

Screening Statement

(Sustainability Appraisal and Strategic Environmental Assessment)

London Borough of Merton

Rainbow Industrial Estate Planning Brief Raynes Park SW20

Supplementary planning document to Merton's Core Planning Strategy 2011

2013

1 Screening Statement

1.1 In accordance with the Environmental Assessment of plans and Programmes Regulations 2004 and European Directive 2001/402EC this report sets out a Strategic Environmental Assessment (SEA) for the Rainbow Industrial Estate planning brief, a supplementary planning document to Merton's Core Planning Strategy 2011.

2 Purpose of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

2.1 The European Union (EU), SEA Directive (2001/42/EC) identifies the purpose of SEA as to provide a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.

2.2 The Sustainability Appraisal (SA) is the process by which this Directive is applied to the Local Plan documents. The aim of the SA is to promote sustainable development through the integration of social, environmental and economic considerations into preparation of plans.

2.3 Merton's Local Plan consists of four adopted or emerging documents:

- Unitary Development Plan (adopted 2003)
- Core Planning Strategy (adopted 2011)
- South London Waste Plan (adopted 2012)
- Sites and Polices Plan (emerging 2013)
- Polices Map (emerging 2013)

2.4 All of the above plans have been appraised for sustainability.

2.5 The Town and Country Planning (Local Development) (England) (Amendment) Regulation 2009, removes the automatic need for Sustainability Appraisals of supplementary planning documents,.

2.6 However, The Office of Public Sector Information (2009) Explanatory Memorandum to Town and Country Planning (Local Development, England) (Amendment) regulations 2009, No 401 confirms that Sustainability Appraisals will still be required if an supplementary planning document requires an Strategic Environmental Assessment.

“Local Planning Authorities will still need to screen their SPD's to ensure that legal requirement for Sustainability Appraisal are met where there's impact that have not been covered in the appraisal of the parent DPD”

2.7 The SEA Directive requires SEA for plans which (i) 'determine the use of small areas at a local level' or which (ii) 'minor modification' is to plans, only when these are likely to cause significant environment effects.

2.8 The criteria for determining the significance of effects are taken from schedule 1 9 (2) (a) and 10 (4) (a) of the Environmental Assessment of Plans and programmes Regulations 2004 and re defined in appendix 1. These can be split into criteria related to (i) the scope and influence of the document (ii) the type of impact and area likely to be affected.

3 Purpose of the supplementary planning document for the Rainbow Industrial Estate

- 3.1 The purpose of this supplementary planning document is to provide detailed advice and guidance to the public, developers, decision-makers and other interested parties regarding implementation and compliance with policies in Merton's Core Planning Strategy and other statutory planning documents
- 3.2 As mentioned earlier in paragraph 2.5 all of Merton's adopted planning policies have been subject to a Sustainability Appraisal.
- 3.3 Once the planning brief has been adopted it will not provide additional or changed statutory policy already set out in the above mentioned development plans. The application of the guidance will not change the sustainability and environmental significant effect already identified through the Sustainability Appraisals of any parts of the Development Plan Documents.

4 SEA Screening Procedure

- 4.1 The Responsible Authority (London Borough of Merton) must determine whether the plan or programme under assessment is likely to have a significant adverse environmental effect. This assessment must be made taking account of the criteria set out in Schedule 1 of the Environment Assessment of Plans and Programmes Regulation 2004 and in consultation with Environment Agency, English Heritage and Natural England.
- 4.2 Where the Responsible Authority determines that a plan or programme is unlikely to have significant effect, and therefore does not need to be subject to a full Strategic Environmental Assessment, the Responsible Authority must prepare a statement showing the reason for this determination.
- 4.3 Appendix 1 shows the result of this screening process for the site.

5 Screening and consultation outcome

- 5.1 This screening demonstrates that the Rainbow Industrial Estate is unlikely to have significant effect on the environment. Therefore, it will not be necessary to carry out a full SA/SEA on this document.
- 5.2 The draft supplementary planning document for the Rainbow industrial estate was appraised for sustainability and published for consultation during June-July 2012
- 5.3 Each of the statutory consultees has been consulted on the initial screening statement in 2012 and their responses are summarised below:

Statutory consultee	Statutory consultee response SEA screening.
English Heritage	No response
Environment Agency	
Natural England	No response provided
The Greater London Authority (GLA)	Response questioning whether site was part of Merton's Strategic Industrial Locations. On confirmation that it was not, no further response provided.

6 Appropriate Assessment

- 6.1 An Appropriate Assessment has been carried out during the preparation of Merton's statutory development plans in line with Habitats Regulations. Therefore the assessment has influenced the development of the strategic objectives and policies of their effects.
- 6.2 Therefore, an Appropriate Assessment focussing specifically on the SPD is not required.

7 Conclusion

- 7.1 The planning brief provides guidance on strategic objectives and policies contained in Merton's Core Planning Strategy and other development plan documents.
- 7.2 The policies and objectives in all the above plans have been sufficiently appraised in their individual Sustainability Appraisals.
- 7.3 The council considers that this will not result in any additional significant effect to those already identified through the higher level sustainability appraisals

Appendix 1: Determining the likely significant of effects on the environment

SEA Directive Criteria schedule 1 Environmental Assessment of Plans and Programmes Regulation 2004	Summary of significant effects
Characteristics of the Rainbow Industrial Estate planning brief (supplementary planning document)	
(a) The degree to which the planning brief sets out a framework for projects and other activities, either with regard to location, nature, size or operating conditions or by allocating resources	This planning brief provides supplementary guidance to Merton's Development Plan Documents which provide the overarching framework for development in the London Borough of Merton.
(b) The degree to which the planning brief influence other plans and programmes including those in a hierarchy	The guidance in this planning brief is in line with the strategic objectives and policies within Merton's statutory development plans (adopted and emerging) All of Merton's statutory development plans have been subject to full Sustainability Appraisals.
(c) The relevance of the planning brief for the integration of environmental considerations in particular with a view to promoting sustainable development.	This planning brief promotes sustainable development by providing guidance on the implementation of and compliance with strategic objectives and policies within the statutory development plan for Merton, all parts of which have been subject to a full Sustainable Appraisal.
(d) Environmental problems relevant to the planning brief	This planning brief will not introduce or increase any adverse environmental issues or impact in the borough.
(e) The relevance of the planning brief for the implementation of EU Community Legislation on the environment (e.g. plans and programmes related to water and waste).	This planning brief will not impact on the implementation of the EU Community Legislation on the environment.
2. Characteristics of the effects and area likely to be affected having particular regard to:	
(a) The probability, duration, frequency and reversibility of the effects	The overall, impact of this planning brief will be a positive by maximising the positive environmental effects of development and minimising or avoiding negative impacts in Merton.
(b) The cumulative nature of the effects of the planning brief	The effects of this planning brief will be largely beneficial therefore; any cumulative impact will also be beneficial.
(c) The trans boundary nature of the effects of the planning brief	The effects are limited to developments in Merton.
(d) The risk to human health or environment (e.g. due to accident)	There are no significant risks to human health are envisaged through the application of this document.
(e) The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the planning brief	This planning brief is applicable to development in Merton: the Rainbow Industrial Estate in Raynes Park (site and entrance)
(f) The value and vulnerability of the area likely to be affected by the planning brief due to: <ul style="list-style-type: none"> • Special nature characteristics or cultural heritage • environmental quality standards or limits values 	Policies and strategic objectives impact on heritage assets have been assessed through the Sustainable Appraisals and Habitat Regulation Assessments for Merton's Core Planning Strategy and other statutory development plans. There are positive effects and no significant risks to special nature characteristics, cultural heritage or environmental quality standards
(g) The effects of the planning brief on areas or landscapes which have recognised national, EU Community or international protected status.	This planning brief will not impact on areas or landscapes which have recognised national EU or international protected status.

Appendix 2: Sustainability Objective Framework.

Rainbow Planning Brief measured against the Sustainability Objective Framework

Assessment of: Rainbow Industrial Estate supplementary planning document					
			Assessment of the Effect		Comment on the effects and any assumptions
			ð positive impact ;1 Not relevant ? Unknown x negative impact		
	Key issue	Sustainability objective	Positive/ Negative	Permanent/ Temporary	
Environment Objectives					
Climate change	<p>Climate change is a threat to the lifestyles of Merton residents and to wildlife, cultural heritage and material assets.</p> <p>It is predicted that higher temperatures and lower rainfall may be experienced in the south east.</p> <p>In addition to drinking water shortages, falling groundwater levels could lead to increased risk of subsidence and, where</p>	<p>Planning to adapt to climate change seeks to embed the management of climate change by</p> <ul style="list-style-type: none"> ➤ assessing risks and opportunities; ➤ taking action in any identified priority areas; ➤ develop an adaptation strategy and action plan and ➤ Implement, assess and monitor the actions on an ongoing basis. 	ð	ð Permanent	<p>Issues that can relate to the changing climate are identified throughout this planning brief (for example, biodiversity noise).</p> <p>Issues: Combating climate change is priority for Merton. Climate change has social and economic world wide. For Merton residents and workers the impacts are felt by way of higher energy bills, food supply and more extreme weather conditions.</p> <p>SA comments:</p> <p>This site development provides great opportunities to utilise on innovative modern technologies to mitigate against climate change impacts.</p>

	heavy rain falls on a parched ground in late summer the risk of flooding could increase. Green roofs, rain water harvesting, water	Evidence will be required that the developer has put in place a mechanism for proactively managing climate risks			<p>It is essential that any development proposal must demonstrate how the development will withstand the long terms of climate change.</p> <p>The sustainability appraisal supports the council's policy of requiring developments to meet respective targets for BREEAM and Code, demonstrating improvements in noise, air quality, transport impacts and other uses have been considered and will be managed appropriately. Landscaping will assist with managing the heat island effect.</p> <p>Adopting this approach will meet the sustainability objective: climate change and directly have a positive impact on flooding, biodiversity, health and well being sustainability objectives.</p>
Energy and carbon reduction	Merton has been in the forefront for developing strategy for carbon reduction and is eager to build on this progress by focussing on carbon reduction from new developments and also from other energy saving initiatives via Merton's Climate Change strategy. Furthermore, design measures introduced to address climate change will also help improve energy efficiency and energy from waste	<p>Ensure specific measures to improve energy efficiency and reduce greenhouse gas emissions are used in new developments, refurbishment and/or renovations and extensions</p> <p>Use sustainable energy systems as widely as possible</p> <p>Improve the energy performance and reduce emissions from dwellings within Merton</p>	0	0 Permanent	<p>The energy and carbon reduction mitigation measure issues are identified through out this planning brief inline to those mentioned in climate change sustainability objective.</p> <p>Issues:</p> <p>As highlight in the planning brief, the current buildings on site are old and not energy efficient</p> <p>SA comments:</p> <p>any development proposal for the site should adopt Merton's carbon reduction principles, delivering development as high up the energy hierarchy as possible</p>

	schemes can also help to reduce carbon.				<p>Combined Cooling Heat and Power should be considered to benefit the employment and residential properties.</p> <p>The planning brief meets the sustainability objective on energy and carbon reduction and directly has a positive impact on climate change sustainable objective. In addition, an indirect impact on other sustainability objectives for example <i>Health and Well-being; poverty and social inclusion</i>.</p>
Biodiversity	<p>Merton has a rich wealth of habitats and species that are protected from development and climate change and enhanced where possible.</p> <p>The London Plan seeks improved quality of the public realm and to see the creation a new regional park that integrates and contributes to the regeneration of the Wandle Valley Corridor.</p>	<p>Protect and enhance all existing designated sites.</p> <p>Reduce the area of the borough deficient in access to areas of natural green space.</p>	0	0 Permanent	<p>There is a Site of Borough (Grade II) Importance for Nature Conservation (SINC) which lies between the site area and the northern railway line. The SINC provides linkages between areas of semi – natural habitat. In addition, to the SINC the neighbouring railway embankments are identified as ‘green corridor’. A biodiversity survey was carried out in 2008 and found little biodiversity value.</p> <p>Issues:</p> <p>A site specific biodiversity survey should be carried as part of any development proposals process, to establish the current biodiversity status of the site area and surrounding areas along the ‘green corridor’ and identify any possible biodiversity impacts development design and layout may cause.</p> <p>SA comments:</p> <p>The proximity of the SINC should be considered as part of any development proposals and opportunities taken to enhance it wherever possible, for example through additional planting within the site.</p>

					Providing a biodiversity survey is carried and the findings are incorporated part of any submitted appropriate development proposal; this approach will ensure that the biodiversity is protected, enhance and adverse impacts are avoided.
Access to nature and open space	<p>Merton enjoys an excellent provision of open space especially existing commons (Wimbledon and Mitcham) and along the river Wandle but there is scope for increasing the opportunity for contact with nature and open space and; improving the quality of the public realm.</p> <p>The creation of the Wandle Valley Regional Park will help improve access to nature, open space and recreation opportunities.</p>	<p>Improve the access to and quality of open spaces.</p> <p>Conserve and protect existing trees against damage and unnecessary removal.</p>	ø	ø Permanent	<p>The new development will provide range of amenity space and have landscaped communal courtyard space.</p> <p>Issues: <i>Trees and vegetation</i> A biodiversity survey should be carried out in accordance with policy to assess the vegetated railway embankments for their nature conservation value and to minimise the impacts of the new development proposals on this area</p> <p><i>Open space</i> The site is approximately 10minutes walk c800m to existing publicly accessible open spaces. Well designed public and private amenity areas within the site are required as part of policy. Access to other open spaces should be improved by enhancing the entrance to the site and the nearby public realm.</p> <p>SA comments: Providing these measures are carried and the consideration to the issues i.e. biodiversity, tress and vegetation and; access to open space are resolved appropriately this would mean that the planning brief</p>

					meets the sustainability objective: <i>Access to nature and open space</i> and in directly to other sustainable objective e.g. <i>Health and well being, Access to culture, leisure and social activities, Built and heritage environment.</i>
Noise	The Department for Environment Food and Rural Affairs (DEFRA) has produced a strategic noise map for major airports, roads and railways in London and the council will have regard to this information, the council will also have regard to the Noise Action Plan for London and the Mayor's of London's Ambient Noise Strategy. These mapping identifies areas in Merton where noise levels need to be managed. The priorities in Merton are the following along the A3 Kingston-by-pass, Plough Lane/Haydons Road junction, Cricket Green and South Wimbledon junction.	To manage and control the impact of noise and vibration for local residents including those developments that are noise sensitive developments (including schools, hospitals and housing).	ð	ð Permanent	<p>The site is surrounded by railway lines, particularly the London-Southampton line which can have up to 12 trains an hour passing through. In addition, the Bushey Road dual carriageway passes to the south of the site, connecting Wimbledon, Kingston and the A3.</p> <p>Issue: The main source of noise on the site is transport-related i.e. the heavy use of the roads and train frequency. The possible biggest noise impact of the two is from the rail lines at Raynes Park station, this is due to the site running along the railway embankment.</p> <p>Therefore, it is imperative that noise mitigation measures are part of any development proposals through design layout. The noise impact during construction to the adjacent neighbouring residential properties must also be considered.</p> <p>The planning brief proposals will reduce the amount of heavy vehicle traffic and semi-industrial works taking place on the site. Planning conditions should be used to manage traffic movements and other noise-related activities (e.g. business hours of operation) relating to the site</p> <p>SA comments: The mitigation measures must ensure that there is no adverse impact to any potential occupiers of the</p>

					<p>development or that there is no increase of noise to the surrounding area.</p> <p>All noise mitigation measure must also:</p> <ul style="list-style-type: none"> • avoid significant adverse impacts on health and quality of life; • mitigate and minimise adverse impacts on health and quality of life; and • Where possible, contribute to the improvement of health and quality of life. <p>It is recommended that a Noise Impact Assessment is part of any submitted development proposals this approach will meet the sustainability objective on noise. Adopting this approach will also have a direct positive impact on for e.g. <i>health and well being and; the built environment</i> sustainability objectives.</p>
Waste	<p>There is a need to identify new facilities to accommodate a move away from land filling waste.</p> <p>The South London Waste Plan aims to divert 100% of waste from landfill will make a major contribution to this.</p> <p>In Merton there is a need to manage waste sustainably via energy from waste that will also contribute to mitigating against the impact of</p>	<p>Reduce net carbon emissions and promote waste minimisation by managing waste as high up the waste hierarchy as possible: reducing waste, re-use and recycling. Recycling also helps the maximum value from residual waste by increasing energy derived from residual waste.</p>	ð	ð Permanent	<p>It is essential that any development proposal must included appropriate waste disposal and recycling facilities.</p> <p>Issues: Any new development has an impact on waste due to the potential increase of residents, employees and visitors.</p> <p>SA comments: Any development proposals at this site location must provide adequate recycling facilities and access for refuse collection.</p>

	climate change and energy and carbon reduction (see above)				
River and water quality use, resources and wastewater infrastructure	Climate change, population growth and lifestyle choices are increasing the amount of water used and affecting the quality of the river Wandle, Beverly Brook and their tributaries.	<p>Reduce water pollution and improve water quality and resources in river Wandle and Beverly Brook.</p> <p>Improvement of the biological and chemical status of the River Wandle and Beverly Brook to good by 2027 (Environment Agency)</p> <p>Reduce the consumption of water and incorporate water saving measure.</p>	0	0 Permanent	<p>There are no rivers present on site. The closest is 370m to the south of the site (Ply Brook).</p> <p>Issues: Although, the development site is not fluvial flood zone 2 or 3, parts of Raynes Park are susceptible to surface water flooding.</p> <p>A Thames Water culvert transverse the site and collect surface water run off from the southern part of the site and surrounding area.</p> <p>As well as SuDS, water consumption and water saving measures will need to be considered due to the potential increase in residential and employment population.</p> <p>SA comments: Mitigation measures will need to be demonstrated and achieved through Code for Sustainable Homes by way of a Design Stage Assessment.</p> <p>The planning brief acknowledges BREEM and Code of Sustainable Home and states that any development would need to adopt these principles.</p> <p>This approach will meet the sustainability objective river and water quality use, resources and wastewater infrastructure and will have a positive direct impact on biodiversity, built environment and heritage and flooding sustainability objectives.</p>

<p>Flooding</p>	<p>Merton experiences flooding from a number of sources especially fluvial flooding from the river Wandle, Beverly brook and their tributaries.</p> <p>Surface water and critical drainage problems are also an issue in some parts of the borough.</p>	<p>Reduce the flood risk to people and property from all sources of flooding including surface water flooding.</p> <p>Compliance with Flood and Water Management Act 2010</p>	<p>0</p>	<p>0 Permanent</p>	<p>The site does not fall within flood zones 2 or 3 zones of higher risk of fluvial flooding. However other sources of flooding for example ground water and surface water flooding occur across Merton.</p> <p>Issues: Very small parts of the site may be susceptible to surface water flooding mitigation measures will need to be a consideration as part of any development proposal.</p> <p>The site is over 1ha in size therefore a full site specific flood risk assessment is required. The site-specific flood risk assessment needs to be carried out by, or on behalf of, a developer to assess the risk to the development site and demonstrate how flood risk from all sources of flooding (including surface and groundwater) to the development itself and flood risk to others will be managed. There should be iteration between the different levels of flood risk assessment.</p> <p>SA comments: In line with policy, Sustainable Drainage Systems (SuDS) should be part of development proposals and design layout. SuDS management and maintenance should be included as part of development proposals.</p> <p>This approach will meet sustainability objective: Flooding and will be beneficial and have a positive impact on the on environmental and social sustainability objectives.</p>
<p>Air quality</p>	<p>There is scope to reduce atmospheric pollution across the borough. The</p>	<p>Ensure the risks of pollution to human health and all areas of the borough's environment are</p>	<p>0</p>	<p>0 Permanent</p>	<p>Air quality is a major concern throughout the UK, and particularly in London, largely due to road traffic emissions, but other sources of pollution also</p>

	<p>whole of Merton is designated as a Low Emissions Zone.</p>	<p>reduced</p>		<p>contribute. Significant health effects are associated with atmospheric pollutants, which are clearly linked to morbidity and mortality.</p> <p>In accordance with the Local Air Quality Management (LAQM) duties (part iv of the Environment Act 1995), Merton is designated as an Air Quality Management Area (AQMA) for both nitrogen dioxide (NO₂) and fine particulate matter (PM₁₀).</p> <p>Issues: The main possible source of impact to Merton's air quality is highly likely to be from transport (road use) on the nearby roads outside the site's boundary.</p> <p>The north and south of the site are two heavily used roads (A223 and ¹A298 Bushey Road), with the A298 lead onto the A3. All of these roads are heavily used especially by HGV lorries.</p> <p>SA comments: In accordance with policy, an Air Quality Assessment must be carried out. This SA recommends this strongly. An air quality assessment will ensure that any air quality issues are identified and the appropriate mitigation measure are incorporated as part of any proposals; thus ensuring that no adverse impacts to human health, biodiversity and the environment.</p> <p>The carrying of a full Air Quality assessment will meet the sustainability objective on Air Quality.</p>
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¹ A298 is a Strategic Road.

Land use	Merton is a highly urbanised area and development should be prioritised in town and local centres; on previously developed land and with good transport and community facilities accessibility.	Increase the use of urban brownfield land; decrease the use of greenfield land <i>(Use Brownfield land efficiently)</i>	ð	ð Permanent	<p>The site is located on the edge of Raynes Park local centre, with good transport infrastructure and community facilities; which provides great development opportunity.</p> <p>Issues: It essential that the appropriate land contamination assessment is carried out to identify any adverse land issue that could directly and indirect have a negative impact to human health, natural (e.g. biodiversity) and physical environment.</p> <p>SA comments: The approach of carrying out a Land Contamination assessment will inform appropriate mitigation measures and ensure the land is suitable for the end user.</p> <p>Adopting the above approaches and developing the site meets the sustainability objective of Land Use and is direct linked to other objectives for example housing, affordable housing and; poverty and social inclusion and biodiversity.</p>
Access to culture, leisure and social activities	Opportunities for culture, leisure and recreation need to be readily available to all in Merton, building on existing facilities in the borough and capitalising on Merton's role in the	<p>Improve the access to and quality of open spaces.</p> <p>Improve access to cultural and leisure facilities.</p>	ð	ð Permanent	<p>The planning brief does not seek to provide additional cultural, leisure or social activities.</p> <p>The development site is accessible to culture, leisure and social activities however, there are some transport and public realm issues regarding accessibility to local parks and open spaces.</p>

	<p>Olympics and the legacy after the games.</p>			<p>The site is within than 5 minutes walk from Raynes Park local centre providing access to cultural, leisure and social activities within the town centre</p> <p>The site is within 5 minutes walk of Raynes Park train station, with regular services to stations between central London and the south east and local bus routes serving Wimbledon and Kingston, providing access to cultural, leisure and social activities.</p> <p>The nearest playing fields are Prince George’s playing fields, within 400m of the site, which provide a range of sporting facilities. However these facilities are paid-access – either privately or as part of sports club membership Raynes Park Playing Fields is approximately 10 minutes walk from the site, providing a range of sporting facilities</p> <p><i>To the south of the site:</i> Is a dual carriageway which in directly is a barrier to open space and some sport facilities which are within walking distance.</p> <p><i>To the north of the site:</i> Is Coombe Lane, which is a busy road leading into Wimbledon and Kingston. This side of the road has had public realm enhancements over the years including widening pavements, improving the cycle lanes and ongoing improvements to the entrance to Raynes Park station. Access from the site to Coombe Lane is through the Cattle Arch which has good lighting through it.</p> <p>It is important that any appropriate development proposal incorporates public realm proposals that</p>
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					<p>rejuvenate the site entrance and exit in order to help improve accessibility to cultural, leisure and social activities.</p> <p>In accordance with policy, the proposals will be expected to provide usable functional private amenity space.</p> <p>SA comments: It is important that accessibility to existing open space in the area is improved through enhancing the entrance to the site.</p>
The Built and heritage environment	<p>Merton has a number of statutory and locally listed buildings within the borough.</p> <p>It is important that any development is sensitive to Merton's historical assets.</p> <p>Improving, understanding and value of historical assets in Merton.</p>	<p>Reduce heritage buildings at risk on English Heritage at Risk Register.</p> <p>No loss of Listed Building (local and statutory) and Historic Parks and gardens.</p> <p>Protect and enhance the boroughs archaeological heritage (including remains) and historical assets (including walls and graveyards).</p>	*	*	<p>The site is not in the vicinity of any listed building. English Heritage has requested that the The Greater London Archaeological Advice Service recommends that the SPD indicates that a desktop archaeological assessment is conducted in the development of the site: nearby archaeology includes Bronze Age finds and potentially a Medieval moated manor site at West Barnes farm</p> <p>SA comments: English Heritage has requested that the The Greater London Archaeological Advice Service recommends that the SPD indicates that a desktop archaeological assessment is conducted in the development of the site: nearby archaeology includes Bronze Age finds and potentially a Medieval moated manor site at West Barnes farm</p>
Transport	<p>Accessibility to key services, facilities, employment, goods and</p>	<p>Meet Merton's target of reducing transport CO2 emissions by 45% by:</p>	0	0 Permanent	<p>The PTAL level for this site development is level 4-5 'good-excellent'. The area is well served by rail and bus and is close to the A3 and other strategic roads.</p>

	<p>other amenities is uneven across Merton; with some areas east of the borough having poor transport links to their local centre and essential amenities.</p>	<ul style="list-style-type: none"> • Reducing the need to travel by car • Increasing the use of sustainable transport modes including walking and cycling 		<p>Railway: Raynes Park rail station serves Waterloo (12 trains per hour) and 2 trains per hour to south west London (Kingston, Guildford, Hampton Court, Dorking to name a few). Travel time to Waterloo on average is 23 minutes.</p> <p>Bus: There is also a good level of bus services; in total 6 bus routes and 1 night bus service, from Raynes Park Local centre.</p> <p>Private vehicles: The transport report accompanying the planning brief demonstrates traffic on the existing road network, to and from the site. It demonstrates that the planning brief will facilitate a reduced number of vehicle movements to and from the site, especially HGVs and coaches.</p> <p>Travel to work For the three wards surrounding the site: Dundonald, Raynes Park, West Barnes, 39% of residents commute to work by public transport, and 19% drive by car or van. Throughout the whole of Merton 36% of residents use public transport as a method of travel to work followed by 25% driving by car or van.</p> <p>SA comments: The planning brief will facilitate a reduction in vehicle movements to and from the site, especially HGVs. Formalising the drop-off point outside the station for travellers not necessarily using the site will provide</p>
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					<p>added sustainability benefits.</p> <p>The level of parking will need to be in conformity with the London Plan parking standards thus, encouraging sustainable transport modes are part of the development which have huge benefits for the environment and reduces CO2 emissions.</p> <p>It is important that cycling and walking are encouraged as part of the design layout. Therefore, provision for cycle parking and good street design /paths are important.</p> <p>The above mitigation measures are highlighted within the planning brief. This transport approach would contribute positively to the transport sustainability objective, but also to other sustainability objectives for example <i>health and well being, poverty and social inclusion</i> and <i>climate change</i>.</p>
Social Objectives					
Health and well being	There are large disparities in health and well-being across the borough.	<p>Improve health equality and access to health and well being facilities.</p> <p>Encourage regular participation in sport and recreation</p>	*	*	<p>The site is in an area with overall good access to health services, and new health services are emerging at Nelson Hospital.</p> <p>The nearest playing fields are Prince George's playing fields, within 400m of the site, which provide a range of sporting facilities. However these facilities are paid-access – either privately or as part of sports club membership Raynes Park Playing Fields is approximately 10 minutes walk from the site, providing a range of sporting facilities.</p> <p>SA comments:</p>

					Development at this site is ideal with good access to basic services, including health. It is important that accessibility to existing sport and recreation facilities in the area is improved through enhancing the entrance to the site
Poverty and social inclusion	There are clear disparities in income across the borough.	Ensure everyone has access to basic services. Alleviate the risk of fuel poverty.	ð	ð Permanent	The development site is in an area with overall good access to basic services (health, social, education and training and; transport links) and low levels of fuel poverty. SA comments: Development at this site is ideal with good access to basic services. It is imperative that any development proposals through design layout do not have an adverse impact to the movement and travel to access these basic services.
Diversity and equality	Merton has a wide cultural, ethnic, faith based and racial diversity.	Promote equality where a vibrant socially inclusive community is encouraged	ð	ð Permanent	SA comments: The development at this site will promote diversity and equality by supplying a mix of business uses and size and tenures of homes.
Crime and fear of crime	Creating safer and secure communities for all in the borough, continuing Merton's trends of having a low crime rate	Maintain low rates of crime and reduce fear of crime.	ð	ð Permanent	Merton remains a borough of low crime levels. Therefore, it is essential that adopting the principles of 'Secured by Design' is a consideration as part of any development proposals through design and layout. SA comments: This approach will work towards reducing the perception and fear of crime and create safe

<p>Housing</p>	<p>Currently in Merton there is a difference in affordability, level of provision, quality, environmental performance, design and distribution of housing within the borough.</p> <p>The London Plan and Merton local plan seek to deliver new homes, including affordable homes, complemented by adequate social and other infrastructure and that the reuse of surplus industrial land is managed.</p>	<p>Housing Target Meet housing need (currently 320 units per year)</p>	<p>0</p>	<p>0 Permanent</p>	<p>environments</p> <p>The most recent London Plan was adopted in August 2011. It states that London needs to provide 36,000 new homes per annum to help meet London's housing needs for the next 10 years, and that Merton's share of this is 320 new homes per annum.</p> <p>SA comments: Development at this site will contribute to Merton meeting its share of London's housing needs</p> <p>Meeting this sustainability objective will directly have a positive impact on other sustainability objectives for example <i>health and well being, poverty and social inclusion; and Land use.</i></p>
<p>Affordable housing</p>		<p>Affordable Housing</p> <ul style="list-style-type: none"> ➤ 10 units and above: 40% on site ➤ between 1-9 units: 20% cash in lieu to create additional affordable homes 	<p>0</p>	<p>0 Permanent</p>	<p>Merton's borough-wide affordable housing target is that 40% of new homes should be affordable. As at 31 March 2012, 162 affordable homes were completed (Merton Housing Department & Merton's Residential Monitoring Database). This represents over 36% of all completions within the preceding 12 months</p> <p>Issue: To help ensure local housing choice and to help meet need.</p> <p>SA comments: The site potentially could bring forward between 200-250 homes. Therefore, in line with Merton's Core Planning Strategy, the council will seek 40% of new</p>

					homes as affordable, subject to viability. Meeting this sustainability objective will help create mixed and balanced communities, having a positive impact on the other sustainability objectives for example health and well being, poverty and social inclusion; and Land use.
SA: Economic Objective					
Education and skills	There is a disparity between educational attainment, skills and employment levels in the borough.	<p>Increase opportunities for education and training</p> <p>The percentage of pupils in local authority schools achieving 5 or more A*-C grades (or equivalent) including English and maths in Merton and regeneration areas.</p> <p>Improve the potential to enable more employment options and training in the borough.</p>	ð	ð Permanent	<p>The planning brief will provide employment space targeted towards Small and Medium Sized Enterprises, which will help provide space for employment and skills in the borough. The proposal must not have an adverse impact on local school places.</p> <p>Based on the child yield formula set out in Merton's planning obligations SPD, and on the maximum limits of development (250 homes: 40% 1-bed; 40% 2-bed, 15% 3-bed and 5% 4-bed) the child yield for this scheme would result in</p> <ul style="list-style-type: none"> - 39 primary school children - 12 secondary school children <p>The four community primary schools within 1 mile (1.5km) of the site can currently accommodate a total of 1,890 primary school places. In addition there are two voluntary aided (faith schools) within the same distance from the site, which can accommodate an additional 630 primary school places. The nearest secondary school is Raynes Park High School, which accommodates 720 secondary school places</p> <p>SA comment: The planning brief requires the provision of employment floorspace that is attractive to SMEs,</p>

					providing more employment options in the borough. Based on the maximum potential number of new dwellings on site, the site may provide homes for 39 primary school children and 12 secondary school children. Local school provision (within 1.5km from the site) may be able to accommodate these children; and this should be assessed accurately for the time development is completed and occupied., Planning obligations should be used to ensure that the impacts of this development are mitigated if necessary.
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<p>Work and the economy</p>	<p>There are disparities in employment levels in the between the east and west of the borough, with east having lower employment levels, range of employment and employment opportunities.</p>	<p>Provide employment land and support access to employment.</p> <p>Number and proportion of economically active employed and number and proportion of people unemployed</p>	<p>ð</p>	<p>ð Permanent</p>	<p>Merton's businesses generally perform better than London averages. However, there are significant disparities in employment rates and occupations evident between different parts of the borough. As detailed in Merton's Economic Development Strategy 2010, a higher proportion of people in western wards are employed and are more likely to be working in higher skilled and, therefore, higher earning professions.</p> <p>Merton's Core Planning Strategy, in line with Merton's Economic Development Strategy, aims to help the borough adapt to changing commercial circumstances by recognising and supporting the broad range of enterprises that contribute to our economy. It facilitates traditional areas such as office, retail or factory based business, education, health care and other community uses, as well as encouraging the development of specific sectors such as creative industries and environmental technologies</p> <p>Issues: The aim of the planning brief is to deliver an employment led mixed use development. There are opportunities to provide new SME's business unit within the site which will provide local jobs and space for businesses. Employees on site will also help provide additional spend and support other local services in Raynes Park town centre.</p> <p>SA comments: Taking this planning brief approach of employment led mixed use on the site is the most appropriate. The site is able to provide local jobs and local business facilities to support business growth and the local area.</p>
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