Key Policy Requirements

This document sets out the policy areas covered by the Estates Local Plan against the policies in the Statutory Development Plan The key scheme requirements provides the detail of what will be required at the planning application stage.

The Statutory Development Plan for the borough consists of:-

- Mayor's London Plan 2017
- Merton's Core Planning Strategy (CS) 2011
- South London Waste Plan (SLWP) 2012
- Sites and Policies Plan (S&P) 2014
- Policies Map 2014

They contain the policies that guide development in the borough. The Estates Local Plan sits alongside these documents and forms part of Merton's Local Plan.

Key Policy Requirements (this list is not exhaustive)			
Topic	**London Plan (2016) and regional policies**	**Merton's Local Plan (CS,S&P)**	**Key Scheme Key Requirements**
Intensification Areas – South Wimbledon/Colliers Wood	**2.6** Outer London Vision and Strategy **2.13** Opportunity Areas and Intensification Areas Town Centres SPG 2014 South	Core Strategy Policy CS 1: Colliers Wood/ South Wimbledon Sub Area	The intensification areas are typically built-up areas with good existing or potential public transport accessibility, which can support redevelopment at higher densities. Development proposals should: • seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate, contain a mix of uses and; • support wider regeneration including in particular improvements to environmental quality and integrate development proposals to the surrounding areas especially areas for regeneration.

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	Wimbledon/Colliers Wood designated in London Plan as an AFI.		Although one of the three estates, High Path, is within the South Wimbledon / Colliers Wood area for intensification, the council has preferred to emphasise the justifying reasons – such as the excellent public transport access, the mix of uses and the potential for improving the look and feel of the area – as these are more widely understood and more straightforward to convey and measure.
Mitcham Sub Area		Core Strategy Policy CS 2: Mitch am Sub Area	Some of the main objectives for Mitcham Sub Area include: • to improve the quality and mix of homes including affordable and private housing; • to enhance the public realm through high quality urban design and architecture, and permit development that makes a positive visual impact to the overall surrounding and connectivity to the town centre and; • to build upon the increased public transport provision created by Mitcham Eastfields by improving access to and around Mitcham for all modes of transport.
Morden Sub Area		Core Strategy Policy CS 3: Morden Sub Area	The strategic objective for Morden is to provide new homes and infrastructure within Morden town centre and the surrounding residential areas, through physical regeneration and more efficient use of land. One of the main objectives for the surrounding residential areas is to conserve and enhance the suburban neighbourhoods and their strong 'green' infrastructure.
Housing	**3.3** Increasing Housing Supply **3.4** Optimising Housing Potential **3.5** Quality and Design of Housing Developments **3.7** Large Residential Developments **3.8** Housing Choice	Core Strategy Policy CS1: Colliers Wood/ South Wimbledon Sub Area, Policy CS 2: Mitch am Sub Area, Policy CS 3: Morden Sub Area, Policy CS8: Housing Choice,	**Housing Provision:** Mayor will seek to ensure the housing need identified in paragraphs 3.17 and 3.18 is met, particularly through provision consistent with at least an annual average of 32,210 net additional homes across London, Target covers period 2011-2021. Sets context for Merton's strategic housing target of 411 homes pa. Sets out LBM housing target and indicative ranges for the sub areas **Housing Density:** As guidance use London Plan's Table 3.2: Sustainable residential quality (SRQ) density matrix (habitable rooms and dwellings per hectare). However, this table should not be used mechanistically; but local context, design, transport capacity and social infrastructure should be taken into consideration additionally.

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	3.10 Definition of Affordable Housing **3.11** Affordable Housing Targets **3.12** Negotiating Affordable Housing on Individual Private residential and Mixed Use Schemes **3.13** Affordable Housing Thresholds **3.14** Existing Housing **3.15** Co-ordination of Housing Development and Investment Housing SPG (2016) Draft Affordable Housing and Viability SPG (2017) Housing Standards Policy Transition	Policy CS 9: Housing Provision, Policy CS14: Design. S&P DMH2: Housing Mix, DMH3 Support for Affordable Housing, DMH1: Supported Care Housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system Strategies Merton's Housing Strategy (2011 – 2013).	**Housing Potential and Choice:** Taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted. A rigorous appreciation of housing density is crucial to realising the optimum potential of sites, but it is only the start of planning housing development, not the end. It is not appropriate to apply Table 3.2 mechanistically. Local context, design and transport capacity are particularly important, as well as social infrastructure. Where transport assessments other than PTALs can reasonably demonstrate that a site has either good existing or planned public transport connectivity and capacity, and subject to the wider concerns of this policy, the density of a scheme may be at the higher end of the appropriate density range. New developments offer a range of housing choices, in terms of the mix of housing sizes and types, tenures and provision of family housing; 100% lifetime housing; 10% wheelchair housing; housing for older people and vulnerable groups. **Housing Mix:** In assessing development proposals the council will take account of Policy DM H2 Housing Mix where the borough level indicative proportion as set out as follows: 1 –bed 33%, 2-bed 32% and 3-bed 35%. Therefore, these proportions should be used to inform unit mix. **Affordable Housing Requirements:** 40% affordable housing requirements for schemes above 10 units. Have regard to site characteristics, viability, suitability and economics of provision in seeking affordable housing provision. **Tenure Mix:** 60% social rented and 40% intermediate housing; though following the adoption of the NPPF and proposed amendments to the London Plan the affordable rent tenure should make up the social rented proportion of the scheme

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	Statement Draft Interim Housing SPG Affordable Housing and Viability (November 2016) Character and Context SPG 2014 Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)		**Based in London's Plan the maximum reasonable amount** of affordable housing is sought. Factors to take account of include encouraging rather than restraining development; resources available to fund and maximise affordable housing output; priority accorded to affordable family housing provision.
			Housing design standards: All housing should exceed the minimum requirements as detailed in Table 3.3 of London Plan - Minimum space standards for new developments and Sites and Policies DM D1-DM D7. Guidance on the implementation of policy 3.5(London Plan) is contained in the Mayor's (2010) Interim Housing design Guide (incl. minimum room and open space standards) and Mayor's Housing SPG (2012).
			Large residential developments: Proposals for large residential developments including complementary non-residential uses are encouraged in areas of high public transport accessibility. Proposals on sites of over five hectares or capable of accommodating more than 500 dwellings (High Path and Eastfields) should be progressed through an appropriately plan-led process to coordinate where necessary provision of social environmental and other infrastructure and create neighbourhoods with a distinctive character, sense of local pride and civic identity in line with Chapter 7. The planning of these areas should take place with the engagement of local communities and other stakeholders.
			Play and informal recreation requirements: Development proposals that include housing should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. Refer to the Mayor's SPG Shaping Neighbourhoods: Play and Informal Recreation for guidance.
			Lifetime homes and wheelchair standards: All residential development is required to be built to 'The Lifetime Homes' Standards and 10% of new housing should be designed to be

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			wheelchair accessible, or easily adaptable for residents who are wheelchair users.
Social Infrastructure	**3.2**: Improving Health and Addressing Health Inequalities **3.6** Children and Young Peoples Play and Information Recreation Facilities **3.9** Mixed and Balanced Communities **3.16**: Protection and Enhancement of Social Infrastructure, **3.17**: Health and Social Care Facilities, **3.18:** Educational Facilities, **3.19**: Sports facilities	<u>Core Strategy</u> Policy CS 11: Infrastructure, Policy CS 13: Open Space, Nature Conservation, Leisure and Culture <u>S&P</u> DM C1: Community facilities, DM C2: Education for children and young people	Particular attention needs to be paid to access to health and education, which need to be appropriately phased and coordinated with the provision in neighbouring areas. **Education:** Large development sites which result in a substantial increased need for school places will need to incorporate the provision for a new school on the proposal site. Where it has been successfully demonstrated that the large development site cannot accommodate a new school, the developer should contribute to the purchase of an alternative site or by other means agreed with the council to mitigate the impact that the proposals will have on the demand for local school places. Planning obligations must accord with the statutory tests in section 122 of the CIL Regulations 2010 (as amended). **Health:** New developments should be designed, constructed and managed in ways that improves health and promotes healthy lifestyles, to help to reduce health inequalities. An Integrated Impact Assessment or a separate Health Impact Assessment may be required.

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Design	**7.1**: Lifetime Neighbourhoods **7.2**: An Inclusive Environment, **7.3**: Designing Out Crime, **7.4**: Local Character **7.5**: Public Realm **7.6**: Architecture **7.7**: Location and Design of Tall and Large Development **7.8**: Heritage Assets and Archaeology, **7.13**: Safety, Security and Resilience to Emergency **7.14**: Improving Air Quality **7.15**: Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes	<u>Core Strategy</u> CS14: Design. <u>S& P</u> DM D1: Urban design and the public realm, DM D2: Design considerations in all developments, DM D3: Alterations and extensions to existing buildings, DM D4: Managing heritage assets, DM D7: Shop front design and signage <u>Strategies</u> Merton's Economic Development Strategy 2010 & 2012 update.	**Design and Assess Statement:** Following engagement with relevant uses groups, this should explain, the principles of inclusive design, including the specific needs of older and disable people, have been integrated into the proposed development, and to demonstrate whether best practice standards have been complied with, such as British Standard BS 8300: 2009; and how inclusion will be maintained and managed. **Designing Out Crime:** this should be considered as the early design stage. The principles contained in guidance documents such as 'Safer Places', 'Designing out Crime' and 'Secured by Design', should be considered at the early design stage. The development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. **Reduction of Noise:** development proposals should reduce noise **Tall Buildings:** **Locally Listed Building:** **Design Review Panel:** Due to the scale and size of this proposal, it is advisable for it to go through Merton's Design Review Panel where members could provide comments on design. It is advisable to use national, regional and local policy guidance as well as other guidance such as design guides, character appraisals and management plans to inform the design of this building and public realm. Please contact the council to attend a pre-app at the early stages of this scheme to set out the broad design principles which are fundamental to the success of the scheme. **Archaeology:** Developers should liaise with officers from the Greater London Archaeological Advisory Service (GLAAS) and Merton Council's conservation officers as to the scope of the archaeological survey work that will be required.

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	London Plan table 3.2: Density and table 3.3: Housing standards Interim London Housing Design Guide(2010) Housing SPG (2016)		
Climate Change	**5.1**: Climate Change Mitigation, **5.2**: Minimising Carbon Dioxide Emissions, **5.3**: Sustainable Design and Construction **5.6**: Decentralised Energy in Development Proposals, **5.7**: Renewal Energy, **5.9**: Overheating and Cooling, **5.10**: Urban Greening, Policy	<u>Core Strategy</u> CS15: Climate Change <u>S&P</u> DM EP1 Opportunities for decentralised energy networks, DM EP3: Allowable Solutions, DM H4 Demolition and redevelopment of a single dwelling house <u>Strategies</u>	**Energy Assessments:** major developments should include detailed Energy Assessments to demonstrate how the targets for carbon dioxide emissions reduction as detailed in this policy should be met. **Building Research Establishment Assessment Method (BREEAM) Standards:** all non-domestic development over 500m2 are expected to be built to a minimum of BREEAM Very Good standard and meet CO2 reduction targets in line with the London Plan or national policy, whichever is the greater. **Multi Utility Services Company (MUSCO):** all major development is strongly encouraged to be MUSCO ready where viable and actively contribute to the networks where possible. **Sustainable Design Standards:** major development should meet the minimum sustainable design standards as set out in the Mayor's SPG and this should be clearly stated within a design and access statement. **Overheating and Cooling:** major development proposals should reduce potential overheating and reliance on air conditioning systems and demonstrate this in accordance with

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	5.11: Green Roofs and Development Site Environs	Climate Change Strategy (2014-17)	the London Plan cooling hierarchy. Also, major development should demonstrate how the design, materials, construction and operation of development would minimise overheating and also meet its cooling need.
			Green Infrastructure: should be taken into consideration at the beginning of the design process to contribute to urban greening, including the public realm.
			Green Roofs and Development Site Environments: major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible.
Flood Risk management	**5.12**: Flood Risk Management	<u>Core Strategy</u> Policy CS11 Infrastructure and Policy CS16 Flood Risk Management. <u>S&P</u> DM F1: Support for flood risk management. <u>Strategies</u> Merton's Strategic Flood Risk Assessment (SFRA) and Local Flood Risk Management Strategy	**Flood Risk:** Any development proposal should have regard to Merton's Strategic Flood Risk Assessment (SFRA), Merton's Local Flood Risk Management Strategy (LFRMS) as well as national and regional policies and guidance. The developer will need to apply Sequential Test and Exception Test to avoid inappropriate development in relation to flood risk management in accordance to the NPPF. *Permit development in Flood Zones subject to meeting relevant criteria set out in the accompanying table concerning Sequential Test Exception Test and site specific Flood Risk Assessment requirements.* Part of the High Path estate falls within Flood Zone 2 (Medium Risk) therefore, a Sequential Test and site specific Flood Risk Assessment (FRA) are required. The FRA must considered flood risk from all sources from fluvial, groundwater, surface water run off, ordinary watercourse and sewer. The Ravensbury site falls within Flood Zone 3a (High Risk) therefore an Exception Test, Sequential Test and site specific Flood Risk Assessment (FRA) are required. The FRA must consider flooding from all sources from fluvial, groundwater, surface water run off, ordinary water course and sewer.

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Topic	**London Plan (2016) and regional policies**	**Merton's Local Plan (CS,S&P) (2014/15)**	**Key Scheme Key Requirements**
Wastewater and water infrastructure	**5.13**: Sustainable Drainage, **5.14**: Water Quality and Wastewater Infrastructure **5.15**: Water Use and Supplies	<u>S&P</u> DM F2: Sustainable urban drainage systems (SuDs) and; Wastewater and water infrastructure	**Sustainable Urban Drainage Systems (SUDS):** The developer will need to consider SuDS and demonstrate sustainable approaches to the management of surface water in line with emerging National SuDS standards. **Water supply and wastewater infrastructure:** Development proposals must ensure that there is adequate water supply to meet the needs and demand(s) from the new development and the water infrastructure (sewer and drainage) has adequate capacity to serve the new development. It is essential that the developer engage with the appropriate water company and /or sewage company for each site. Development proposals should incorporate water saving measures and equipment to reduce water consumption.
Pollutants	**7.15** Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes, **5.21** Land contamination and **7.14** Improving air quality	<u>S&P</u> DM EP2: Reducing mitigating against noise and DM EP4: Pollutants (air, land contamination, water)	**Pollutants:** Development should avoid significant adverse noise/light/water on health, quality of life and natural environment. Any new development will need to mitigate and minimise the existing and potential adverse impact of noise/light/water or in the vicinity of new development. **Noise:** Noise Impact Assessments (NIA) should be undertaken by a prospective applicant if a proposed residential development is adjacent to a potentially noisy location or includes proposals that are expected to increase the prevalence of noise problems. As part of the NIA the applicant should determine which of the four Noise Exposure Categories (NEC) is required. **Land contamination:** It may not be obvious whether a Contaminated Land Assessment is required or not for the MPH sites however, sites can/ may have a hidden industrial or pollution

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			history, which will only become apparent after an initial investigation. *For instance, Ravensbury Estate* is located in a moderately sensitive environmental setting (Secondary Aquifer) and there is reference in the documents provided to past industrial usage (manufacturing/bleaching works). Therefore, the previous use means there is the potential for contamination to be present on site. Any new application would need to submit a current desk study and re-assessment of previous site investigations and remediation works. Supporting information should be submitted with any application, the site is in a sensitive setting and due regard to controlled water quality issues will be required. **Air Quality:** As demolishment is an element of the regeneration, the demolition/construction phase will have a significant impact on the local environment (e.g. through dust and exhaust emissions) the London Councils Best Practice Guidance note entitled *"The Control of Dust and Emissions from Construction and Demolition" provides further guidance on* reducing emissions. http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp. Therefore, an Air Impact Assessment is required as this type of development (demolishment/ construction) will have an adverse impact to the environment. **Water pollution:** Any proposal that will have an adverse impact to water will be refused by the council.
Waste	**5.3**: Sustainable Design and Construction, **5.18**: Construction, Excavation and Demolition Waste	Core Strategy Policy CS17: Waste Management.	**Waste Storage and Recycling:** we require integrated, well-designed waste storage facilities that will include recycling faculties for all new developments where appropriate. **Construction Waste Removal:** The generation and off-site transport of construction waste should be minimised through maximising reuse or recycling.

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Transport	**2.8** Outer London: Transport **6.3**, Assessing Effects of Development on Transport Capacity, **6.9**: Cycling, **6.10**: Walking, **6.13**: Parking , **6.12**: Road Network Capacity, **7.15**: Reducing and managing noise, improving and enhancing the acoustic environment and promoting soundscapes	Core Strategy Policy CS18: Active Transport, Policy CS19: Public Transport and Policy CS20: Parking, Servicing and Delivery. S&P DM T1: Support for sustainable transport and active travel, DM T2: Transport impacts of development, DM T3: Car parking and servicing standards, DM T4: Transport infrastructure, DM T5: Access to the road network, DM EP2: Reducing and mitigating noise, DM EP4 Pollutants Transport proposals: 01TN,	**Parking Standards:** LB Merton's car and cycle standards for new schemes are in accordance with those detailed in London Plan. Cycle parking should be secure, integrated and accessible. Developments should assess and provide an appropriate level of defined motorcycle parking spaces. London Plan standards for both active and passive electric vehicle infrastructure apply.
			Walking: development proposals should ensure high quality pedestrian environments and emphasise the quality of the pedestrian and street space. The approach and principals of Legible London should be followed to take full advantage of walking opportunities.
			Scoping Report: is advised to agree what key items need to be addressed in the transport assessment to be submitted with the planning application.
			Transport Assessment: Proximity to the Strategic Road Network, TLRN and cycling development is expected to raise concerns regarding adverse impact transport infrastructure. Therefore, a full transport assessment would be advised for each site. Please refer to TfL online guide urban planning and construction.
			Consult TfL: due to the size and scale of the proposals, and as the sites s located on the strategic road network (which the proposals would be dependent for main access to the site), the applicant should consult proposals with TfL.
			Air Quality Assessment: this is required for applications which would have a significant adverse effect on air quality.
			Cycling Proposals: 22TN —Proposed cycle route (relevant to High Path estate Merton High Street and Merantum Way boundaries and 01TN — Mitcham TC to Colliers Wood — improved cycle routes linkages in Mitcham to CW cycle superhighway, improved signage, improved pedestrian and cycle crossing facilities etc,

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Topic	**London Plan (2016) and regional policies**	**Merton's Local Plan (CS,S&P)**	**Key Scheme Key Requirements**
		22TN and 18TN	
Open Space & Biodiversity	**7.17** Metropolitan Open Land, **7.18** Protecting open space and addressing deficiency, **7.19** Biodiversity and access to nature	<u>Core Strategy</u> Policy CS 13: Open Space, Nature Conservation, Leisure and Culture <u>S&P</u> DM O1: Open Space and DM O2: Nature Conservation, Leisure and Culture	**Open Space:** note the following protected open space (POS) and MOL designations on the Policies Map: High Path Estate - Nelson Gardens and the Merton Abbey School's playing field are POS adjacent to the site. Ravensbury Estate - Ravensbury Park is MOL & POS and there are two relatively small areas of POS within the site boundary, adjacent to Ravensbury Park. Eastfields Estate – the Streatham Park cemetery, Long Bolstead Recreation Ground and the BMX track at Mulholland Close are all POS adjacent to the site. Policy CS13 point (7) states that the council expect new developments within Wandle Valley Regional Park, where appropriate, to incorporate connections to encourage pedestrian and cycle accessibility and enhance the attractiveness of the park. In paragraph 21.13 it is clarified that: "*…, development within 400 m of the Wandle Valley Regional Park boundary will be required to consider its relationship to the park in terms of visual, physical and landscape links, to ensure that new development enhances the accessibility and attractiveness of the park. Our aspiration is to ensure the arrangement of buildings within new developments complement the existing green corridors and prevent disjointed pedestrian and cycle accessibility, removing physical barriers such as railings and built form that disrupt continuity and access into and around the park.*" DM O1 Policy point (e) states that the council supports the creation of new open spaces as part of major development proposals where suitable and viable and clarifies in paragraph 5.11 "*Where new publically accessible open space is proposed as part of major developments, for which it is proposed that the council will take responsibility, the council will require developers to make contributions towards maintenance for the first 5 years.*" The developments in proximity to and conspicuous from MOL or designated open space will only be acceptable if the visual amenities of the MOL or open space will not be harmed by

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			reason of siting, material or design. **Biodiversity:** there are no Green Corridors or sites of recognised nature conservation interest on or adjacent to the High Path Estate and the Eastfields Estate. The Ravensbury Estate is however adjacent to a Green Corridor, Sites of Importance for Nature Conservation (SINC) of Metropolitan, Borough and Local Importance and a Local Nature Reserve. GiGL data show records of various protected species on and/or adjacent to all three sites and it would therefore be reasonable to require at least a Phase 1 Habitats Survey for each sites. The proposals for all three sites should demonstrate that they would result in a net biodiversity increase (NPPF para 109, London Plan 7.19Ca, Merton Core Strategy CS13 and S&P Plan DM O2). Due to the scale and location of the development at the High Path Estate, relative to the location of the 'European Site' at Wimbledon Common, a Habitats Regulation Assessment should be carried out for the proposed development at this site.
Heritage Assets	**7.8**: Heritage Assets and archaeology	S&P DM D3: Alterations and extensions to existing buildings,	All development proposals affecting heritage assets or their settings will need to be in accordance with detailed guidance set out in the Historic Environment Planning Practice Guide (accompanied the former PPS5) Heritage assets include listed buildings, archaeological priority zones, cemeteries, historic parks and gardens. A small portion in Wandle Valley Conservation Area and archaeological priority zone runs through the High Path site. Therefore an Evaluation Report and where necessary a field evaluation are required. Moreover Ravensbury Estate is surrounded by Wandle Valley Regional Park.
S106		Core Strategy	**S106 required for affordable housing.** Information on how this will be secure is detailed in

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		Policy CS 8: Housing Choice, Policy CS11: Infrastructure SPG: Planning Obligations SPG	Merton S106 SPD (2006) and online. The council's affordable housing policy targets have been updated since this SPD was adopted and therefore applicants would need to meet those set out in Policy CS 8. Merton is currently preparing a revised Planning Obligations SPD for consultation later in 2014 setting out how S106 will operate under the Merton CIL. Please include these in your development appraisals, as S106 will be required to make the planning application acceptable in planning terms. Further details can be found here.
CIL :		Core Strategy CS11: Infrastructure CIL in Merton (February 2014)	**Merton's CIL:** CIL has replaced the majority of S106 but excludes affordable housing, for instance: Subject to the CIL Regulations and Guidance, Merton's CIL Charge is: : • £220 per sqm for residential development in Colliers Wood, Raynes Park and Wimbledon for instance. • £115 per sqm for residential development in Mitcham, Morden and West Barnes for instance. • £100 per sqm — for retail superstores and warehouses For further details regarding Merton's CIL and CIL boundaries please check this link **Subject to the CIL Regulations and Guidance, the Mayor's CIL charge for Merton is '£35 per sqm', excluding education and health uses.**