



SPD

Supplementary Planning Document
London Borough of Merton



Appendix B

Sustainability Appraisal

Nelson Hospital

Adopted | January 2007



Albanian	Nese deshironi me shume informacion ne gjuhen tuaj, ju lutemi te na kontaktoni ne adresen e dhene ne kutine me poshte.
Arabic	إذا أردت معلومات إضافية بلغتك الأصلية الرجاء الاتصال بنا في العنوان الممنون ضمن الإطار أدناه.
Bengali	যদি আপনার নিজের ভাষায় লেখা আরও তথ্য চান তাহলে দয়া করে আমাদের সঙ্গে যোগাযোগ করুন, উল্লিখিত বক্সে আমাদের ঠিকানা রয়েছে।
Chinese	如果你需要用中文印成的資料，請按低端方格內提供的地址與我們聯系。
Farsi	اگر مایل به اطلاعات بیشتر به زبان خود هستید، لطفاً با ما از طریق آدرس زیر تماس بگیرید.
French	Pour tout renseignement complémentaire dans votre propre langue, veuillez nous contacter à l'adresse figurant dans l'encadré du bas.
Gujarati	જો તમને તમારી પોતાની ભાષામાં વધારે માહિતી જોઈતી હોય, તો કૃપા કરીને નીચે અંતમાં આપેલા ખાનામાં દર્શાવેલા સરનામે અમારો સંપર્ક કરો.
Punjabi	ਜੇਕਰ ਤੁਸੀਂ ਪੰਜਾਬੀ ਵਿਚ ਹੋਰ ਜਾਣਕਾਰੀ ਲੈਣੀ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਥਾਂ ਵਿਚ ਦਿੱਤੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।
Somali	Hadii aad u baahan tahay faahfaahin intaa kabadan oo ku soobsan afkaaka hooyo ama Af Somali fadlan lana soo xiira cinwaanka hoos ku qoran.
Spanish	Si usted desea mas informacion en su propia lengua, por favor contactenos en la direccion al pie del formato.
Tamil	உங்கள் மொழியில் மேலதிக தகவலைப் பெற விரும்பினால், அடியிலுள்ள பெட்டிக்குள் தரப்பட்டிருள்ள விவரத்தில் கீழ்க்கண்டிருக்கும் கெட்டிப்புகள்.
Urdu	اگر آپ اپنی زبان میں مزید معلومات حاصل کرنا چاہتے ہیں تو براہ کرم ہم سے اس پتے پر رابطہ قائم کریں جو کہ نیچے کے بکس میں درج ہے۔

You can also get this information in large print, in Braille and on tape.

Paul McGarry
020 8545 3003

Sustainability Appraisal for Nelson Hospital Planning Brief

Contents

1.1	Introduction	2
1.2	Summary of the effect the process	2
1.3	Approach Adopted	2
1.4	Background	2
2.1	The Scoping Report.....	3
2.2	SPD objectives:	3
2.3	The Brief Requirements.....	3
2.4	Other plans, programmes and objectives relative to the plan with information on synergies and inconsistencies	4
2.5	Baseline Information	4
2.6	Identification and consideration of the social, environmental & economic issues	5
2.7	What's missing	5
3.1	The SA Framework.....	7
3.2	The broad options for the site	9
3.3	Proposals for the Structure of Section Two	9
4.2	Assessment of the SPD for Nelson Hospital: the adopted brief.....	10
4.3	Assessment of the draft SPD for Nelson Hospital: Do nothing	13
4.4	The preferred option and reasons for its choice	16
4.5	Mitigation Measures	17

1.1 Introduction

This report incorporates the scoping and sustainability statements for the redevelopment of the Nelson Road Hospital. It is required by the Planning and Compulsory Purchase Act in order that the brief can be considered as a Supplementary Planning Document.

1.2 Summary of the effect the process

The process has identified the draft brief as the most appropriate option for the site when compared with a housing development or maintaining the status quo. In mitigation two issues remain that could be dealt with upon receipt of a planning application for the site.

The sustainability appraisal of the consultation draft has helped to improve aspects of the brief such as transport impacts through travel planning and promoting the use of materials.

1.3 Approach Adopted

The scoping report is the initial stage in the process and will comprise the first section of this document. It is required to ensure that the sustainability appraisal is comprehensive and robust enough to support the Supplementary Planning Document (SPD) during the consultation stages of the approval process. For the appraisal of a small site brief it is deemed that the scoping report is not necessary as a separate document.

The second section of the document will contain the initial Sustainability Appraisal which will contain the appraisal of the sites objectives and the analysis of the various options for the site.

It is recognised from the 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' published November 2005 that 'the SA should provide a level of detail that is appropriate to the spatial scale and level of detail of the plan being appraised, including the significant effects of site specific allocations and infrastructure proposals where these are included as part of the plan.' From this it would appear appropriate that the level of detail is not required to be as thorough as would be required for other more significant LDF documents.

1.4 Background

The Sutton and Merton Primary Care Trust is proposing to make some changes to healthcare provision in the area. This is being driven by changing needs and demands on health services across London. A proposed 'model of care' has been developed that encourages an increase in the amount of care provided locally for example in GPs surgeries, clinics and in the home. And to supplement this two local care hospitals are to be provided in the borough with the Nelson hospital being redeveloped as one of these where many of the outpatient services provided at a larger hospital will be provided instead.

2.1 The Scoping Report

A scoping report is required to set out the following:

- I. the objectives of the SPD
- II. the plans, programmes and objectives relative to the plan with information on synergies and inconsistencies
- III. the baseline information
- IV. the social, environmental, and economic issues identified as a result of the work undertaken
- V. the Sustainability Appraisal Framework (SF)
- VI. the broad options which are proposed to be considered in detail at the next stage
- VII. any other proposed methodologies
- VIII. proposals and structure of and level of detail of the SA report

2.2 SPD objectives:

The key aim of the SPD planning brief for the site is to achieve a sustainable redevelopment of the Nelson Hospital which respects the Hospital's heritage, and responds positively to the site's local setting within a Conservation Area.

The objectives for achieving this are:

- Achieve high quality urban design, architecture and public realm
- Create a vibrant and attractive public space on the Rush
- Enhance accessibility to the site whilst promoting sustainable transport

2.3 The Brief Requirements

- Four pavilion blocks fronting Kingston Road to be retained and renovated as part of the hospital redevelopment, including cleaning and restoration of the building's external fabric and removal of any unsympathetic additions. Internally, the PCT can alter the blocks to suit. It is not a requirement to retain The Lodge, however if the PCT intend to demolish The Lodge, the Council will expect a clear and convincing argument to justify the demolition.
- Maximum height for the hospital should be no higher than the ridgeline of the present pavilion blocks. This is approximately 12.5m, which would allow for up to three storeys of development. (Assuming an average floor to ceiling height of 3.5m - 4m) However, three storeys will not be permissible across the entire site. It is a requirement that the building steps down to a maximum of 2 storeys to the rear, protecting the aspect from neighbouring residential properties.
- A new block should be constructed to terminate views south from Merton Hall Road and maintain the building line and rhythm on Kingston Road. This block will also be a focal point for The Rush and the eastern approach to the site.
- Landscaped boundaries of the site should be retained and enhanced where necessary to protect privacy of neighbouring residential properties. Large trees in the current car parking area protected by TPO must be retained, and protected during the construction period.

- Public realm and streetscape improvements will be applied to Kingston Road and Blakesley Walk and the Rush, as set out in the relevant sections of the brief.
- Hospital buildings are to provide natural surveillance and overlooking of the public realm, particularly at The Rush and Blakesley Walk.
- Service access from Watery Lane will be closed, with access to be taken from The Rush instead. This provides an opportunity to improve the character of Watery Lane.
- Junction improvements and provision of a bus stop at Kingston Road and Merton Parade with re-alignment of the Rush as set out in the proposals map.
- The boundary wall on the Kingston Road frontage should be retained in front of the pavilion blocks and restored, with unsympathetic additions removed. However the wall is to be removed adjacent to The Rush, in order to open up the public space and create a pedestrian approach to the hospital.
- The area between the Kingston Road boundary wall and the pavilion blocks should be re-landscaped to provide an attractive drop off zone for users of the hospital, and should also be a pedestrian friendly space.
- New structured tree planting along the entire Kingston Road frontage, providing rhythm, defining and unifying the edge of the site.
- Vistas south from Quintin Avenue and Richmond Avenue to be protected through sensitive design solutions
- The hospital's car parking requirements to be met entirely within the site. The design of which will depend on the level of parking needed to support the hospital. This is not yet known, however in principle, the Council supports the use of either a single storey deck car park, or basement car parking which could also accommodate building plant and servicing requirements.
- Main vehicular access to the site to be taken from Kingston Road, opposite Richmond Avenue. This will provide access to car parking and servicing. Patient drop off areas will be located on the Kingston Road and The Rush frontages, as illustrated on the proposals map.
- At least 10% of the hospital's energy requirements must be generated on site using renewable energy technologies.

2.4 Other plans, programmes and objectives relative to the plan with information on synergies and inconsistencies

The assessment of the relevant planning documents and policies is set out in the draft SPD in Section 7. It is not required to repeat it here.

2.5 Baseline Information

The local authority is in the process of assimilating a baseline of information for sustainability appraisal purposes across the borough. A fuller picture will be provided in the future.

The sites area is 1.33 hectares in area and is located south of Wimbledon Town centre on the busy Kingston Road. To the south is the John Innes recreation ground and park and the playing fields of the Rutlish boys school. The eastern end of the site is within the John Innes/Merton Park conservation area whilst the western portion of the site is not. It should be noted that the adjacent Manor Gardens is now part of the John Innes conservation area.

Wimbledon Chase railway station is the closest station just over 300 metres away. In the other direction, is the Merton Park tram stop which provides a connection with the Croydon Tram link. This is 700 metres away. The hospital is served by three bus route the 152, 163 and 164 buses which run along Kingston Road with a stop for the hospital. These provide access to Wimbledon, Pollards Hill, Kingston, New Malden and Sutton and the St Helier hospital. These transport links give the site a PTAL rating of 3 out of 6 in the upper level of a mid range PTAL.

The hospital is located in the Merton Park ward which has a population of 9,144 in 3,736 households, average for the borough. There's just over one car per household in this ward which again is about average for the borough.

The history of the development of the site is comprehensively covered in the planning brief in section 2 of the draft SPD.

Unemployment in the ward is between 2 – 2.8% which is normal for the west of the borough. The above data is from the 2001 census.

The council undertakes a traffic survey every year as part of its statutory duties. This involves monitoring traffic on roads in the borough. One such monitoring site is a manual count site at the railway bridge beside Wimbledon Chase station on Kingston Road. This has identified the trends over the last four years based on counts taken on a day in June. Unfortunately for Kingston Road it has only been monitored manually for the past two years therefore the overall trend will be summarized. It monitors bus passengers, car drivers and passengers, motorcyclists, cyclists and pedestrians.

The car driver continues to be the dominant mode of transport accounting for 48% of all trips, although falling slightly from the previous year. This has followed by bus passengers which has increased slightly from 25% to 28%. Pedestrians, motorcyclists and cyclists have all remained unchanged making up 5%, 2% and 1% respectively. The only trend is the steady increase in bus passengers.

2.6 Identification and consideration of the social, environmental & economic issues

The environmental issues relate to the surrounding conservation areas and the consideration that any development should have regarding them. For example the Quintin Avenue/Richmond Avenue conservation area mentions the visual importance of the trees located in the hospital car park opposite Richmond avenue which needs to be considered in any development.

2.7 What's missing

- Economic data. Due to the publication limitations regarding data which restricts the council regarding the Annual Business Monitor information it is not possible to go into great detail in this area
- Air pollution related to transport
- Detail on the number of beds in the hospital and whether this will be replaced in the new hospital. This can only be provided by the Primary Care Trust but the principle should be to ensure that the existing level of service provided to the community should be maintained.
- the location of other community facilities

3.1 The SA Framework

The table below is the starting point for the Sustainability Framework for future sustainability appraisals of LDF documents at Merton Borough Council. It is in its early stages of development and is an amalgamation of previous work. Aims and objectives are expected to change over time and no indicators or targets have been included due to the lack of baseline data. The aims of the previous sustainability appraisals (1998 and 2000) of the current UDP are the logical starting point for this framework. They were developed through assessment of the objectives of other publications and sustainability issues. They have been revised against major publications and issues since so that they are up to date. This assessment is available separately if required. As objectives are required to be 'a statement of what is intended, specifying a desired direction of change' new objectives have been devised that relate to the aim.

Topic	Aims	Objectives
Landscape	<ul style="list-style-type: none"> Land is used efficiently, ensuring that greenfield sites are protected and brownfield sites are re-used. 	<ul style="list-style-type: none"> Increase the use of urban brown field land
Minerals and soils	<ul style="list-style-type: none"> Minerals are used efficiently. Soil pollution is limited to levels which natural systems can cope with without damage 	<ul style="list-style-type: none"> Minimise the loss of the soil resource and maintain and enhance soil quality
Waste	<ul style="list-style-type: none"> Waste production is minimised, and, where possible, waste is re-used or recycled. Pollution from waste is limited to levels which natural systems can cope with without damage and the effects on humans are minimised. 	<ul style="list-style-type: none"> Increase the provision of facilities for recycling and re-use of waste Improve the management of waste so that it is disposed of or dealt with as close as possible to the point at which it is generated.
Energy	<ul style="list-style-type: none"> Energy use is minimised. Renewable energy is used where possible. 	<ul style="list-style-type: none"> Encourage specific improvements in energy efficiency for new developments and refurbishment schemes Encourage development of renewable energy schemes
Pollution & Climatic factors including air, water, noise and light	<ul style="list-style-type: none"> Air pollution is reduced to levels which natural systems can cope with without damage. Water pollution is reduced and water resources are conserved. Noise and light pollution are minimised/reduced. 	<ul style="list-style-type: none"> To reduce pollution and emissions to air and focus action to reduce air pollution on existing problem areas Ensure that the borough's water resources are used efficiently and with care to ensure there is enough for all
The Natural Environment and its Biodiversity	<ul style="list-style-type: none"> Biodiversity is valued, protected and enhanced. Natural environments are valued for their aesthetic and amenity value. 	<ul style="list-style-type: none"> Protect designated sites of nature conservation interest To maintain and conserve protected species where possible
The Built	<ul style="list-style-type: none"> The quality of the built environment is maintained and improved through protection Sustainable building materials are used where possible. 	<ul style="list-style-type: none"> Encourage well designed development Protect the historic environment

Topic	Aims	Objectives
Environment and heritage	<ul style="list-style-type: none"> - The location of new developments will take into account flood risk and reduce their contribution to it where possible 	<ul style="list-style-type: none"> - Reduce the impact development has on flood risk
Basic Needs	<ul style="list-style-type: none"> - Everyone has available; good food, water, shelter & fuel at reasonable cost. 	<ul style="list-style-type: none"> - Increase availability of affordable housing in Merton - Maintain vitality and viability of local shopping parades
Satisfying work and encouraging economic success	<ul style="list-style-type: none"> - Everyone has the opportunity to undertake satisfying work in a diverse economy. - Economic success is encouraged through growth but in a context which minimises impact on the natural environment. 	<ul style="list-style-type: none"> - Encourage development that will add diversity to the local economy - Maintain stable local employment levels
Health and Safety	<ul style="list-style-type: none"> - Peoples' good health is protected by creating safe, clean, pleasant environments and health services which emphasise prevention of illness as well as proper care for the sick. - Encourage sport and recreation 	<ul style="list-style-type: none"> - Ensure the risks to health from man made contaminants are reduced
Transport and access	<ul style="list-style-type: none"> - Where possible, local needs are met locally. - Access to facilities, services, goods and other people is not achieved at the expense of the environment or limited to those with cars. - The need for travel is minimised. - The capacity of the infrastructure is not compromised through development 	<ul style="list-style-type: none"> - Increase the proportion of travel by foot - The use of private cars is minimised - Increase the use of public transport - Increase cycle use for all types of journeys - Limit development outside town centres
Crime	<ul style="list-style-type: none"> - People live without fear of personal violence from crime or persecution because of their personal beliefs, race, gender or sexuality. 	<ul style="list-style-type: none"> - Reduce the level of street crime
Education	<ul style="list-style-type: none"> - Everyone has available to them the skills, knowledge and information needed to enable them to play a full part in society. 	
Equity and Participation	<ul style="list-style-type: none"> - Inequalities are reduced through all members of the local community having good access to education, health care, work, transport and recreation 	<ul style="list-style-type: none"> - Ensure that the following groups are neither directly or indirectly affected. Men, women, girls, boys, people of different age groups, disabled people, people of any ethnic group, people of different faiths and gay men or lesbian women, people living in deprived neighbourhoods or on low income
Cultural, leisure and social activities	<ul style="list-style-type: none"> - Opportunities for culture, leisure and recreation are readily available to all. 	<ul style="list-style-type: none"> - Maximise the amenity value of open spaces - Maintain the inclusion of educational, social and community facilities within new developments

3.2 The broad options for the site

All Housing.

The site could be developed entirely for housing although this is unlikely as the facility would have demonstrated that it is no longer needed therefore this option has now been removed for the final appraisal. In any case it had the least satisfactory impact during the consultation draft appraisal.

All Employment.

The site could be developed entirely for employment, particularly office use. This would not be appropriate as it is too distant from existing areas of employment and public transport accessibility is not low. In any case, the brief will provide employment as a medical use therefore it is not necessary to assess this.

All Retail

The site could be developed for retail. However this option would not be realistic given its location outside Wimbledon town centre and the need for retail use to be developed where accessibility is greatest. It will not be appraised.

A mixed use development

The health use could be re-developed as part of a mixed use development. However as neither retail nor employment would be acceptable on the site then this will not be assessed.

Redevelop in line with the brief

The site is redeveloped entirely as a health use.

Do nothing

The site could remain as it is.

3.3 Proposals for the Structure of Section Two

- I. The Sustainability Appraisal table
- II. Summary of the results of the sustainability appraisal
- III. The main options in more detail
- IV. Table showing sustainability appraisal of the options
- V. The preferred option and reasons for its choice
- VI. Any mitigation measures necessary

4.2 Assessment of the SPD for Nelson Hospital: the adopted brief

Key		Assessment of the Effect					Comment on the Effect and any assumptions made noting any possibilities of secondary, cumulative and synergistic effects.
✓ - Good ? - Unknown							
O - Not relevant X - Bad							
Topic	Sustainability Framework Objectives And sub-objectives	Short	Medium	Long	Positive/ Negative	Permanent/ Temporary	
Landscape	<ul style="list-style-type: none"> - Increase the use of urban brown field land - <i>Use brownfield land efficiently</i> 	✓	✓	?	✓	Permanent	Provided the redevelopment of the hospital site is made in line with the brief it will be an efficient use of the site incorporating basement parking and servicing and maximising the height of development without harming the character of the area. The internal design will determine whether the new hospital is a long term success therefore this is unknown.
Minerals and soils	<ul style="list-style-type: none"> - To reduce land contamination and safeguard soil quality and quantity - <i>Minerals are used efficiently</i> 	X	O	O	✓	Temporary	Over the short term there will be an effect however once the development is completed it will have no further effect. It is hard to assess as there is no baseline data.
Waste	<ul style="list-style-type: none"> - Reduce the amount of waste generated, maximise reuse, recycling and recovery and reduce our reliance on landfill disposal - <i>Divert biodegradable waste</i> 	X ?	? ?	? ?	? ?	Unknown	It is hoped that the redevelopment will provide the possibility for increasing the level of recycling in the hospital but it is not possible to ascertain this. Over the short term during construction the level of waste would rise.
Energy	<ul style="list-style-type: none"> - Ensure specific measures to improve energy efficiency and reduce greenhouse gas emissions are used in new developments, refurbishment and/or renovations and extensions. - <i>Reduce the need to travel by car</i> - <i>Use sustainable energy systems as widely as possible.</i> 	✓/X ✓	✓/X ✓	✓/X ✓	✓/X ✓	Permanent	The brief highlights the use of natural lighting as a means of saving energy although improving energy efficiency is not mentioned. But the 10% policy requirement is clearly set out and the possibility of CHP is also raised. The site is reasonably well located in terms of public transport accessibility and improving its level of service provision will help reduce the need for people to travel further afield for their health care.
Pollution & Climatic factors including air, water, noise and	<ul style="list-style-type: none"> - Ensure the risks of pollution to human health and all areas of the boroughs environment are reduced - <i>Air quality is improved, Water pollution is reduced and resources are conserved.</i> - <i>Noise pollution is minimised</i> 	X ? ✓	X ? ✓	X ? ✓	X ? ✓	Permanent Inconclusive	Whatever the development of this site there are not the planning policies in place that can reduce emissions So long as plant and machinery are located in suitable locations then noise should not be an issue but it is not possible to say whether water quality will improve or if it will help to conserve water either. Air quality should improve if the hospital reduces the need for people

4.2 Assessment of the SPD for Nelson Hospital: the adopted brief

Key		Assessment of the Effect					Comment on the Effect and any assumptions made noting any possibilities of secondary, cumulative and synergistic effects.
✓ - Good	○ - Not relevant	Short	Medium	Long	Positive/ Negative	Permanent/ Temporary	
? - Unknown	✗ - Bad						
Topic	Sustainability Framework Objectives And sub-objectives						
light							to travel further afield for their healthcare.
The Natural Environment and its Biodiversity	- Further protect and enhance all existing designated sites	✓	✓	✓	✓	Not relevant	This is not relevant as there are no designated sites that need protecting. It is worth mentioning that there are a number of trees with preservation orders in the car park which are expected to be retained and The Rush public space will be improved which will involve planting. It would be useful to require the planting to be of plants indigenous to the local area.
	- Reduce the area of the borough deficient in access to areas of natural greenspace	○	○	○	○	Not relevant	
The Built Environment and heritage	- Encourage sustainably built development	✓/✗	✓/✗	✓/✗	✓/✗	Permanent	The brief is very strong on stressing the importance of good design and the significance that this building has for the community. It covers the use of sustainable energy too and sets out how the building will improve The Rush. However it does not explain in detail the possibility of using sustainable materials during construction apart from quoting the policy PE13 or the potential for re-using on site demolition waste in the construction. The site is not in an area at risk from flooding. The brief recommends the use of permeable materials for the car parking surfacing. The possibility of green roofs is also identified in a cross section diagram but not in any detail elsewhere. If both methods are used then it will contribute to reducing run-off which will reduce the pressure on the local storm drainage system. Due to the history of the area the site is in an area of archaeological importance therefore any development will require an assessment and possible excavation.
	- Reduce the flood risk to people and property	✓/✗	✓/✗	✓/✗	✓/✗	Permanent	
	- Protect and enhance the boroughs archaeological heritage and architectural heritage	✓	✓	✓	✓	Temporary	
Basic Needs	- Increase the number of appropriate affordable housing units in Merton to reflect increases in demand	○	○	○	○	Not relevant	This is not relevant for the brief as it is not providing affordable housing although the brief does now provide for two units of residential on the closed access to Watery Lane but this will not be enough provision to provide any affordable housing. Hospital use is not a basic use therefore this is not relevant. This is not relevant for the brief.
	- Ensure everyone has reasonable access to basic services within a reasonable distance (10 minutes walk)	○	○	○	○	Not relevant	
	- Alleviate fuel poverty	○	○	○	○	Not relevant	
Satisfying	- Maintain local employment levels	✓	✓	✓	✓	Permanent	The brief will help to both maintain and expand local employment levels as it is intensifying the use of the hospital for the foreseeable future.

4.2 Assessment of the SPD for Nelson Hospital: the adopted brief

Key		Assessment of the Effect					Comment on the Effect and any assumptions made noting any possibilities of secondary, cumulative and synergistic effects.
✓ - Good	○ - Not relevant	Short	Medium	Long	Positive/ Negative	Permanent/ Temporary	
? - Unknown	✗ - Bad						
Topic	Sustainability Framework Objectives And sub-objectives						
work and encouraging economic success	- <i>Maintain and expand employment in a diverse range of economic sectors</i>	✓	✓	✓	✓	Permanent	
Health and Safety	- Improve health equality	✓/?	✓/?	✓/?	✓/?	Permanent	The brief will help to improve health equality by providing a better hospital that is better designed which will provide a better service to residents. This of course is reliant on the new facility providing the same number of beds that already exist. It is also mentioned in the brief that it will encourage health and fitness.
	- Encourage regular participation in sport and recreation	✓	✓	✓	✓	Permanent	
Transport and access	- The need for travel is minimised	✓	✓	✓	✓	Permanent	By maintaining and improving the existing hospital facility on this site it should help increase the number of people using the facility which will reduce the need for people to travel further afield. This will hopefully reduce the need for people to travel by car as it is well located in terms of buses, trams and trains. It is not possible to determine whether facilities for walking and cycling will be improved by the brief and redevelopment.
	- The use of the private car is minimised	✓	✓	✓	✓	Permanent	
	- Improve facilities for walking and cycling	?	?	?	?	Unknown	
Crime	- Reduce the level of anti social behaviour	○	○	○	○	○	It is unlikely that the scheme will have any affect on this.
Education	- Increase educational attainment of the boroughs residents	○	○	○	○	○	This is not relevant to this proposal.
Equity and Participation	- Equality is promoted	✓	✓	✓	✓	✓	The scheme will be open to all, new entrances are proposed in the brief to improve access.
	- <i>A vibrant socially inclusive community is encouraged</i>	?	?	?	?	?	
Cultural, leisure and social activities	- Improve the access to and quality of open spaces	○	○	○	○	○	This is not relevant to the policy.
	- Improve access to cultural and leisure facilities						

4.3 Assessment of the draft SPD for Nelson Hospital: Do nothing

Key		Assessment of the Effect					Comment on the Effect and any assumptions made noting any possibilities of secondary, cumulative and synergistic effects.
✓ - Good	○ - Not relevant	Short	Medium	Long	Positive/ Negative	Permanent/ Temporary	
? - Unknown	✗ - Bad						
Topic	Sustainability Framework Objectives And sub-objectives						
Landscape	<ul style="list-style-type: none"> - Increase the use of urban brown field land - <i>Use brownfield land efficiently</i> 	?/✓	✗	✗	✗	Permanent	Not doing anything with the site will ensure that the land is not used to its maximum potential over the coming years. This may not be an issue in the short term but will increase with time. This will not be an efficient use of land nor will it increase the use of brownfield land.
Minerals and soils	<ul style="list-style-type: none"> - To reduce land contamination and safeguard soil quality and quantity - <i>Minerals are used efficiently</i> 	○	○	○	○	Not relevant	If no development occurs then there will be no effect on soil quality.
Waste	<ul style="list-style-type: none"> - Reduce the amount of waste generated, maximise reuse, recycling and recovery and reduce our reliance on landfill disposal - <i>Divert biodegradable waste</i> 	✗/✓ ○	✗/✓ ○	✗/✓ ○	✗/✓ ○	Permanent	If no development occurs then there will be no possibility for a reduction in the amount of waste produced. However no redevelopment will not produce any construction waste.
Energy	<ul style="list-style-type: none"> - Ensure specific measures to improve energy efficiency and reduce greenhouse gas emissions are used in new developments, refurbishment and/or renovations and extensions. - <i>Reduce the need to travel by car</i> - <i>Use sustainable energy systems as widely as possible.</i> 	✗ ✗ ✗	✗ ✗ ✗	✗ ✗ ✗	✗ ✗ ✗	Permanent	<p>If no redevelopment occurs then there will be no possibility to improve the levels of greenhouse gas emissions. An older building will traditionally produce more greenhouse gas emissions than a new one.</p> <p>By not improving the building or the service it provides it may increase peoples need to travel by car to medical facilities further away.</p> <p>Not replacing the existing facility will not enable renewable energy systems to be fitted.</p>
Pollution & Climatic factors including air, water, noise and	<ul style="list-style-type: none"> - Ensure the risks of pollution to human health and all areas of the boroughs environment are reduced - <i>Air quality is improved, Water pollution is reduced and resources are conserved.</i> - <i>Noise pollution is minimised</i> 	✗ ✗ ✗	✗ ✗ ✗	✗ ✗ ✗	✗ ✗ ✗	Permanent Permanent	Whatever the development of this site there are not the planning policies in place that can reduce emissions therefore air pollution, water or any noise pollution will not be improved.

4.3 Assessment of the draft SPD for Nelson Hospital: Do nothing

Key		Assessment of the Effect					Comment on the Effect and any assumptions made noting any possibilities of secondary, cumulative and synergistic effects.
✓ - Good	○ - Not relevant	Short	Medium	Long	Positive/ Negative	Permanent/ Temporary	
? - Unknown	✗ - Bad						
Topic	Sustainability Framework Objectives And sub-objectives						
light							
The Natural Environment and its Biodiversity	- Further protect and enhance all existing designated sites	○	○	○	○	Not relevant	This is not relevant as there are no designated sites that need protecting. It is worth mentioning that there are a number of trees with preservation orders in the existing car park.
	- Reduce the area of the borough deficient in access to areas of natural greenspace	○	○	○	○	Not relevant	
The Built Environment and heritage	- Encourage sustainably built development	○	○	○	○	Not relevant	As no development will take place there will not be any need to build sustainably.
	- Reduce the flood risk to people and property	✗	✗	✗	✗	Permanent	Without any development any existing run off that the building creates will not be attenuated therefore increasing the flood risk to the wider area.
	- Protect and enhance the boroughs archaeological heritage and architectural heritage	○	○	○	○	Not relevant	With no development there will be no risk to any archaeological heritage.
Basic Needs	- Increase the number of appropriate affordable housing units in Merton to reflect increases in demand	○	○	○	○	Not relevant	This isn't relevant as without development there will not be any affordable housing.
	- Ensure everyone has reasonable access to basic services within a reasonable distance (10 minutes walk)	○	○	○	○	Not relevant	
	- Alleviate fuel poverty	○	○	○	○	Not relevant	
Satisfying work and encouraging economic success	- Maintain local employment levels	✓	✓	✓	✓	Permanent	Maintaining the existing development will help to maintain local employment levels but may not expand it in the future.
	- Maintain and expand employment in a diverse range of economic sectors	?	?	?	?	Permanent	

4.3 Assessment of the draft SPD for Nelson Hospital: Do nothing

Key		Assessment of the Effect					Comment on the Effect and any assumptions made noting any possibilities of secondary, cumulative and synergistic effects.
✓ - Good	○ - Not relevant	Short	Medium	Long	Positive/ Negative	Permanent/ Temporary	
? - Unknown	✗ - Bad						
Topic	Sustainability Framework Objectives And sub-objectives						
Health and Safety	- Improve health equality	✗	✗	✗	✗	Permanent	Not redeveloping the site will not help to improve health equality.
	- Encourage regular participation in sport and recreation	○	○	○	○	Not relevant	
Transport and access	- The need for travel is minimised	✗	✗	✗	✗	Permanent	By not improving the building or the service it provides it may increase peoples need to travel by car to medical facilities further away. This will not minimise peoples need to travel by car.
	- The use of the private car is minimised	✗	✗	✗	✗	Permanent	
	- Improve facilities for walking and cycling	?	?	?	?	Unknown	
Crime	- Reduce the level of anti social behaviour	○	○	○	○	○	This is not relevant
Education	- Increase educational attainment of the boroughs residents	○	○	○	○	○	This is not relevant
Equity and Participation	- Equality is promoted	✗	✗	✗	✗	✗	Not developing it will not help to improve equality of access as specific groups may have certain access requirements for instance which are not addressed in this sort of age of building.
	- <i>A vibrant socially inclusive community is encouraged</i>	?	?	?	?	?	
Cultural, leisure and social activities	- Improve the access to and quality of open spaces	○	○	○	○	○	This is not relevant
	- Improve access to cultural and leisure facilities						

4.4 The preferred option and reasons for its choice

The assessment of the options against the Sustainability Framework is used to identify a preferred option that will satisfy as many of the objectives as possible. The results of the above appraisals are displayed below. The actual appraisal of the Housing option was removed from the final appraisal but has been retained below to demonstrate the worst option for the site. However this was closely followed by the do nothing option. This is unexpected as usually the do nothing option is the least suitable of the three choices.

Topic	Housing led	Draft Brief	Do Nothing
Land-use			
Soils			
Waste			
Carbon			
Pollution			
Biodiversity			
Built Env't			
Basic Needs			
Economy			
Health			
Transport			
Crime			
Education			
Equity			
Cultural/Leisure			

There were three objectives not met that were common to the options. There will be negative effects on air pollution and emissions that affect climate change. They will all affect soils through the impact of development although the do nothing option will not have any impact on this. They will all fail to reduce the amount of waste reduced both through their construction and during the developments use.

In the draft appraisal for consultation on the brief the housing option performed badly because it reduced the employment in the borough and reduced the amount of health provision. This in turn increased the possibility of people travelling further and by car. This also impacted upon equality as certain groups in the borough would find it difficult to travel further. The housing options only plus side would have been the provision of affordable housing. Given that it was unlikely that the housing option would ever take place it has been removed from the final appraisal.

The do nothing option is acceptable in the short term but this will deteriorate as the buildings become less useful for their purpose, create more carbon emissions than an equivalent new building and do not provide the facilities and services required by the public as these requirements change over time.

The brief provides for the renewable energy requirement which will have a significant impact as it will promote this form of energy production as it will be on display in a public building. It also increases the chance of an energy efficient building being developed with the encouragement of use of natural light. Great emphasis is placed on good design of the building. It will also maintain and improve the level of employment in the borough. Finally it will help to improve the local environment by

providing the opportunity to improve the Rush and create a more useable public space.

4.5 Mitigation Measures

Although the brief states policy PE13 which includes sustainable use of materials the brief could highlight improving waste mitigation further during the construction phase as demolition will be involved which would provide the opportunity for the re-use of demolition waste in the new buildings. Use of the demolition protocol as produced by London Remade could be referred to. It could also go into more detail regarding the possibility for using locally sourced materials in the construction and recycled materials wherever possible such as recycled steel thereby reducing the carbon footprint of the building.

The impact of surface water run off is not mentioned specifically but the potential for green roofs is identified. This will provide an additional garden resource or simply as a means of reducing the speed of run-off and reducing flood risk.

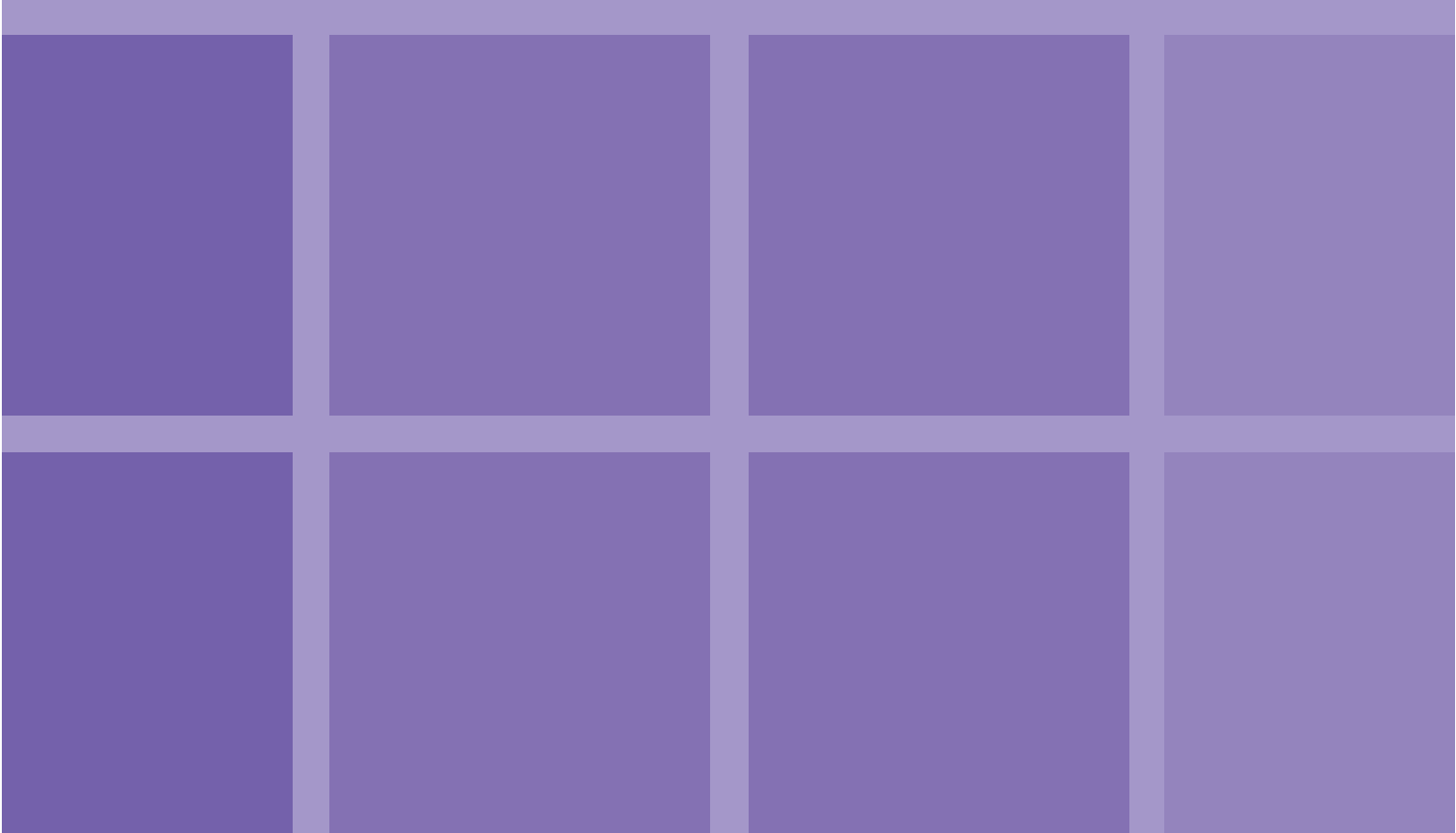
These points should be considered upon receipt of the planning application for the site.

Mike Carless
Merton Borough Council
Sustainability Appraisal Officer
020 8545 4854



SPD

Supplementary Planning Document
London Borough of Merton



Plans + Projects

London Borough of Merton
Civic Centre
London Road
Morden
Surrey SM4 5DX

