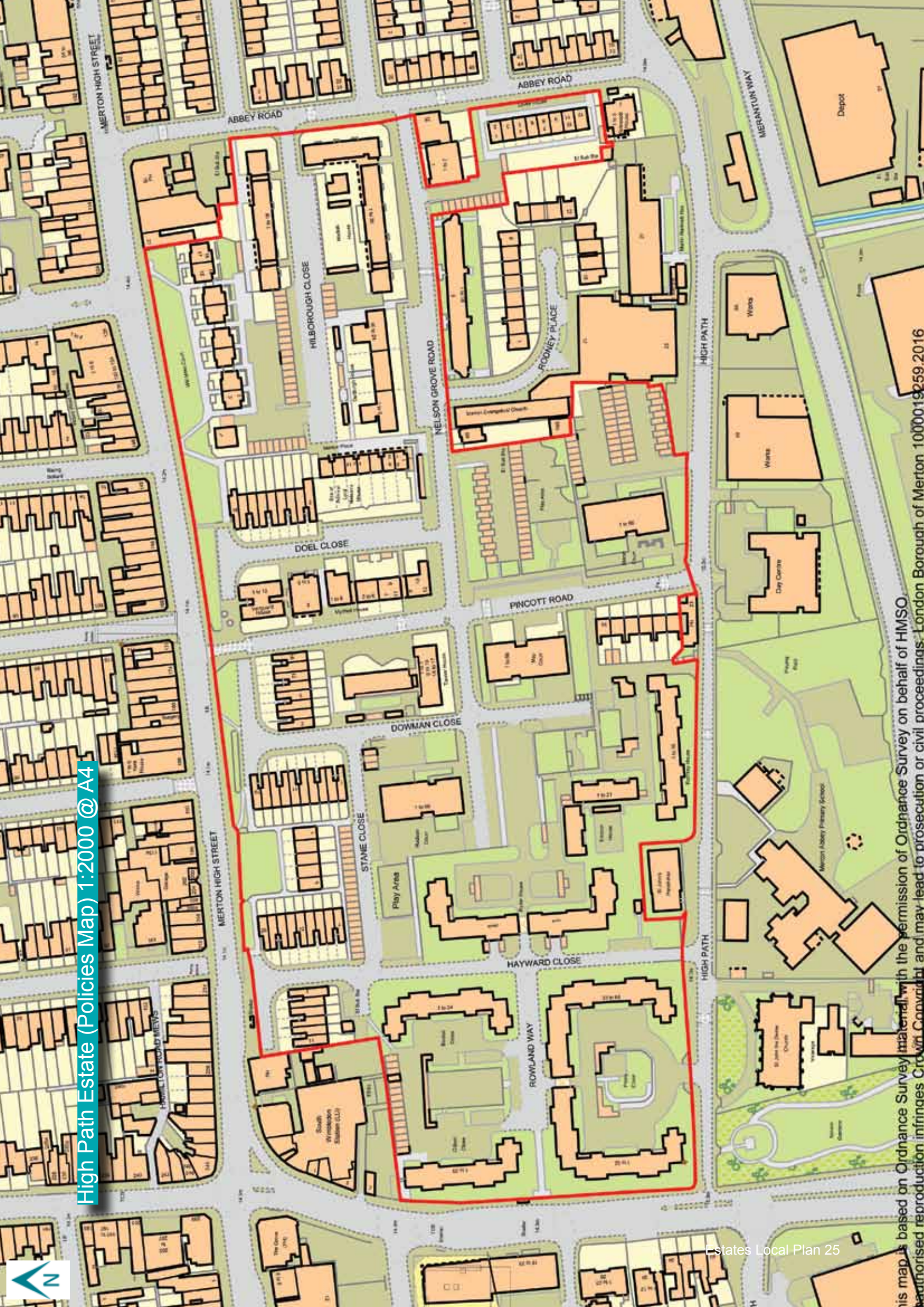
Ravensbury Estate

Eastfields Estate (Policies Map) 1:2000 @ A4





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



Ravensbury Estate (Policies Map) 1:2000 @ A4



Eastfields



High Path



Ravensbury



## The vision

---

### Overarching vision

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

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

### The visions for each estate

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

**Eastfields:** Contemporary Compact Neighbourhood

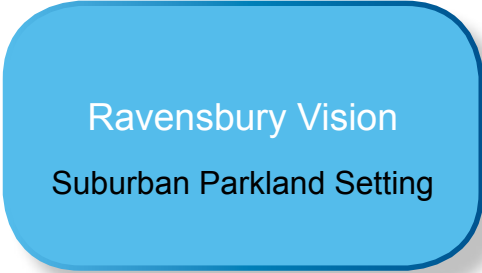
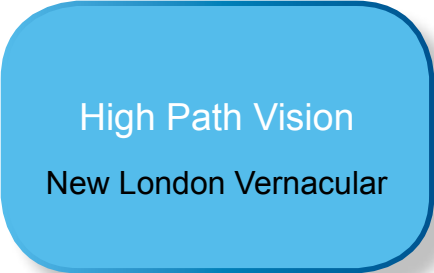
A new neighbourhood which recognises the existing estate’s experimental design and maintains a distinctive character through the creation of a contemporary architectural style encompassing a variety of types, sizes and heights for new homes overlooking traditional streets and the improvement of links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

**High Path:** New London Vernacular

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

**Ravensbury:** Suburban Parkland Setting

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



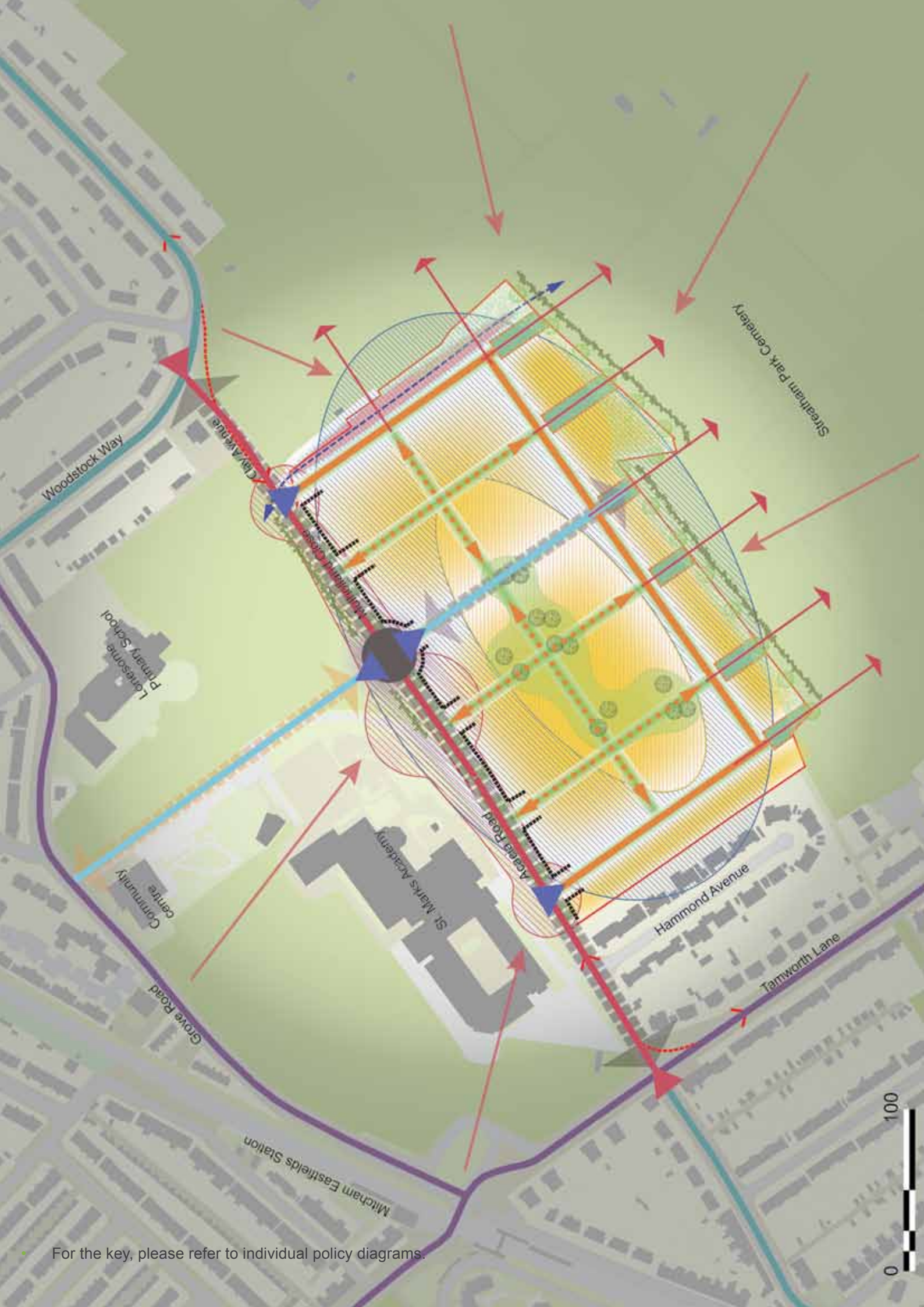
## The vision

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

### Eastfields: Contemporary Compact Neighbourhood - Inspiration



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



For the key, please refer to individual policy diagrams.

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

## The vision

### High Path: New London Vernacular - Inspiration



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





For the key, please refer to individual policy diagrams.

0 100

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

## The vision

### Ravensbury: Suburban Parkland Setting - Inspiration



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



Ravensbury Park

Ravensbury Grove

Morden Road

Wandle Road

Morden Hall Park



For the key, please refer to individual policy diagrams.

## Urban Design principles

---

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Urban Design principles

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

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

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

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

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

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





# Part 03 Analysis and planning policies





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

## Introduction to Part 03

---

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Vanity  
Hair & Beauty

# Analysis and planning policies - Ravensbury



Ravensbury Park

## Location

---

### Ravensbury Estate

**3.208** Ravensbury Estate is located in Ravensbury Ward and covers an area of approximately 4.5 hectares. The perimeter of the estate is bound by the curved alignment of the busy Morden Road, to the north and west, Ravensbury Park to the south and Morden Road Industrial Estate to the east.

**3.209** The estate sits on the north bank of the River Wandle between Morden Hall Park and Ravensbury Park and is less than 15 minutes walk from Morden Town Centre and within 5 minutes walk from Belgrave Walk tram stop. The estate is a quiet residential area with no through roads. It is almost entirely enveloped by a skyline of large mature trees that define its setting as a kind of breathing space in a wooded landscape. This landscape character is reinforced by the River Wandle running nearby.

**3.210** Ravensbury Estate was built in the early 1950's and consists of 192 dwellings in a mixture of semi-detached and terraced houses, flats and maisonettes. The flat block and the terraced houses have a brick construction. The semi-detached houses are of Orlit concrete construction.

**3.211** Orlit is a prefabricated reinforced concrete method of construction, that was common after the Second World War. Approximately 62% of the properties are CHMP tenanted and the rest privately owned.



Ravensbury Park

Ravensbury Grove Road

Morden Road

Wandle Road

Morden Hall Park

100

metres



## Site analysis

### 1. Character areas

**3.212** The Ravensbury Estate, is a small enclave in the Wandle Valley which has its own unique character. To the north-west, south-west and south-east the adjacent areas are dominated by three large areas with their own distinct identity. These are respectively Morden Hall Park, the St. Helier Estate and the Inter-War housing centred around the historic route of The Drive. To the east and north-east the character areas are smaller and more fragmented, the tram line creating a natural edge to the wider area.

**3.213** Deer Park Gardens is also another residential enclave, set around a central green, secluded from the main Morden Road. Ravensbury Park itself is also secluded, barely visible from any road, being hidden behind the Medical Centre to the north and the river and housing to the south. A break in the residential character that straddles Morden Road is a collection of industrial sites that date from the construction of the railway.

**3.214** This briefly changes the character of Morden Road to the feel of an industrial estate road before reaching some Inter-War housing around Heatherdene Close. To the south of this is the Watermeads estate, in a rigid formulaic pattern squeezed between the Inter-War housing and the River Wandle. To the east, a natural edge to the area is formed by the busy Bishopsford Road. Overall, Morden Road is the spine that runs through the area. Its character along its length from Morden to Bishopsford Road is varied and constantly changing, sometimes positive, some times less so.





Morden Hall Park



St. Helier Estate



Ravensbury Estate



Industrial area Morden Road



Watermeads Estate



The Drive



Heatherdeane Close



## Site analysis

### 2. Land uses

**3.215** The estate is completely residential except for the provision of a small community room in one of the buildings on Ravensbury Grove. Surrounding the estate, the area is mostly residential, the exception being the industrial area adjacent to the estate that also straddles Morden Road. There are a number of other uses along Morden Road, including shops, pub and medical centre. However these are spread out and do not quite form any cohesive local centre or focal point.

Poorly surveyed route to tramstop





Shopping parade Morden Road



View of Watermeads Estate from Ravensbury Park

### 3. Transport connectivity

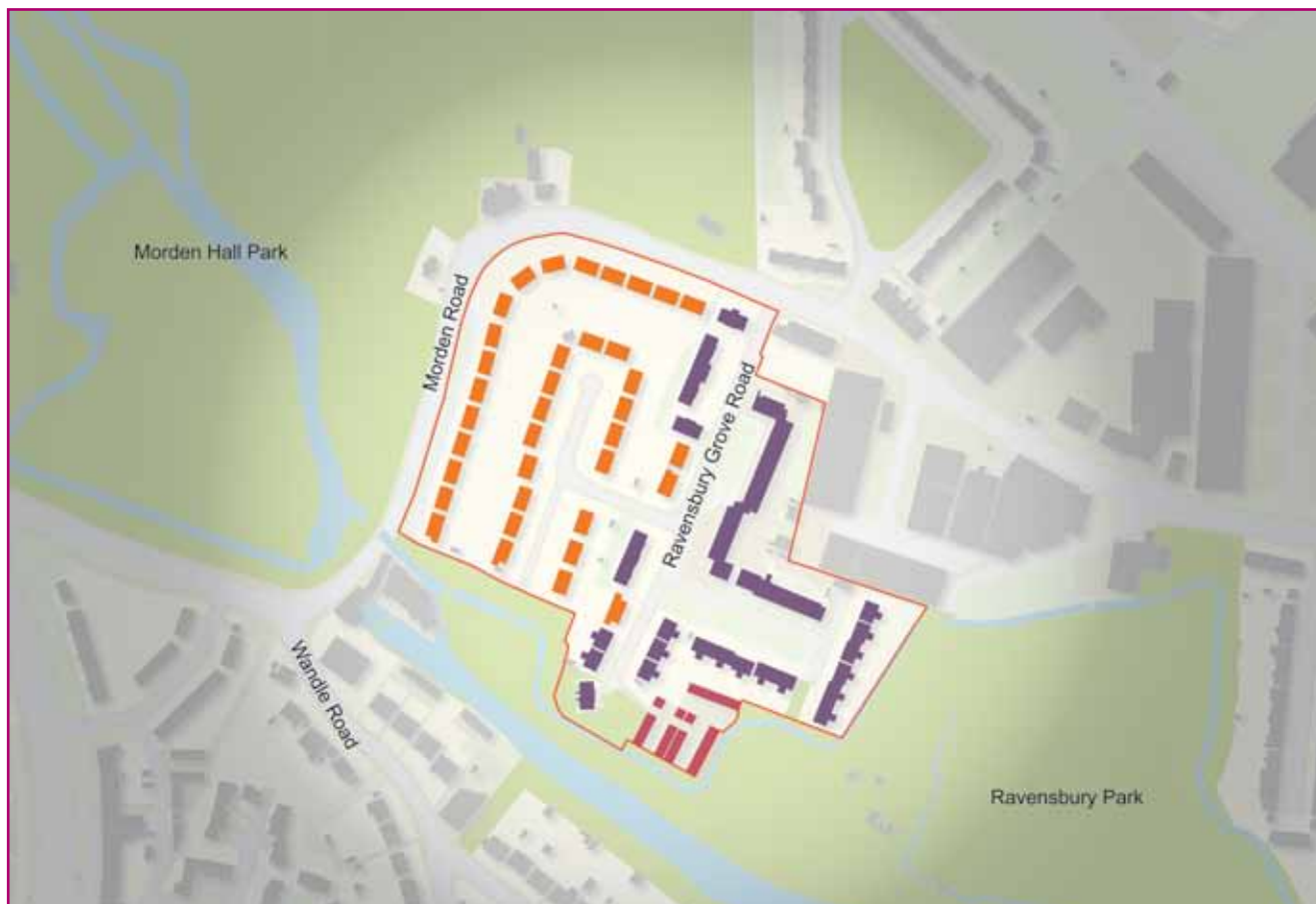
**3.216** There are positive and negative aspects to transport connectivity for Ravensbury Estate. The Tramlink network is quite close, with three stations at Belgrave Walk, Phipps Bridge and Mitcham at 5, 7 and 11 minutes' walk away respectively. However, the routes to the closest two stops are unattractive and entail walks along secluded, narrow and long footpaths that have exceptionally poor surveillance. It is approximately 15 minutes' walk to Morden Tube station, which also has 11 bus routes serving it. The 201 is the only bus route passing the estate, though the more frequent 118 passes nearby along Wandle Road.

**3.217** The PTAL ratings for within the estate compared to that for Morden Road on the outside of the estate serve to show how a lack of direct street to Morden Road reduces accessibility. Within the estate the PTAL is 2. On Morden Road it is 3. This is partly due to the increased accessibility to the 118 bus route on Wandle Road. A direct pedestrian footbridge across the River Wandle at the end of Ravensbury Grove would also improve the accessibility and PTAL rating of the estate and create better accessibility to buses for residents.






## Site analysis

### 4. Estate development time-line



**3.218** The estate was developed reasonably quickly in two phases during the 1950s, initially being influenced by prefabricated building methods developed as a response to the Post-War housing shortage. The second phase of flats and houses reverted to a more traditional construction method. There have been no additions or changes to the buildings on the estate during its life so far, except that the secluded garage block to the south of the estate has fallen into disrepair.

Key	
	Phase 1: Early 1950s - Orlit
	Phase 2 : Late 1950s - Other
	Later addition - garages



Phase 1: Orlit homes



Phase 2: Ravensbury Grove



Phase 2: Hengelo Gardens



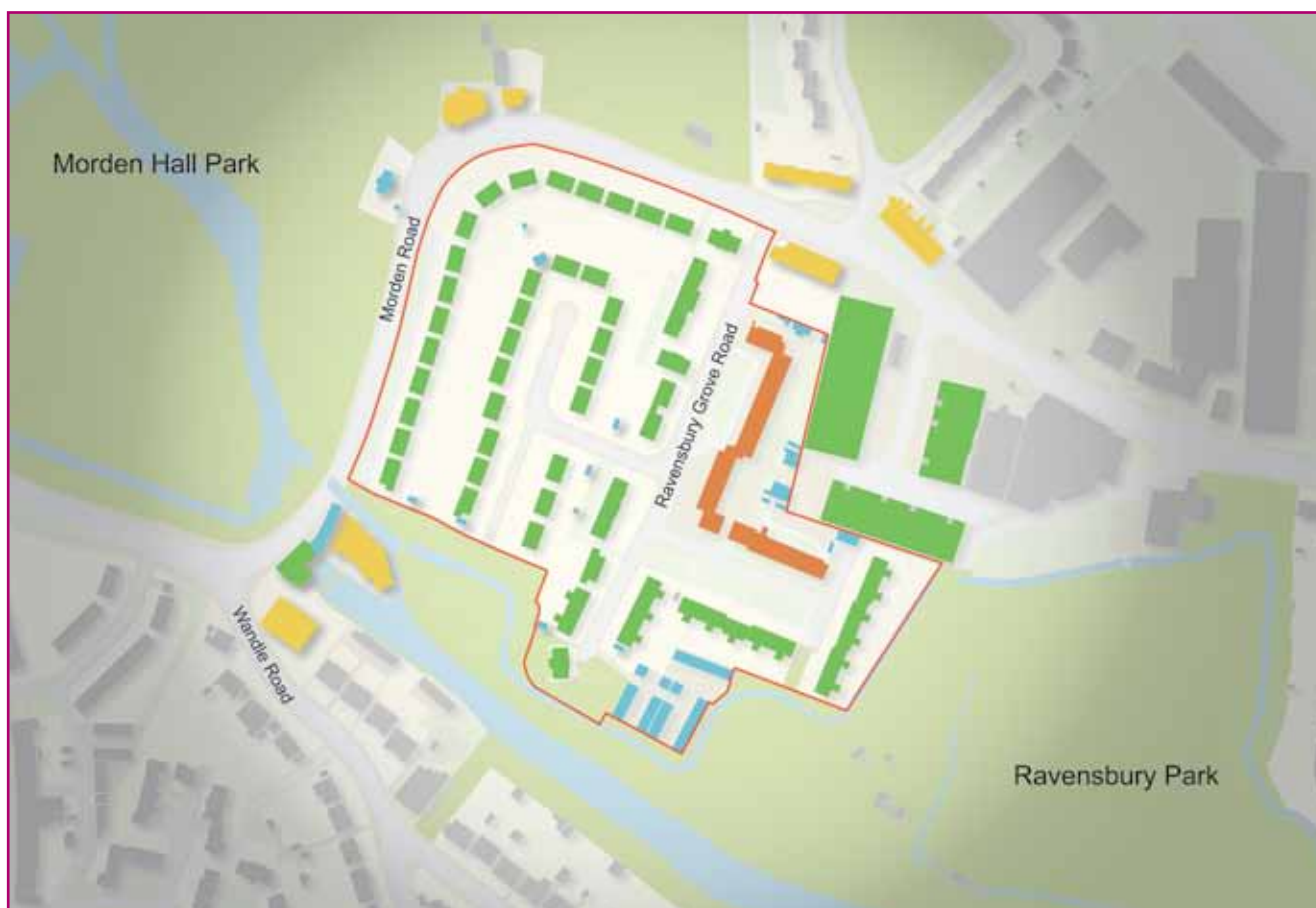
Later addition: Ravensbury garages







Phase 1: Morden Road

## Site analysis

### 5. Existing building height



**3.219** With the exception of the Ravensbury Court block of flats, all other flats and houses are two storeys with pitched roofs. At four storeys Ravensbury Court reflects both the scale of the mature trees and spaces surrounding it, and serves to screen views from the rest of the estate to the utilitarian industrial buildings nearby.

Key	
	Single storey
	Two storey
	Three storey
	Four storey



Ravensbury Court flats







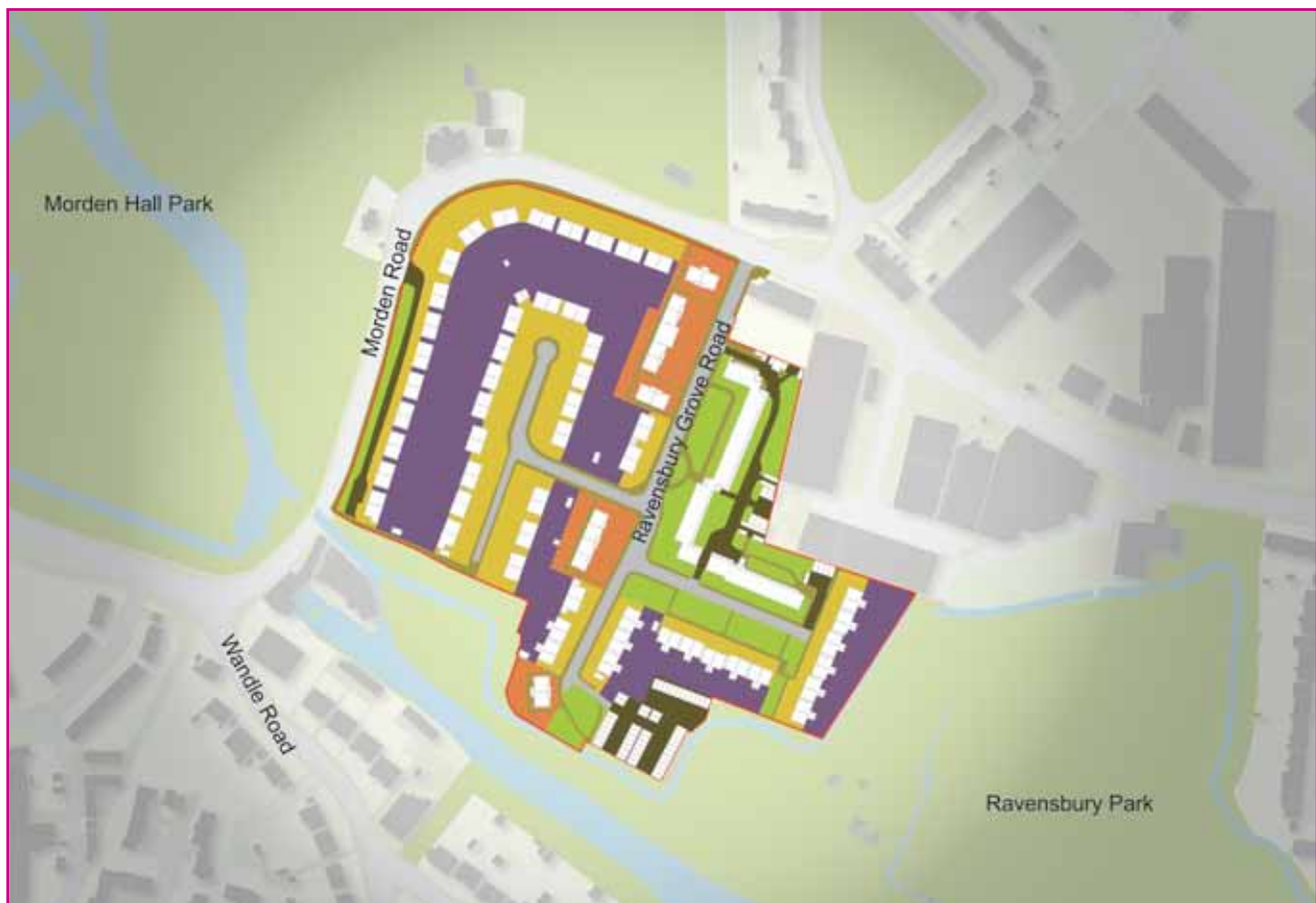
South end of Ravensbury Grove

## 6. Public realm and open space

**3.220** The estate has a distinctive sense of openness and sitting within the surrounding wider landscape of Morden Hall Park and Ravensbury Park. This comes largely from a combination of the formal open spaces around Ravensbury Court and their mature trees. Most of the space is well defined and its use and purpose clear, however some of the space is 'left over' and ambiguous, for example, at the end of Ravensbury Grove. The space to the rear of Ravensbury Court, though less clear in this regard, still benefits from its seclusion behind the flats, it clearly being for the residents of these flats.

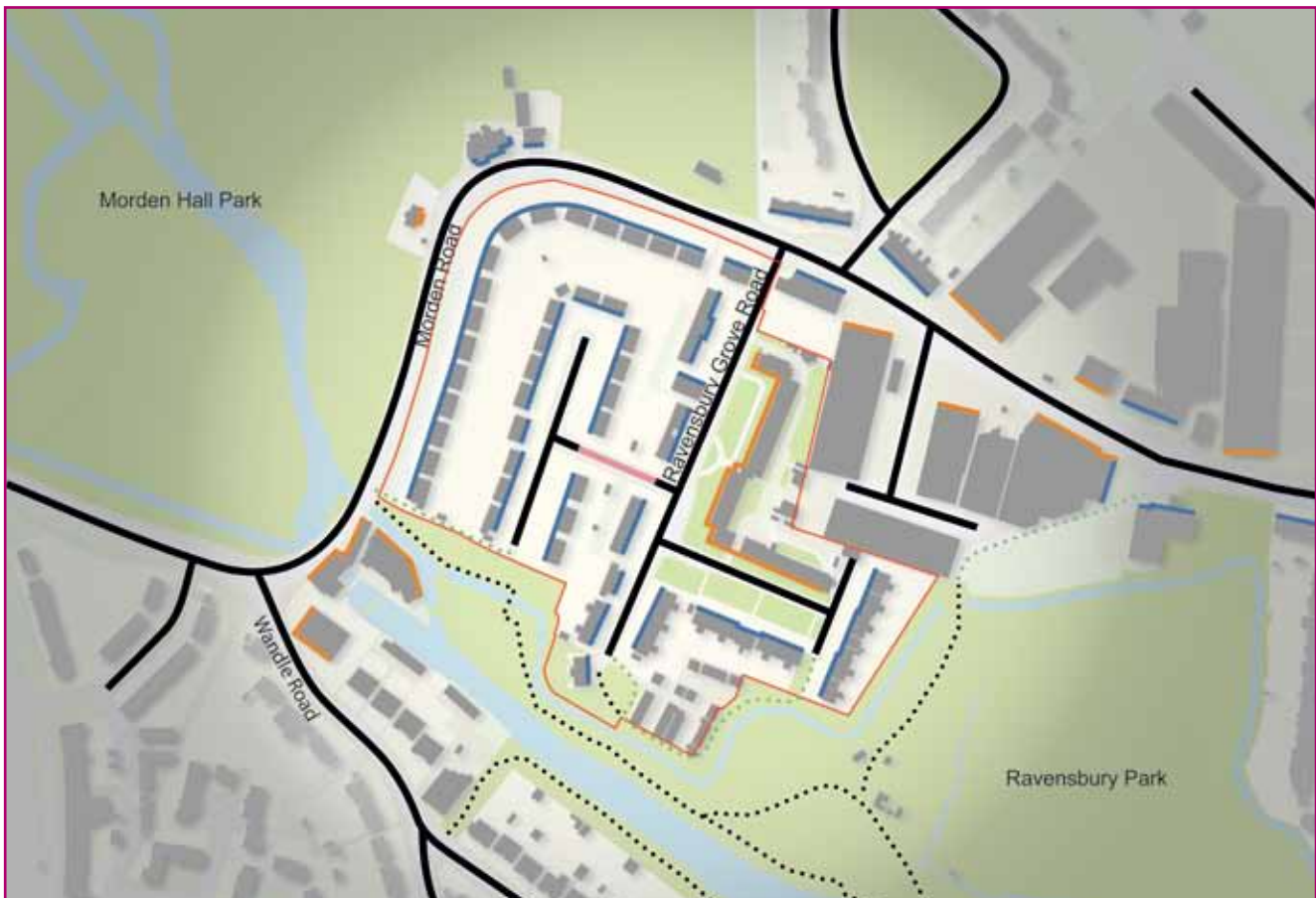
### Key

-  Semi-private amenity space
-  Communal amenity space
-  Pedestrian areas
-  Parking courts
-  Estate roads
-  Front gardens
-  Back gardens



## Site analysis

### 7. Streets and frontages



**3.221** Streets are generally laid out in a traditional way with clear definition of public and private spaces. The estate relates generally well to the main Morden Road, with houses fronting the street however adjacent to Ravensbury Mill this space is poorly defined. Buildings outside the estate such as the Surrey Arms pub and White Cottage address the street, but the lodge to the park fails to address Morden Road in a positive manner. Within the estate the ground level frontage of Ravensbury Court does not present an active front to the space in front, the entrances being to the rear. This gives the space a bit of a deserted feel, where front doors would bring more activity, surveillance and use of the space.

Enclosure and frontages		Clear, well defined streets
		Poor, ill-defined streets
		Clear, well defined paths
		Poor, ill-defined paths
		Clear building frontages
		Unclear building frontages





Poorly defined space in front of houses on Morden Road



Hengelo Gardens



Ravensbury Grove



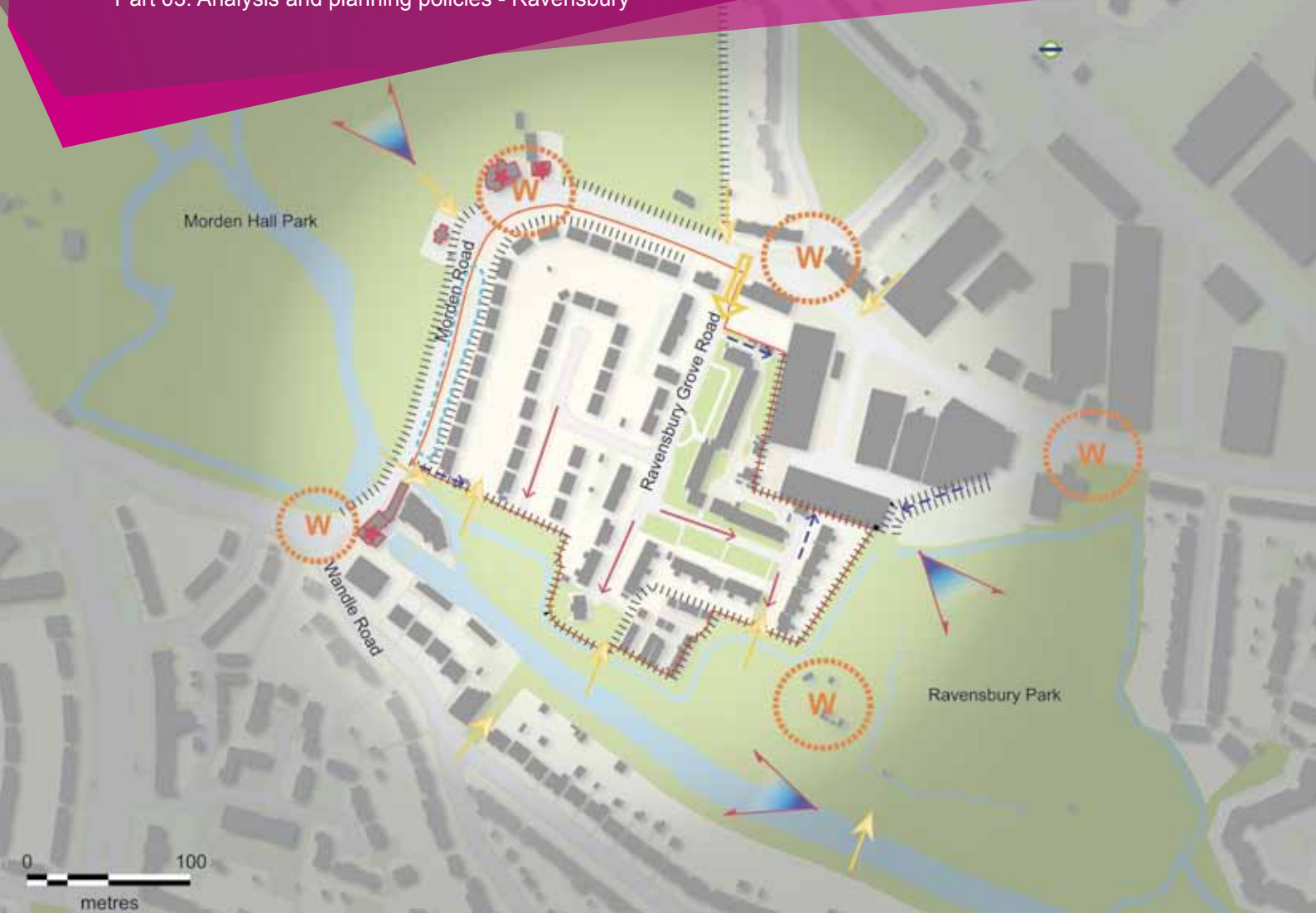
Rear entrances Ravensbury Grove



Surrey Arms fronting onto Morden Road



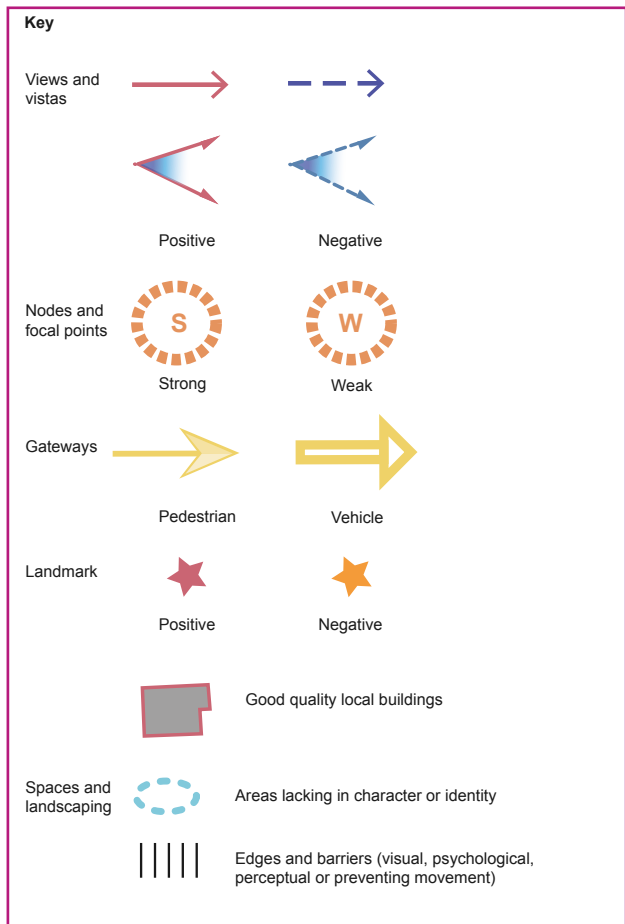
Morden Hall lodge



## Site analysis

### 8. Townscape analysis

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





River Wandle in Ravensbury Park



View of Ravensbury Park



Morden Hall Park



Ravensbury Mill



Surreys Arms Pub and White Cottage

## Site analysis

### 9. Landscape analysis



**3.223** The landscape of the estate is defined by the surrounding mature trees of Morden Hall Park and Ravensbury Park and the riparian landscape of the River Wandle. This gives the estate its secluded, feel and is an essential part of its character. This character is also reflected by the landscape within the estate. The mature trees around Ravensbury Court screen the flats from the industrial areas outside the estate. The remaining houses and flats are sufficiently low-rise to enable views within the estate to the tree canopy beyond, and the large front and rear gardens add to the open feel of the estate.

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



# Issues and opportunities

## Issues summary

### Accessibility to Morden Road and Wandle Road

**3.224** There are no direct pedestrian links between the estate and Morden Road other than a back alley from Rutter Gardens or the much longer route via Ravensbury Grove. This is inconvenient for people wishing to walk or cycle to Morden. Similarly, access to Wandle Road, where there is the frequent 118 bus route requires a circuitous route through the park or using the back alley. A footbridge across the river to an existing access onto Wandle Road would significantly increase the accessibility of the area for residents of the estate and local area.

### Defined space on Morden Road

**3.225** On Morden Road adjacent to Ravensbury Mill, the space in front of houses comprises parking bays and an access lane in an inefficient arrangement— as compared with the section of frontage opposite White Cottage. This is an important space which lacks a clear sense of identity and it is the first impression of the estate.

### Pedestrian and cycle links between parks, estate and tramstops.

**3.226** Links from Morden Hall Park to the estate are impeded by heavy traffic on Morden Road, poor pedestrian crossing location and lack of good quality cycle facilities. The route from Morden Hall Park through or past the estate to Ravensbury Park is poorly defined, with the entrance to Ravensbury Park being narrow and unclear. The pathways to the tramstops at Belgrave Walk and Phipps Bridge are narrow and poorly surveyed and not very obvious from Morden Road. Within the estate it is not clear there are pedestrian routes through it, connecting it with its surroundings.

### Integration between Ravensbury Park and estate

**3.227** There is little integration between the park and the estate, with rear gardens facing the park and poor quality vegetation marking the boundaries. There are two narrow gated pedestrian links into the estate that are not obvious from within. A buffer of unattractive dense landscape has developed between the estate and the attractive grounds of the park. Pedestrian gateways into the park are poorly defined and have limited natural surveillance from the surrounding houses.

### Development density

**3.228** Current planning standards offer the potential to increase density appropriate to the suburban location to provide more space efficient layouts which can still provide rear gardens and front defensible space without undermining the landscape context.

### Protecting the high quality landscape and retained buildings

**3.229** The landscape setting of the estate is what defines its character and makes it unique. Proposals should seek to integrate new and existing buildings into the surrounding high quality landscape. Refurbishment to homes will need to be sensitively undertaken to improve their function. Retained buildings and spaces will also need to be sensitively integrated into the new neighbourhood.

### Flood mitigation

**3.230** The estate is in close proximity to the River Wandle. Regeneration proposals will need to address this issue and should not exacerbate flood risk. Where possible, flood risk should be reduced without undermining the landscape character of the area.

### Biodiversity

**3.221** Regeneration proposals will need to address the issue of biodiversity in Ravensbury Park. They must ensure natural habitats and species are not adversely affected by the regeneration proposals. The interface between homes and trees should be well designed.

## Issues and opportunities

### Opportunities summary

#### Mitigate flooding

**3.232** The estate is in close proximity to the River Wandle. Introduce swales in open space to mitigate flooding. Swales will provide natural habitat for nearby wildlife in the park without undermining the landscape character of the area.

#### Pedestrian and cycle links

**3.233** Improve pedestrian and cycle crossing facilities from Morden Hall Park to the estate. Improve pedestrian permeability across the estate from north to south and east to west allowing for the introduction of routes to surrounding parks and tramstops. Provide a legible route from Morden Hall Park, past or through the estate to Ravensbury Park ensuring entrance to the park is clearly defined. Improved links will support the creation of the Wandle Valley Regional Park, achieving a high quality linked green infrastructure network, protecting biodiversity and providing opportunities for formal and informal recreation.

#### Street hierarchy

**3.234** Reinforce historical spine road of Ravensbury Grove and create new streets in the form of traditional residential streets with active frontages onto public space. Improve accessibility from the estate to Morden Road.

#### Ravensbury Park

**3.235** Blocks should be arranged to maximise the visual and natural amenity provided by the park. Orientation of buildings or open space should front onto the park providing natural surveillance. The integration of the park and the estate should be clearly defined, however should not create a barrier. Provide clearly defined safe pedestrian gateways into the park. Proposals should ensure the landscaping setting of the estate is not undermined.

#### Local history

**3.236** Utilise local history as a point of reference in the development of the scheme, for example by drawing on the sites past associations with industrial water mills.

#### Biodiversity

**3.237** Ensure the preservation, protection and enhancement of the adjacent Ravensbury Park recognising its importance in terms of biodiversity. Specifically there should be a suitable landscape buffer between the river and the proposed development.

This page is left intentionally blank

## Site specific policies

### Policy

#### EP R1 Townscape

- a) Proposals will be expected to provide widening and landscape improvements into the Ravensbury Park entrance adjacent to Ravensbury Mill and clearer views into the park from Morden Road.
- b) The corner of the estate adjacent to Ravensbury Park will be expected to make an architectural statement which sensitively addresses the park entrance, river and mill buildings.
- c) Proposals will be expected to reinforce the corner of the estate opposite the Surrey Arms Public House as a space and a place. Proposals should have a sensitive relationship to the pub particularly in terms of massing and height.
- d) The setting around the entrance to Ravensbury Park must be improved and enhanced. The architecture and design of buildings should draw upon the surrounding good quality townscape such as Ravensbury Mill, The Surrey Arms and White Cottage.
- e) Proposals must show how they utilise local history as a point of reference in the development of the scheme, for example drawing on the sites past associations with industrial water mills and the estate of Ravensbury Manor.

### Further guidance

**3.238** Townscape and landscape features should be used as a design framework in which to deliver the vision for Ravensbury, of building as part of a Suburban Parkland Setting. Within this framework proposals should create development that sits comfortably within, and is highly respectful to, its unique landscape whilst making efficient use of the land. Proposals will be expected to demonstrate how they form an integral part of the landscape setting and retain this character through building forms, layouts, streets, use of landscaping and

choice of materials. Integrating better to the wider setting is also important. How well proposals respond to these requirements will be a key means by which design quality is assessed.

**3.239** Proposals should investigate working in conjunction with the National Trust concerning the replacement of boundary treatment around Morden Hall Park to improve views into the park from Morden Road.

**3.240** Proposals should investigate working in conjunction with The National Trust to strengthen the Wandle Trail and ensure there is a unified approach to surface finishes, boundary treatments and materials used along the Trail.

**3.241** Proposals should investigate the scope to uncover and display the remains of Ravensbury Manor. The addition of interpretation panels could create a heritage focal point in the park.

**3.242** Development proposals should consider alteration of the internal layouts of the ground floor flats to Ravensbury Court, to re-orientate the front doors onto the pleasant open space in front of the block. Changes to the layout of the rear of these retained flats could also improve car parking and provide some private back gardens.

### Justification

**3.243** The townscape of the estate is somewhat secondary to the landscape. However, it does have the feel of a quiet and pleasant residential neighbourhood, as the housing on Morden Road prevents much of the traffic noise from penetrating within. The flats and housing to be retained are generally pleasant in appearance, though the larger block of flats suffers from a rather dead frontage due to a lack of entrances on the frontage.

**3.244** The Orlit houses fronting Morden Road provide a strong building edge to the estate, which helps define the character of Morden Road, and reinforces the curved shape of the road. This winding nature creates prominent points along the route defined by the corners and the buildings at them – such as the mill and pub. There is



scope to improve the quality of these spaces, and better link the estate with its surroundings without compromising its quiet character.

**3.245** On Morden Road the entrance to Ravensbury Park is obscured from view and highlighting the park entrance will strengthen visual links into the park from the surrounding area.

**3.246** The architecture of the adjacent mill building provides inspiration for creative interpretation in the design of buildings at this prominent corner of the estate adjacent to Ravensbury Park. Cues should be used to inform the design of new homes whilst ensuring proposals integrate well into a high quality landscape setting.

**3.247** The Surrey Arms Public House and adjacent weather-boarded cottage are key elements in the surrounding townscape. Their location adjacent to Morden Hall Park entrance is a key focal point. Development proposals provide the opportunity to reinforce these key elements.

**3.248** Ravensbury Mill occupies a prominent location on the approach to the estate. Improving and enhancing the setting around the entrance to Ravensbury Park will help to highlight the Mill:

**3.249** Visibility into Morden Hall Park on Morden Road is poor due to the current boundary treatment. Regeneration of the estate provides an opportunity to work in conjunction with the National Trust to enable views from the estate into this high quality landscape. Replacing timber fences with railings and improvements to the park entrance could increase visibility and accessibility of the park whilst improving the physical environment on Morden Road. Adding a new entrance opposite the Mill may also be a possibility.

**3.250** The remains of Ravensbury Manor are hidden from view amongst dense vegetation within Ravensbury Park. Uncovering remnants of these ruins will highlight the local history of the area and the park as part of the former estate of Ravensbury Manor.



R1 Townscape



Morden Hall Park

Ravensbury Park













Ravensbury Grove

Morden Road

Wandle Road



R1 Townscape

-  Ravensbury Park entrance (enhancement and widening)
-  Reinforce prominent corner (address sympathetically the Surrey Arms)
-  Prominent position on Morden Road (architectural expression)
-  Highlight Ravensbury Manor remains
-  Surrey Arms
-  White Cottage
-  Bolster Wandie Trail
-  Boundary treatment enhancement (Morden Hall Park)
-  Reconfiguration of refurbished flats
-  Park heritage focal point
-  Cafe and playground focal point
-  Existing buildings

## Site specific policies

### Policy

#### EP R2 Street network

- a)** The historic street of Ravensbury Grove must be retained as the main route into and out of the estate and the basis of an internal network of streets.
- b)** Ravensbury Grove must be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.
- c)** Hengelo Gardens must be retained and enhanced, particularly with respect to arrangement of car parking, general landscaping and the potential for flood attenuation measures.
- d)** New proposals must include a network of streets that provide clear connections from Ravensbury Grove to Morden Road and views to Ravensbury Park.

### Further guidance

**3.251** The estate is bounded by Morden Road, which is a busy traffic route. Targeted traffic management measures along Morden Road at key points should be considered to improve pedestrian connectivity to the surrounding area, reduce severance caused by traffic and improve road safety.

**3.252** The access lane and parking for the houses fronting Morden Road should preferably be removed and used for tree planting and a new cycle route. This approach could also accommodate flood attenuation measures, such as a swale or uncovering of the historic watercourse. Some parking may be retained but should be better integrated into the layout.

**3.253** New street network proposals should be well designed to provide clear connections that will reduce the current detached make-up of the estate, whilst ensuring that the estate does not become a through route for vehicular traffic from Morden Road. Any new East-West streets should form clear connections from Ravensbury Grove to Morden Road with active frontages onto public space. A new access from Morden Road with flexibility for vehicular movement may also be considered, subject to an assessment of potential impacts.

### Justification




**3.254** This policy section is about the creation of clearly defined and understood streets. It does not define vehicular movement. This is addressed by Policy EP R3.

**3.255** The estate is physically isolated from its surroundings in a number of ways, including its street layout. There is only one access for vehicles into the estate and a minor cul-de-sac serving properties fronting Morden Road. The streets are set out in the form of a traditional cul-de-sac layout.

**3.256** Despite the relative isolation of the estate and its physical constraints of the river and park, there is significant potential to improve links towards Morden town centre, by opening up the frontage onto Morden Road via new street and footpath connections.

R2 Street network

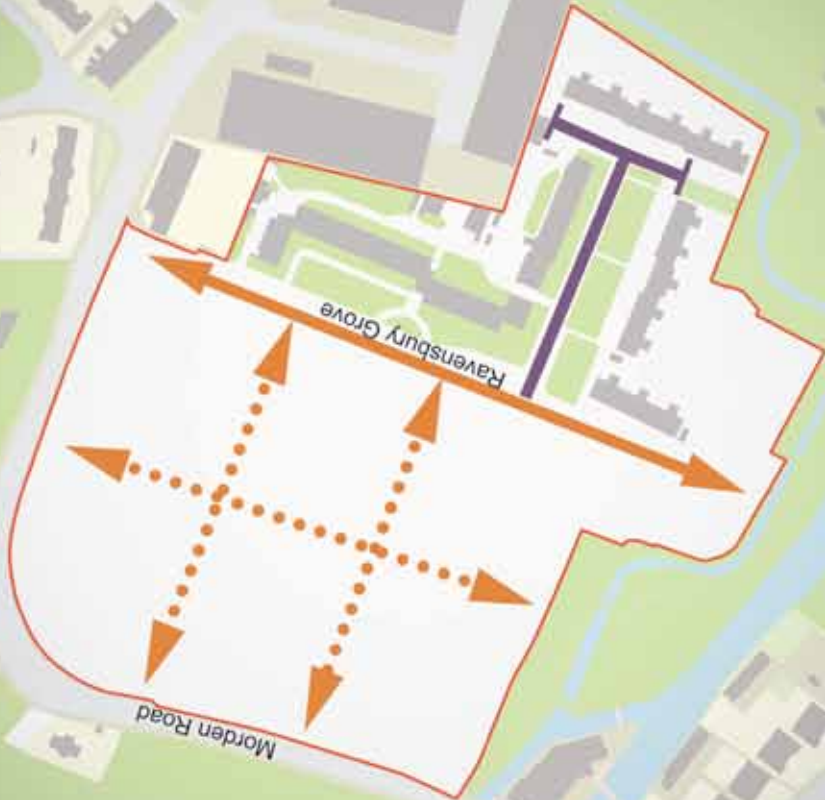
**R2 Street network**

-  Ravensbury Grove  
(Retained historic street alignment)
-  Hengelo Gardens  
(Retained street)
-  Street network - illustrative



Morden Hall Park

Ravensbury Park



Wandle Road

Morden Road

Ravensbury Grove



## Site specific policies

### Policy

#### EP R3 Movement and access

- a)** Proposals must improve pedestrian routes across the estate and to nearby parks, bus and tram stops. Routes should be linked into the proposed/existing street network along active frontages or existing walking routes, which should be well surveyed. Entrances into the park must be carefully designed and located to ensure accessibility into the park without undermining safety and biodiversity.
- b)** The relocation of the crossing point from Morden Hall Park to the estate to a position which allows for a direct link to the park and a new pedestrian and cycle route along Morden Road will be expected to be investigated. Proposals should create a clear legible route from Morden Hall Park to the entrance of Ravensbury Park.
- c)** Improvements to cycle links along Morden Road will be expected to be investigated in order to create stronger links between Morden Hall Park and Ravensbury Park. Proposals should investigate the creation of a segregated cycle way along Morden Road which feeds into Ravensbury Park from Morden Hall Park. Additions to the cycle network should be integrated into wider cycle network.
- d)** The main route for vehicles into the estate is Ravensbury Grove. There is also scope to retain the existing slip road access off Morden Road as a secondary entrance into the site should this be required. Any new East-West links from the estate onto Morden Road must be clear and designed as traditional streets, irrespective of whether they are for vehicular use.

### Further guidance

**3.257** Proposals should consider introducing physical features at key focal points along Morden Road to better manage the speed and flow of traffic and to improve road safety. To enhance pedestrian links there is also opportunity to build a new bridge to create a new direct north-south pedestrian link from Wandle Road to the Ravensbury Estate.

**3.258** Developing cycle links further along Morden Road, for night time cycling when Morden Hall Park is less accessible, should be considered.

### Justification

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

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

**3.261** Whilst the estate does have physical links to the surrounding area, they are generally poor and few in number. Morden Road is a busy road that creates severance between the two parks and the estate, as well as to the tram-stops to the north. To the south, the River Wandle presents a barrier to the residential area around The Drive. Whilst there is currently a footbridge, it is not conveniently located for north-south movement and is poorly overlooked.

**3.262** There are two tramstops a short walk away that provide frequent services between Wimbledon and Croydon town centres. Bus routes also pass close to the estate providing access to Morden town centre, connections with other bus routes and the London Underground Network.

**3.263** There is significant potential to improve direct links towards Morden by opening up the frontage onto Morden Road through new street and footpath connections. Proposals should create an easy to understand street layout for the estate including improved links to the Wandle Trail and Ravensbury Park supported by way-finding signage.

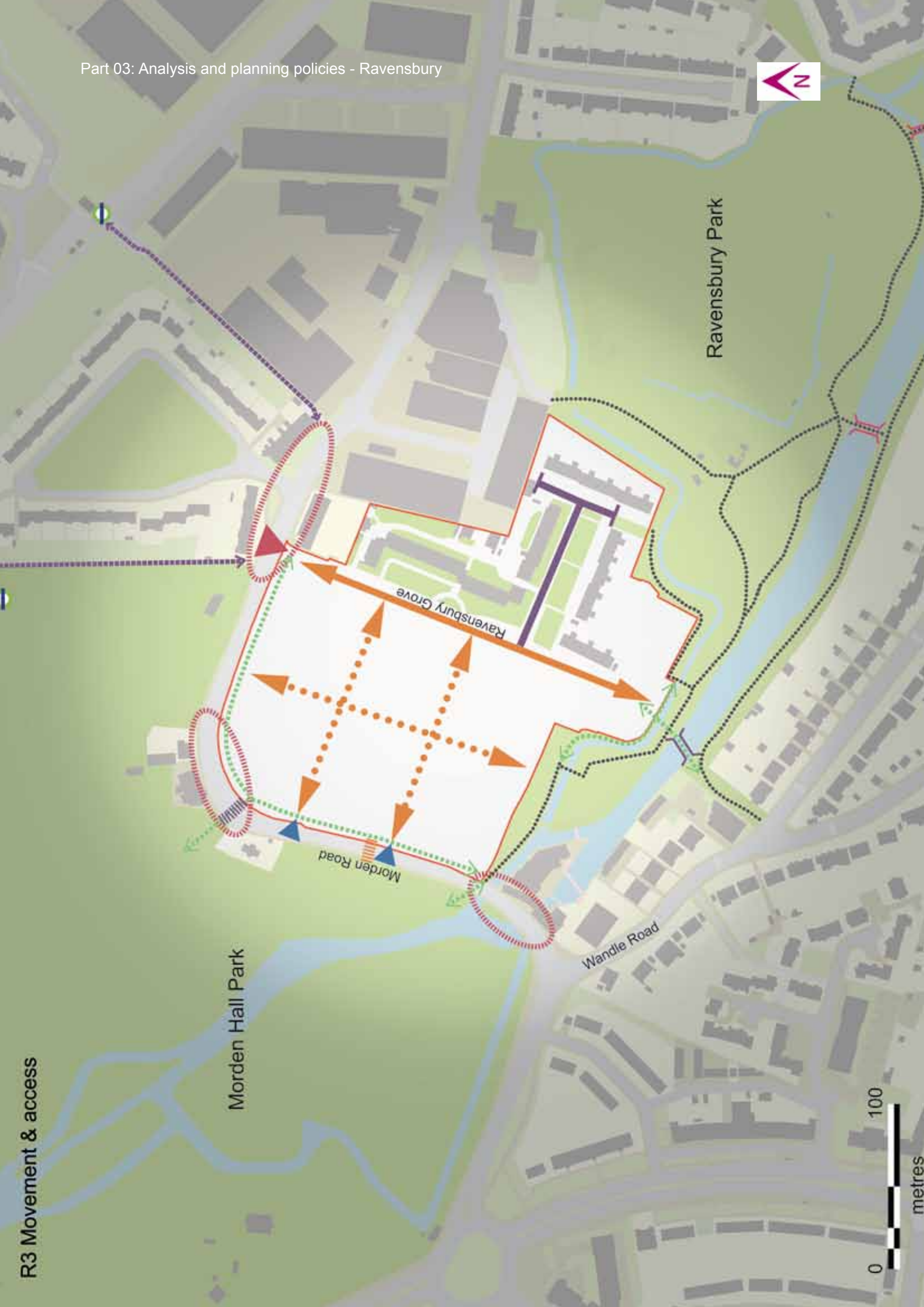
**3.264** Links from within the estate towards Morden consist of either a back alley or detour to the north. The pedestrian routes between the parks and cycling facilities on Morden Road are also unclear. The paths through Ravensbury Park are poorly overlooked with few escape points into the surrounding street network. It is therefore easy to get lost or disorientated in the area.

**3.265** There is potential to improve movement and access around the estate in a way that is relatively low-key whilst retaining the quiet feel of the estate. The crossing from Morden Hall Park to the estate is a key link in the Wandle Trail in connecting Morden Hall Park to Ravensbury Park. There is scope to improve this crossing through enhancements to footways and crossing points which ensure pedestrians and cyclists have sufficient space to move in a comfortable environment.

**3.266** The amount of traffic using Morden Road makes for an unfriendly environment for pedestrians and cyclists. Measures to better control traffic and improve pedestrian and cyclist safety could be achieved by a range of methods, including surface treatments, raised crossing points, cycle paths, width restriction or build outs and pedestrian refuges. The most appropriate measures should be investigated whilst ensuring the road blends into the area making it feel like a place rather than dominating the space. A new bridge across the river linking Ravensbury Grove to Wandle Road would improve pedestrian links to nearby tram stops and bus stops.



R3 Movement & access





**R3 Movement and Access**



New and enhanced pedestrian and cycle links to parks  
Improve pedestrian routes to tram stops  
Existing pedestrian routes enhanced



Ravensbury Grove Road  
Street network - illustrative  
Hengelo Gardens



New crossing point  
Existing crossing point  
Traffic management



New river crossing point  
Existing river crossing point  
Tram stop



Main access point  
Potential pedestrian / cyclist access point

## Site specific policies

### Policy

#### EP R4 Land use

- a) The predominant land use for this estate is to be retained as residential with the re-provision of the existing community room.
- b) Densities outputs should not be solely focused around figures, but must be assessed as a product of a range of relevant design, planning, social, environmental and management factors. Exceeding the current indicated density ranges may be considered appropriate where proposals will create developments of exceptional urban design quality.

### Further guidance

**3.267** Applicants may propose other land uses, though these must be appropriate to the site and comply with local planning policies. However, it is considered unlikely there will be any demand for other non-residential uses.

### Justification

**3.268** The estate is essentially wholly residential, with the exception of a small community room. There are some local shops nearby to the east on Morden Road, the Surrey Arms Public House opposite and the currently vacant mill. Morden town centre is a 15 minute walk away.

**3.269** Ravensbury estate is located within an area with a low level of Public Transport Accessibility. Development proposals need to make more efficient use of land by providing schemes which are higher than the current density and result in improving the urban design quality of the estate. Development proposals must accord with the London Plan density matrix and any other emerging or updated relevant policy requirements. As outlined in the London Plan, the density matrix should be used flexibly and in conjunction with other development plan policy requirements.

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

**3.271** The Council will aim to optimise the latest London Plan requirements. Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision to meet the needs of all sectors of the community, in accordance with relevant National, Local and London Plan policies. Development proposals will be expected to provide replacement homes and should include a mix of 1, 2, 3 and 3+ bed units, in a variety of house types to meet residents individual needs.

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



R4 Land use

Residential land use

Illustrative central community use

R4 Land use

Morden Hall Park

Morden Road

Ravensbury Grove

Wandle Road

Ravensbury Park



## Site specific policies

### Policy

#### EP R5 Open Space

- a)** The area of designated open space at the boundary with Ravensbury Park must be reprovided in terms of quantity and quality to a suitable location within the estate, with high quality landscaping and recreational uses.
- b)** Proposals must retain and enhance the existing communal gardens on Hengelo Gardens and Ravensbury Grove. New landscaping should connect to, and complement these existing spaces.
- c)** Suitably designed plays space(s) for all age groups must be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).
- d)** All new houses and flats must have gardens or amenity space that meet or exceed current space standards.

### Further guidance

**3.273** The number of open spaces and their individual size is not prescribed. Open space can be provided in the form of a single space or a number of smaller spaces. However, any new public open space should link into flood mitigation measures and the surrounding parkland landscape.

### Justification

**3.274** The relatively small portion of designated open space adjacent to Ravensbury Park is of poor quality. The regeneration of this site provides an opportunity for the on-site re-provision of this open space to a better quality.

**3.275** The estate is surrounded by high quality public open space in the form of Ravensbury Park and Morden Hall Park. There are also pleasant linear open spaces with mature trees on Ravensbury Grove and Hengelo Gardens. As such, the estate is not in an area deficient in access to public open space. Subject to meeting appropriate minimum standards concerning the provision of outdoor amenity space and play space, there is no requirement to provide additional public open space within the development.







**3.276** The surrounding open spaces are all important elements of the estate's high quality landscape character and setting. This needs to be carefully maintained and enhanced as part of any new development.

**3.277** There are potential opportunities for off-site play space enhancements that might address the need for certain age groups while there will also be a need for some on-site play space. Any proposal should clearly demonstrate how the play space needs of all the age groups will be provided for with reference to the guidance in the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012). Development proposals must be in accordance with para.74 of the NPPF and Sport England's Land Use Policy Statement 'Planning for Sport Aims and Objectives'.

**3.278** The provision of gardens that meet space standards increases their functionality, potential for tree planting and the promotion of biodiversity. In keeping with the vision for the new neighbourhood as part of a suburban parkland setting, front gardens or defensible space that allows for some planting, is also encouraged.

R5 Open space

**R5 Open space**

-  Ravensbury Park entrance  
(Widening and improvement of access)
-  Ravensbury Park  
(Enhancement of existing access)
-  Existing communal garden space  
(Retain and enhance)
-  Surrounding parkland  
(Improve pedestrian and cycle links)
-  Designated open space
-  Illustrative surrounding tree canopy



Morden Hall Park

Morden Road

Ravensbury Grove

Wandle Road

Ravensbury Park



## Site specific policies

### Policy

#### EP R6 Environmental Protection

**a)** As the estate is in close proximity to the River Wandle and modelled as at risk of fluvial flooding, development proposals will need to include appropriate flood mitigation measures for the site in accordance with national, regional and local planning policies, to ensure the development is safe and does not increase the risk of flooding elsewhere.

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

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

**d)** Sustainable Drainage Systems (SuDS) must be part of any major development proposals. Drainage and SuDS should be designed and implemented in ways that deliver other policy objectives for each of the following benefits:

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

**e)** The development must be made safe from flooding, without increasing flood risk elsewhere for the lifetime of the development. Potential overland flow paths should be determined and appropriate solutions proposed to minimise the impact of the development, for example by configuring road and building layouts to preserve existing flow paths and improve flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere.

**g)** Proposals should seek to create mini corridors which enhance biodiversity of the estate and create a link between the estate and the surrounding parkland and river corridor habitats.

**h)** Development should not encroach on the river bank buffer zone, which should be managed for the enhancement of biodiversity along the river corridor and to allow maintenance access to the watercourse, where required.

**i)** New development must ensure the preservation, protection and enhancement of protected species and habits within the adjacent Ravensbury Park and should demonstrate that the proposals would result in net biodiversity gains.

**j)** Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayors Energy Hierarchy when compared to the existing buildings on the estate. Outlining how improvements have been achieved according to the hierarchy of; improved building fabric, increasing the efficiency of supply and renewable energy generation, and how this compares to existing development on the sites.

**k)** When preparing development proposals in accordance with Policy 5.3 of the London Plan, proposals should include suitable comparisons between existing and proposed developments in order to fully demonstrate the expected improvements. All new developments proposals should consider the following sustainable design and construction principles: avoidance of internal overheating; efficient use of natural resources (including water); minimising pollution; minimising waste; protection of biodiversity and green infrastructure and sustainable procurement of materials.

**l)** Technological improvements in battery storage have started to provide a potential energy storage solution suitable for use in connection to domestic solar PV systems. The use of on-site storage offers a potential technological solution that would increase on-site renewable energy consumption, reduce utility costs and provide in-situ demand side management. Carbon savings from the incorporation of appropriately sized battery storage can be calculated by assuming that distribution losses from battery connected solar PV systems are zero.

**m)** Applicants must demonstrate how their plans contribute to improving air quality and provide evidence to demonstrate that passive ventilation strategies employed to prevent overheating will not inadvertently expose residents to poor air quality or unacceptable levels of external noise.

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

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

## Further guidance

**3.279** The landscape character of the estate is reinforced by the back channel tributary of the River Wandle. There is scope to reinstate a historic river channel which runs alongside Morden Road, which could connect with the existing watercourses within Morden Hall Park.

**3.280** Proposals should where possible enhance the outlook of the estate and improve the setting of the park whilst addressing biodiversity habitats.

**3.281** There is potential to enhance the back channel tributary of the River Wandle that runs along the southern boundary of the site, subject to Environment Agency (EA) flood defence consent as this is a designated main river. Improvements should seek to improve surveillance and interface between the park, buildings and the water, as well as better management of habitats.

**3.282** There is also potential to undertake in-channel and river bank enhancements to the main channel of the River Wandle to the south of the site within Ravensbury Park, providing this does not increase flood risk. Any such works will be subject to Environment Agency flood defence consent. This enhancement could involve the

narrowing of the channel to increase the normal flow velocity, in order to help reduce siltation and stagnation in this stretch of the Wandle.

## Justification

**3.283** Being adjacent to the River Wandle, its tributaries and two large historic parks makes issues of enhancing the attractiveness of the river corridor and surrounds while managing flood risk, and improving biodiversity particularly relevant to any redevelopment of the estate. These features define the character of the estate and carry various designations and responsibilities that proposals must embrace, address successfully, and take as an opportunity to positively shape and improve the surrounding area.

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

- Development proposals will need to include appropriate flood mitigation measures to ensure the development is safe and does not increase the risk of flooding both from and to the development.
- Any development coming forward will be subject to a Sequential Test, Exception Test and site-specific Flood Risk Assessment to deal with all sources of flooding, which must have regard to Merton's Strategic Flood Risk Assessment and Local Flood Risk Management Strategy.
- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk and following the sequential approach. This includes careful consideration of where buildings should be located within the site.

## Site specific policies

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

**3.286** The interface between any proposed development and Ravensbury Park needs careful consideration, with particular reference to the habitats of the protected species within this area e.g. bats. This is a sensitive edge and a balance must be met between providing an active frontage onto the parkland whilst protecting the habitats of the park and surrounding vegetation.

**3.287** Reinstatement of a historic river channel running alongside Morden Road, would help to enhance the Wandle trail creating a stronger landscape link between Morden Hall Park and Ravensbury Park whilst improving the estates riverside setting, as well as contributing to flood mitigation measures.

**3.288** Proposals are expected to be developed in consultation with relevant statutory and local interest groups such as the Environment Agency, the National Trust and the South East Rivers Trust (The Wandle Trust).

**3.289** Under the terms of the Water Resources Act 1991 and Thames Region Land Drainage Byelaws 1981, the Environment Agency requires flood defence consent for any works within 8m from the top of the bank of a main river and they therefore seek an 8m wide undeveloped buffer strip from the top of the river bank on main rivers. Merton seeks a similar 5m wide strip on either side of ordinary watercourses, where possible these distances should be exceeded.

**3.290** Of particular importance should be the enhancement of the river corridor and its environment, including dealing with flood risk and surface water drainage issues. Currently surface water drainage from Ravensbury discharges directly into the Thames Water sewer network, increasing the risk of the sewers being at or over

capacity and surcharging during a flood event. The regeneration of this area presents an opportunity to manage this risk and to discharge to the River Wandle at a restricted rate.

**3.291** To improve surface water drainage and achieve as close to greenfield run-off rates as possible, there are a number of mitigation solutions which should be considered including an open network of swales, permeable paving surfaces, rain gardens, areas of landscaping, front and rear gardens.

**3.292** As set out in this policy, swales and other SuDS (such as rain gardens, green roofs, balancing ponds, filter strips and green verges) are designed holistically, as features to improve the attractiveness of the estate, to enhance biodiversity, to provide recreation, to improve water quality as well as as a drainage solution. Development proposals must demonstrate they have considered surface water management through sustainable urban drainage systems (SuDS) as high up the London Plan (policy 5.13) drainage hierarchy as possible.

**3.293** Developers are advised that tools such as the Suds management train approach will assist with this process and with demonstrating that all of these issues have been considered. This approach will help create an attractive estate with the benefit of cost efficiencies.

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

**3.295** Central to the case for regeneration is the need to improve the environmental performance of the new dwellings on the estate compared with the existing homes. However, the measurement of local sustainability policies (CS15) and regional policy targets (London Plan Chapter 5) for new build developments are based on improvement that are also measured through Part L of the Building Regulations. While this information is useful to help measure performance, it does not



make it easy to compare the energy performance of existing buildings with new buildings.

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

**3.297** The principals of sustainable design and construction are designed to be holistic, and are more wide ranging than energy performance alone. Development proposals should demonstrate wherever possible, using the comparison of quantifiable metrics, the environmental improvements that will be delivered through regeneration compared with the performance of existing buildings.

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

**3.299** Technological improvements in the field of energy storage have resulted in the improved feasibility of deploying battery storage in connection with domestic solar PV systems and the need to develop policies to support Innovative Energy Technologies is outlined in London Plan Policy 5.8. Battery storage can be utilised as a method of increasing on-site renewable energy consumption and provide in-situ energy demand management to reduce pressure on the national grid during peak time and increasing the efficiency of energy supply. In this way battery storage can be considered to be a 'be lean' measure within the Mayors energy hierarchy. The standard approach from calculating the energy output from solar PV assumes that 20% of the energy produced is lost through transmission across the national electricity grid. Therefore at present, there is no method of

capturing these benefits of on-site energy storage within the Standard Assessment Procedure (SAP) or recognising the benefits of energy storage through the planning process. In order to recognise the benefits of on-site energy storage to residents and the grid operator the incorporation of appropriately sized solar PV systems should calculate solar output using the following equation, assuming that distribution losses are zero.

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

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

**3.300** Consultation responses from people living within and near Ravensbury have raised concerns about the potential for disruption and disturbance caused by building works taking place in phases over a long period of time. As with other planning applications, the council will require the submission of a working method statement and a construction logistics plan prior to development proposal commencement. Working method statements must ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and comply with London Plan (2015) policies 6.3 and 6.14, Merton's Core Strategy Policy CS20 and policy DM T2 of Merton's Sites and Policies Plan (2014). Construction logistics plans must demonstrate how environmental impacts of the development on the local environment, including the surrounding highway network and the amenities of the surrounding occupiers will be minimised. These must also accord with guidance published by the mayor of London / TfL and London Plan (2015) policies including 7.14 and 7.15. These provisions are particularly important to help identify and minimise the causes of potential disruption to residents at Ravensbury Court while the wider estate regeneration programme is being delivered.



**R6 Environmental protection**

- Flood mitigation measures (illustrative)
- Mini green corridors (illustrative network of green links)
- Landscape buffer (Sensitive edge carefully managed)
- River band buffer strip 8m
- Historic river channel reinstatement
- Backwater channel enhancement
- Main River Wandle enhancement



This page is left intentionally blank

## Site specific policies

### Policy

#### EP R7 Landscape

- a)** Landscaping must be a prominent feature within the public realm and create strong links to the surrounding parkland context. Landscaping treatments should emphasize green links and the river crossing.
- b)** The estate currently has groups of established mature trees to the north, along Morden Road, on Ravensbury Grove and Hengelo Gardens. These trees must be retained and be used to inform the design of landscape arrangements, for example to provide cues for the location of focal points.
- c)** Street tree planting and landscaping must be incorporated into streets whilst integrating with existing open space functionality, biodiversity enhancements and flood mitigation measures.
- d)** Along Morden Road tree planting must be extended to wrap around the perimeter of the estate following the curvature of the road. Tree species should be specified to mitigate against pollution and noise.
- e)** The significant widening and enhancement of the entrance to Ravensbury Park from Morden Road, will be expected to be an integral part of any development proposals for the site.

**3.303** Large and well vegetated gardens also contribute to the estate's landscape character and redevelopment proposals need to be designed to maintain opportunities for such incidental greenery throughout. The estate's relative isolation is also an element of its character. This needs to be balanced with the need and opportunity to increase accessibility to and along the river, to the tram-stops to the north, to local bus stops and into Morden.

**3.304** Currently, pedestrian gateways into Ravensbury Park are hidden from view and have limited overlooking which could be resolved by significant widening and enhancement of the entrance to the park off Morden Road.

**3.305** The skyline around the estate is enveloped by large mature trees and this is a key characteristic of the estate. Additional tree planting will bolster the landscape character of the area and can create a landscape buffer between new development and traffic on Morden Road.

**3.306** The Wandle Trail is interrupted by Morden Road and the narrowing of Ravensbury Park. There is scope to strengthen the green corridor link between Morden Hall Park and Ravensbury Park through the use of landscape features such as tree planting on Morden Road. This would also help to improve the continuity of the Wandle Trail and improve accessibility into the park.

### Further guidance

**3.301** Landscaping measures should be designed to improve the green corridor link between Ravensbury Park and Morden Hall Park.

### Justification

**3.302** The estate is defined and characterised by the landscape setting of the two parks and River Wandle. This is an essential element of its character that should not be lost. However, there are various opportunities to maintain and enhance this character whilst still increasing density and building height.



**R7 Landscape**

- Tree planting & public realm landscaping
- Ravensbury Park entrance (enhancement & widening)
- Morden Road tree planting (strengthen tree planting)
- Tree species to mitigate noise and pollution
- Visual and physical links to surrounding landscapes
- Illustrative location of established tree groups



## Site specific policies

### Policy

#### EP R8 Building Heights

**a) General building height:** Whilst there is a need to increase density, to do so too much would undermine the dominant landscape character of the area. Buildings heights must not compete with established mature trees which envelop the estate. Relatively open views from within the estate to the surrounding tree canopy are a defining characteristic of the estate and should generally be retained.

To ensure this, taller buildings must be located around the edge of the estate and not extend higher than the existing Ravensbury Court flats. Building heights must be based on a comprehensive townscape appraisal and visual assessment which builds on the analysis included in this document. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area.

**b) Core of the estate:** Within the estate, building heights must generally be lower than other parts of the estate around its edge. Heights should allow views to the surrounding established trees.

**c) Morden Road:** Buildings along Morden Road must relate to the surrounding established tree canopy but not adversely affect views of it from the centre of the estate. Buildings here can be higher than the middle of the estate.

**d) Ravensbury Grove:** Building heights along Ravensbury Grove must relate to the character and scale of existing buildings such as Ravensbury Court and the established trees.

**e) Ravensbury Garages:** Building heights in the vicinity of Ravensbury garages must relate to the surrounding established tree canopy and to the scale of adjacent existing buildings.

### Further guidance

**3.307** Housing types, whether houses or flats, should preserve the landscape character of the estate.

**3.308** Where landscaping features allow, the creation of wider streets with width to height street proportions which enable wider and longer views should be considered.

**3.309** Redevelopment proposals should give very careful consideration as to the site layout, landscaping, building heights and street widths to ensure the unique landscape character of the estate is retained. Any proposals to increase density should demonstrate how this will not result in undermining this character.

### Justification

**3.310** All existing buildings are two storey with the exception of the one larger four-storey block, Ravensbury Court. This low rise form is what allows views to the tree-line visible around the estate from numerous locations, which is one of the defining characteristics of the estate's setting. The low-rise buildings also define the estate as a suburban place, although it is considered there is more scope to sensitively increase heights to create more homes so long as views to the trees which envelop the site are not obstructed and the landscape character of the overall estate remains strong.

R8 Building heights

R8 Building heights



- b) Core of the estate
- c) Morden Road
- d) Ravensbury Grove Road
- e) Ravensbury garages

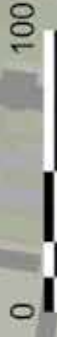
Morden Hall Park

Morden Road

Ravensbury Grove

Wandle Road

Ravensbury Park



# Part 04 Design requirements for planning applications







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

# Design requirements for planning applications

---

## Introduction

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

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

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

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

## Guidance

### Architecture and elevations

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

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

### Materials

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

## Landscape and biodiversity

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

## Climate change and energy performance

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

## Flooding and drainage

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

## Internal space standards

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

## Building and dwelling layouts

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

## Cycle Parking

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

## Building to street interface

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

## Design requirements for planning applications

---

### Street design characteristics

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

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

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

### Amenity space

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

### Refuse storage and collection

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

### Servicing and deliveries

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

### Maintenance and management

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

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

## Technical requirements

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

# Part 05 Delivery, Implementation and Monitoring



Estates  
First class

Eastfields Station, Mitcham

## Delivery, Implementation and Monitoring

---

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

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

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

### Financial viability

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

### Infrastructure

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

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

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

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

### Construction impact

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

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



## Phasing

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

## Planning obligations

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

Section 106 planning obligations information can be found at:

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

CIL information can be found at:

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

## Monitoring

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

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

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

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

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

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

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

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



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

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

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

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

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

# Appendices





South Park Gardens, Wimbledon

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

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



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

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

15 Dec 2015

Scale 1 : 3,000 @A4

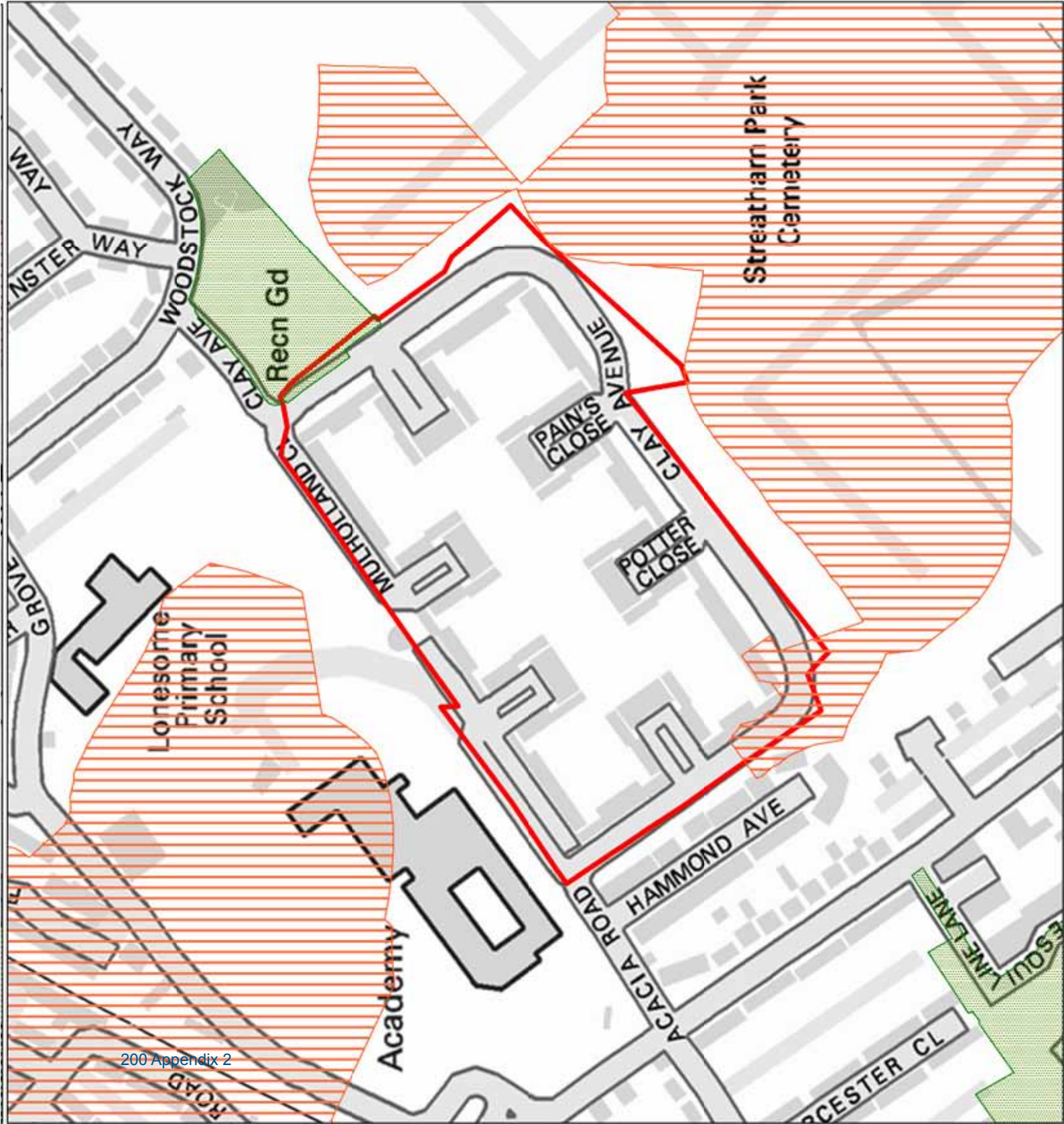
#### Legend

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

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

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

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



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

15 Dec 2015

Scale 1 : 3,000 @A4

### Legend

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

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

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

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



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

15 Dec 2015

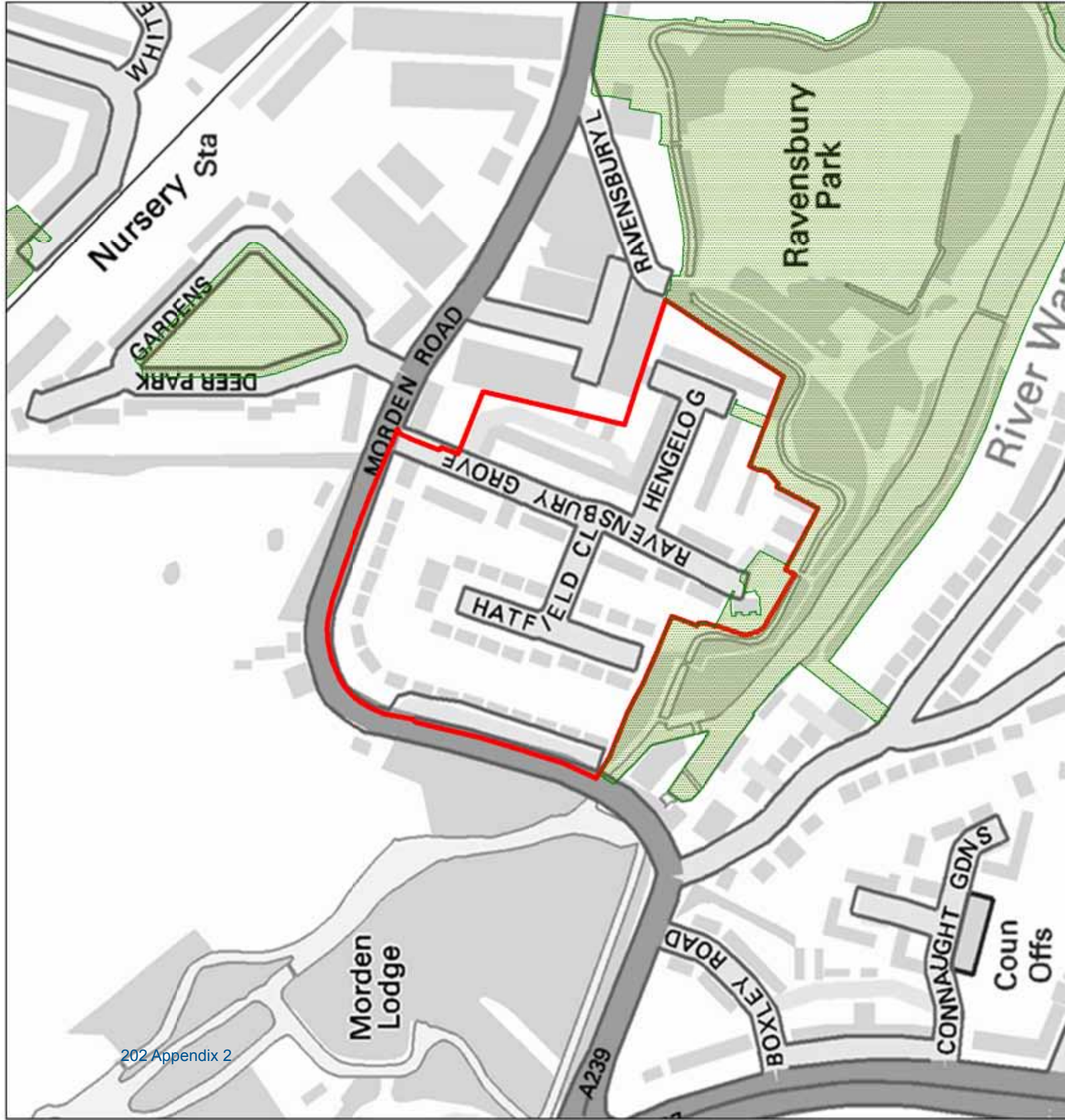
Scale 1 : 3,000 @A4

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

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

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

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



This page is left intentionally blank

# Glossary





Three Kings Pond, Mitcham

## Glossary

---

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

### Active design

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

### Active frontage

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

### Alluvium

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

### Ambiguous

Unclear or having several possible meanings or answers.

### Amenity space (communal)

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

### Amenity space (private)

Private balconies to individual flats or gardens to houses.

### Anglo Saxon

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

### Art Deco

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

### Attenuation

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

### Axis

The point about which something turns.

### Balancing Pond

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

### Barriers

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

### Basement parking

Parking below ground level.

### Biodiversity

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

### Block

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

### Boulevard

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

### Buffer

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

### Building elevations

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

### Building line

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

### Built form

The arrangement of buildings in a neighbourhood.



### Build-out

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

### Calico

Plain white cotton cloth.

### Campus (style)

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

### Carriageway

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

### Cladding

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

### Classical

A style based on ancient Greek and Roman architecture.

### Cohesive

Appearing well integrated or unified.

### Combined Heat and Power (CHP)

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

### Combined sewer

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

### Comparison shops

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

### Component

A part of something larger.

### Connectivity

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

### Context

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

### Convenience shops

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

### Cul-de-sac

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

### Culvert

An underground channel carrying a stream, river or drain.

### Dead frontage

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

### Defensible space

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

### Defunct

No longer in operation.

### Delineate

To show the alignment, boundary or shape of something.

## Glossary

---

### Density

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

### Discordant

At variance or not in harmony with something.

### Disparate

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

### District heating network

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

### Dual-aspect

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

### Enclave

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

### Era

A period in history.

### Exacerbate

To make a situation more excessive, extreme or intense.

### Exceedance

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

### Figure-ground

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

### Filter drain/strip

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

### Fluvial flood plain

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

### Focal point

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

### Framework

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

### Frontage

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

### Future-proof

To design something to accommodate later anticipated changes.

### Garden City

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

### Gateways

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

### Green chain

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

### Green corridor

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

### Green roof

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

### Green-field run-off

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

### Grid-iron streets

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

### Habitable room(s)

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

### Habitats

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

### Hard-standing

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

### High-rise

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

### Historic environment

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

### Home zone

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

### Horticultural

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

### Huegenot

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

### Iconic

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

### Idyllic

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

### Incidental

Something that is a minor part of something else larger.

### Inclusive design

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

### Incoherent

Something that is unclear and difficult to understand.

### Incremental

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

### Infrastructure

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

# Glossary

---

## In-situ

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

## Insular

Inward-looking.

## Integrated

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

## Interface

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

## Intergenerational centre

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

## Inter-war

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

## Landmark

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

## Landscape

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

## Legibility

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

## Life Cycle Assessment

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

## Linear

Arranged, constructed, or laid out in a line.

## Linoleum

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

## Listed (building)

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

## Local Nature Reserve (LNR)

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

## Local Open Spaces

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

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

## London Plan

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

## London Plan density matrix

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

## Low-rise

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

### Massing

The general size and shape of a building.

### Mews

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

### Mitigate

To make the effects of something less acute or severe.

### Mixed-use

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

### Nascent

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

### Natural surveillance

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

### Nodes

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

### On-street parking

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

### Open space

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

### Organically developed

Gradually developed over time with little or no overall planning.

### Orientation

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

### Orlit

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

### Palette

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

### Paradox

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

### Parameters

A boundary or limit within which something takes place.

### Parking courts

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

### Passive

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

### Perceptible

Able to be seen or noticed.

## Glossary

---

### Perimeter

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

### Perimeter blocks

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

### Peripheral

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

### Permeability

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

### Permeable paving

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

### Perpetuate

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

### Planning condition

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

### Philosophies

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

### Placemaking/Placeshaping

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

### Pocket park

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

### Podium

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

### Prefabricated

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

### Prevalent

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

### Public realm

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

### Public Transport Accessibility Level (PTAL)

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

### Rain garden

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

### Reveals

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

### Riparian

The land around and immediately adjacent to rivers and streams.

### Run-off

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

### Secondary heat source

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

### Separate sewer

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

### Severance

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

### Sequential Test

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

### Siltation

Build up of very tiny soil particles (silt).

### Single aspect

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

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

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

### Soakaway

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

### Spalling

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

### Stagnation

Lack of motion in water that holds pollutants in place.

### Strategic Environmental Assessment (SEA)

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

### Strategic Flood Risk Assessment (SFRA)

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

### Strategic Road Network

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

## Glossary

---

### Suburban (Suburbia)

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

### Supplementary Planning Document (SPD)

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

### Sustainable development

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

### Sustainable Urban Drainage System (SUDS)

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

### Swale

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

### Sylvan

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

### Thoroughfare

A route between places, often a main road.

### Townscape

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

### Traditional street

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

### Transition zone

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

### Tree canopy

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

### Tributary

A stream that flows into a larger stream or river.

### Typology

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

### Undeveloped

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

### Under-croft parking

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

### Urban

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



### Urban fabric (urban form)

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

### Utilisation

The use of something.

### Vegetation

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

### Velocity

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

### Vernacular

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

### Views and vistas

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

### Watercourse

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

### Wetland

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

This page is left intentionally blank

