

MINOR MODIFICATIONS TABLE to Merton's Estates Local Plan (March 2017)

MOD REF	REP REF	POLICY / PARAGRAPH / MAP	AMENDMENT	REASON
01	136000SAV	Throughout document	Replace all references to Circle Housing Merton Priory <u>Clarion Housing Group</u>	Factual correction: Circle Housing Merton Priory have changed their name to Clarion Housing Group.
02	N/A	Throughout the document	Replace all references to London Plan (2015) <u>(2016)</u>	Factual correction
03	138000SAV	Background Paragraph 2.21 Page 18	Add following sentence to the end of the paragraph <u>Merton Council's resolutions in July 2014 to explore regeneration via the creation of an Estates Local Plan and in November 2016 to submit the Estates Local Plan to the Secretary of State have been made on the basis of the three estates being linked as part of a single regeneration programme.</u>	Clarification that the three estates will be brought forward together.
04	139000SAV	Background Paragraph 2.26 Page 20	Page 20 add new Paragraph after 2.26 stating: Paragraph 2.26a (new 2.27) <u>In the wider planning context there are a number of documents that make up the statutory Development Plan for the borough. These are as follows:</u> <u>-The Mayor's London Plan 2016</u> <u>- Merton's Core Planning Strategy 2011</u> <u>-The South London Waste Plan 2012</u> <u>-Sites and Policies Plan 2014</u> <u>- Policies map 2014</u>	To clarify that the Estates Local Plan is one of a suite of documents that make up the Statutory Development Plan.
05	139000SAV	Background Page 20	Paragraph 2.26b (new 2.28) <u>The above five documents make up the Statutory Development Plan for the borough. These contain the planning policies that guide development in Merton. Merton's Estates Local Plan, once adopted, will sit alongside these documents and form part of Merton's Local Plan.</u>	To clarify that the Estates Local Plan is one of a suite of documents that make up the Statutory Development Plan.

06	139000SAV	Background Paragraph 2.33 page 22	Insert the following ... High Path and Ravensbury estates as indicated in the respective maps overleaf. <u>These indicate specific boundaries for the Policies Map of the three estates to which the Estates Local Plan policies apply.</u> Upon adoption of the Estates Local Plan	To improve clarity
07		Eastfields paragraph 3.9 page 46	<u>Approximately 55% of the homes on Eastfields are affordable accommodation, the rest are privately owned</u>	Factual update – already included for the other three estates
08	144000SAV	Eastfields Paragraph 3.16 page 52	Amend as follows ... mean that the Public Transport Accessibility Level (PTAL) score is low at only 2 which is defined as poor by the London Plan <u>varies between 3 and 1b.</u>	Factual correction arising from representation from Clarion Housing Group
09	21800GLA	Eastfields Paragraph 3.53, page 56	Amend as shown <u>Vehicular and cycle Pp</u> arking on the estate	Clarification of cycle parking requirement
10	21600GLA	Eastfields Policy EP.E4 (a) Page 68	Insert the following The land use for the estate will remain predominantly residential with open space provision and with re-provision of <u>the</u> existing <u>number of affordable homes</u> , non-residential uses and designated open space to meet relevant planning policies.	Improve the clarity of the policy
11	21600GLA	Eastfields Policy EP.E4 b) Page 68	Insert the following Exceeding the current indicated <u>London Plan</u> density ranges may be considered appropriate where proposals will create developments of exceptional urban design quality	Improve the clarity of the policy
12	144000SAV	High Path Paragraph 3.107, Page 90	Amend as shown area having a PTAL Level of 5 <u>4 to 6a.</u>	Factual correction arising from representation from Clarion Housing Group
13	21900GLA	High Path Policy EP.H2 (f) page 106	Future extensions of the north south streets ending at High Path southwards toward to Merantun Way must be a possibility <u>should be explored</u> subject to Transport for London's support.	Agreed with representation from Greater London Authority / Transport for London

14	124004RP	High Path Paragraph 3.140 and 3.141 Page 106	Mews street style development should be reserved for shorter streets – <u>the existing such as Rodney Place is a good example.</u> Whilst Rodney Place is outside the estate boundary, <u>better</u> linking it into the <u>new street pattern of the estate should be explored as this could be explored as this could help improve links within the area and make it easier to get around</u> <u>considered in order to both protect it's character and improve access from it to the surrounding streets.</u>	Clarification of what a Mews Street is.
15	025009HP	High Path H2 Street Network Map Page 107	Amend the key to the map Rodney Place required <u>potential</u> integration into new street pattern.”	To improve clarity
16	21800GLA	High Path Policy EP.H3 e) Page 108	Amend as shown <u>Vehicular and cycle</u> parking must ...	Clarification of cycle parking requirement
17	21600GLA	High Path Policy EP.H4a) Page 112	Insert the following The land use for the estate will remain predominantly residential with open space provision and with re-provision <u>of the existing number of affordable homes</u> , non-residential uses and designated open space to meet relevant planning policies.	Improve the clarity of the policy
18	21600GLA	High Path Policy EP.H4b) Page 112	Amend as shown Exceeding the current <u>indicated London Plan</u> density ranges may be considered appropriate where proposals will create developments of exceptional urban design quality	Improve the clarity of the policy
19	030009HP	High Path Page 111 and Page 122	Amend as shown Add <u>indicative</u> to the key for each diagram on page 111 H3 Movement and Access at (“improve pedestrian and cycle links – <u>indicative</u> and page 122 – Analysis and planning policies High Path(beside the key for the three green arrows)	To improve clarity of the maps
20	248003RP	High Path Page 111	Amend as shown <u>Reduce pedestrian and cycle</u> severance on Morden Road	Clarification that the measure applies to pedestrians as well arising from Ravensbury Residents Association representation

21	151000SAV	High Path EP H6 h) (iii) page 118	<p>Insert the following Consideration of air quality issues should include an investigation into the potential benefits that a district heat network could deliver to the wider area through the connection to existing buildings or development sites outside of High Path's regeneration <u>Evidence that the CHP has been designed and built in line with the London Plan and associated guidance (e.g. the Mayor's draft Air Quality SPG) which seeks high air quality standards and mitigates air quality impacts as well as reducing carbon emissions</u></p>	Agreed with representation from Clarion Housing Group
22	144000SAV	Ravensbury Paragraph 3.217 Page 137	<p>Amend as shown ...to Morden Road reduces accessibility. Within the estate the PTAL is <u>rating varies between 2 and 3</u>. On Morden Road it is 3</p>	Agreed with representation from Clarion Housing Group
23		Ravensbury Paragraph 3.211, page 132	<p>Approximately 62% <u>85%</u> of the properties are Clarion Housing Group tenanted properties and the rest are privately owned</p>	Factual update
24	124004RP	Ravensbury Paragraph 3.242 Page 150	<p>Insert the following Development proposals should consider alteration of the internal layouts of the ground floor flats to Ravensbury Court, to reorientate 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 <u>'At the time of the preparation of this plan, there are currently no proposals to refurbish Ravensbury Court that would require planning permission. Any future proposals to refurbish Ravensbury Court flats should be explored in partnership with residents. Subject to residents' views, these could consider providing doors to the living rooms of the ground floor flats to provide direct access from the open space on Ravensbury Grove. There is also scope to improve the space to the rear of the flats for the benefit of residents.</u></p>	Agreed with representation from Ravensbury Residents Association

25	124004RP	Ravensbury Map of R1 Townscape Page 152	Alter figure for Map R1 Townscape and corresponding key in line with Minor Modification 24 (no plans to refurbish Ravensbury Court)	Agree with representation from Ravensbury Residents Association.
26	21800GLA	Ravensbury Paragraph 3.260 Page 156	Insert the following <u>Vehicular and cycle parking</u> on the estate	Clarification of cycle parking requirement
27	21600GLA	Ravensbury Policy EP R4 a) Page 160	Insert the following The predominant land use for this estate is to be retained as residential with the re-provision of <u>the existing number of affordable homes and</u> the existing community room.	Improve the clarity of the policy
28	21600GLA	Ravensbury Policy EP R4 b) Page 160	Insert the following Exceeding the current indicated <u>London Plan</u> density ranges may be considered appropriate where proposals will create developments of exceptional urban design quality	Factual correction
29	146000SAV	Ravensbury Paragraph 3.274 Page 162	Insert the following 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. <u>In September 2016 Merton Council's Planning Applications Committee resolved to grant permission for a scheme in this location (Ref 16/P1968). Should a decision notice be issued and this scheme be capable of being delivered, then this will have a bearing on the designation of open space at this location.</u>	Factual update
30	132004RP	Ravensbury EP R7b) Page 170	Insert the following Heights should allow views to the surrounding established trees. <u>Any plans should also seek to retain other mature trees within the estate.</u>	Clarification of intention to retain mature trees arising from Ravensbury Residents Association representation

31	133004RP	Ravensbury Policy EP R8(a) Paragraph 2 Page 172	Amend as shown To ensure this, taller buildings must be located around the edge of the estate <u>no buildings must</u> extend higher than the existing Ravensbury Court flats	Clarification of building heights arising from response to Ravensbury Residents Association
32	153000SAV	Ravensbury Page 174 paragraph 4.5	Amend as shown Remove subheading GUIDANCE before Paragraph. 4.5	Clarify that it is a requirement not guidance (the overall title of the whole section is “Design code requirements”)
33	154000SAV	Paragraph 4.19 Page 178, under “Refuse storage and collection” heading	Amend as follows Identify a strategy for the design and operation of refuse storage and collection <u>.All proposals for</u> refuse stores must be <u>ensure they are</u> 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 <u>that are well integrated into their building</u> . Houses must have <u>individual</u> 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. <u>The council may also consider alternative refuse collection methods, such as subterranean street-based refuse bins. Such systems must be convenient for residents and collection as well as being seamlessly and unobtrusively integrated into the townscape.</u>	Agreed with representation from Clarion Housing Group
34	245007HP	Design Requirements for Planning Applications Paragraph 4.16 Page 178	Amend as follows A palette of surface materials and street furniture should be developed <u>that is well considered and well laid out to minimise street clutter, and includes as well as</u> landscaping guidance.	Agreed with representation from Clarion Housing Group