

MERTON COUNCIL

FUTURE MERTON

**Sites and Policies Plan and Policies Map | Part of Merton's Local Plan**

**Sustainability Appraisal and Strategic Environmental Assessment (SEA) supplementary report**

Main Modifications and amendments

February 2014

## **Non-Technical Summary**

A non technical summary of Merton's Sites and Policies Plan and Policies Map (herein referred to as 'the Plan') Main Modifications and minor amendments Sustainability Appraisal Report (SA Supplement) has been prepared to provide an overview of the assessment of the Main Modifications to this plan following agreed changes with the independent Inspector at the Examination in Public (EiP). This assessment is prepared in line with requirements of Annex I of the Strategic Environmental Assessment (SEA) Directive (Appendix E).

This report supplements the Submission Sustainability Appraisal/Strategic Environmental Report which was submitted to the Secretary of State on 02 October 2013.

This supplementary report is required to ensure that the potential social, environmental and economic effects of the proposed Main Modifications and Amendments are fully assessed for significant sustainability impacts, and reported on as part of the plan making process.

## **Context and legislation**

The Submission Sustainability Appraisal Report (September 2013) considers in detail the requirements of the SEA Directive which are considered as an integral part of the assessment in this SA Supplement. These are as follows:

- a) Contents, main objectives of the Plan and relationship with other relevant plans and programmes

- b) The relevant aspects of the current state of the environment, and the likely evolution thereof without implementation of the Plan
- c) The environmental characteristics of the area
- d) Any existing environmental problems

The remaining requirements of the SEA Directive are explained below.

## **Sustainability objectives**

The Sustainability Objectives used to assess the sustainability implications of the proposed Main Modifications and Amendments are listed below (Figure 1). These were developed and refined as part of the Sustainability Appraisal Scoping process, preceding this report.

## **Sustainability background**

This Sustainability Appraisal/ Strategic Environmental Assessment report appraises significant changes that have not been appraised previously through the Plan preparation process. Therefore this supplementary report should be read in conjunction with the following documents:

- Sustainability Appraisal January – April 2012 (Stage 2)
- Sustainability Appraisal June – July 2012 (Stage 2a; preferred option)
- Sustainability Appraisal January – February 2013 (Stage 3: preferred option)
- Sustainability Appraisal July –August 2013 (Pre-submission stage)
- Sustainability Appraisal September 2013 (Submission)

**Figure 1: Sustainability Appraisal Objectives**

Sustainability objectives	Key issues	Indicators, targets objectives
<b>Environment objectives</b>		
1. 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 heavy rain falls on a parched ground in late summer the risk of flooding could increase. Green roofs, rain water harvesting and water.</p>	<p>Planning to adapt to climate change seeks to embed the management of climate change by:</p> <ul style="list-style-type: none"> <li>➤ assessing risks and opportunities;</li> <li>➤ taking action in any identified priority areas;</li> <li>➤ develop an adaptation strategy and action plan; and,</li> <li>➤ Implement, assess and monitor the actions on an on-going basis.</li> </ul> <p>Evidence will be required that the local authority has put in place a mechanism for proactively managing climate risks and opportunities in their decisions, plans and measures on the ground.</p>
2. Energy and carbon reduction	<p>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,</p> <p>Furthermore, design measures introduced to address climate change will also help improve energy efficiency and energy from waste schemes can also help to reduce carbon.</p>	<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>
3. 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 Development Corridor.</p>	<p>Further 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>

Sustainability objectives	Key issues	Indicators, targets objectives
4. 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 within London's Green Grid will help improve access to nature and open space as well as create 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>
5. Noise	<p>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 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/Haydon's Road junction, Cricket Green and South Wimbledon junction.</p>	<p>To Improve amenity by minimising the impact associated with noise.</p>
6. 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 climate change and energy and carbon reduction (see above).</p>	<p>Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the European waste hierarchy and to recover the maximum value from residual waste by increasing energy derived from residual waste.</p>

Sustainability objectives	Key issues	Indicators, targets objectives
7. 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.	Reduce water pollution and improve water quality and resources in river Wandle and Beverly Brook.  Improvement of the biological and chemical status of the River Wandle and Beverly Brook to good by 2027 (Environment Agency).
8. Flooding	Merton experiences flooding from a number of sources especially fluvial flooding from the river Wandle, Beverly brook and their tributaries.  Surface water and critical drainage problems are also an issue in some isolated parts of the borough.	Reduce the flood risk to people and property from all sources of flooding including surface water flooding.  Compliance with Flood and Water Management Act 2010.
9. Air quality	Air quality is improving in Merton but there is further scope to reduce atmospheric pollution across the borough buildings.	Ensure the risks of pollution to human health and all areas of the boroughs environment are reduced
10. 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.
11. 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 Olympics and the legacy after the games.	Improve the access to and quality of open spaces.  Improve access to cultural and leisure facilities.

Sustainability objectives	Key issues	Indicators, targets objectives
12. 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>
13. Transport	<p>Accessibility to key services, facilities, employment, goods and 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> <p>Sustainable transport in Merton has improved over the years.</p> <p>It is essential that this is built upon in Merton.</p>	<p>Meet Merton's target of reducing transport CO2 emissions by 45% by:</p> <ul style="list-style-type: none"> <li>• Reduce the need to travel by car.</li> <li>• Increase the use of sustainable transport modes including walking and cycling.</li> </ul>
<b>Social objectives</b>		
14. Health and well being	There are large disparities in health and well-being across the borough namely in the east of the borough which has a higher.	<p>Improve health equality and access to health and well-being facilities.</p> <p>Encourage regular participation in sport and recreation.</p>
15. Poverty and social inclusion	There are clear disparities in income, access to social and community and infrastructure between the eastern and western part of the borough.	<p>Ensure everyone has access to basic services.</p> <p>Alleviate the risk of fuel poverty.</p>
16. Diversity and equality	Merton has a wide cultural, ethnic, faith based and racial diversity.	Promote equality where a vibrant socially inclusive community is encouraged.

Sustainability objectives	Key issues	Indicators, targets objectives
17. Crime and fear of crime	Building on Merton's historical low crime figures. Creating safer and secure communities for all in the borough.	Maintain low rates of crime and reduce fear of crime.
18. Housing	Currently in Merton there is a difference in affordability, level of provision, quality, environmental performance, design and distribution of housing within the borough.	Housing Target Meet housing need (current target: 320 units per year and 411 units from 2015/16 onwards).
19. Affordable housing	The London Plan and Merton local plan seek to deliver housing provision complemented by adequate social and other infrastructure and that the reuse of surplus industrial land is managed. The provision of affordable is a priority.	Affordable Housing <ul style="list-style-type: none"> <li>➤ 10 units and above: 40% on site.</li> <li>➤ Between 1-9 units: 20% cash in lieu to create additional affordable homes.</li> </ul>
<b>Economic objectives</b>		
20. Education and skills	There is a disparity of skills and employment in the borough.  Namely higher level of non- educational achievement or attainment and training in the east of the borough.	Increase opportunities to education and training.  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.  Improve the potential to enable more employment options and training in the borough.
21. Work and the economy	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.	Provide employment land and support access to employment.  Number and proportion of economically active employed and number and proportion of people unemployed ( <a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a> )

## Likely significant effects

As part of the Sustainability Appraisal process, local authorities are required to determine the likely significant effects of the proposed Main Modifications and Amendments on the social, environmental and economic sustainability objectives. It is important to note that this appraisal has focused on the impact of the proposed modifications and amendments only, and not the supporting text or policy to which they relate.

**Figure 2:** Likely significant effects

<b>Modification Reference</b>	<b>Policy/ Site</b>	<b>Proposed Modifications</b>	<b>Additional SA needed</b>
MM1	DM R1: Location and scale of development in Merton's town centres and neighbourhood parades	Additional policy wording to part iii for clarity relating to Wimbledon Village	There are no sustainability implications and no likely effects to DM R1 policy or the Plan.
MM2	DM R1: Location and scale of development in Merton's town centres and neighbourhood parades	Removal of references to Wimbledon Village.	There are no sustainability implications and no likely effects to policy DM R1.
MM3	DM R1: paragraph 1.11	Additional justification wording providing consistency and justification to MM1	There are no sustainability implications and no likely effects to DM R1 policy or the Plan.
MM4	DM R1: paragraph 1.12	Additional justification wording for clarity relating to MM1.	There are no sustainability implications and no likely effects to DM R1 policy or the Plan.
MM5	Paragraph 2.11	Position statement – meeting government guidance on the accommodation needs of gypsies, travellers and travelling showpeople	There are no sustainability implications and no likely effects.

<b>Modification Reference</b>	<b>Policy/ Site</b>	<b>Proposed Modifications</b>	<b>Additional SA needed</b>
MM6	DM F1: Support for flood risk management -Policy Aim	Additional wording to the policy aim.	There are no sustainability implications and no likely effects to DM F1 policy or the Plan.
MM7	DM F1 Support for flood risk management	Additional wording to provide clarity and conformity to the NPPF.	There are no sustainability implications and no likely effects to DM F1 policy or the Plan
MM8	DM H3: Support for affordable housing paragraph 2.42	Removal of paragraph	There are no sustainability implications and no likely effects to DM H3 policy or Plan.
MM9	DM H5: Student housing, other housing with shared facilities and bedsits: paragraph 3.22	Removal of paragraph	There are no sustainability implications and no likely effects policy DM H5.
MM10	Site 16 Wimbledon Library / Marlborough Hall	Removal of site allocation from the plan.	There are no sustainability implications and no likely effects removing this site allocation from the Plan.
MM11	Site 37 Wimbledon Greyhound Stadium	To text setting out the council's expectation on public consultation of this site allocation.	There are no sustainability implications and no likely effects to the site allocation.

### **Mitigation measures**

Given the limited impact of the Main Modifications on the sustainability objectives no other mitigation measures have been proposed, aside from those already identified in the Submission Sustainability Appraisal Report (September 2013).

### **Selection of alternatives**

The sustainability appraisal process requires local authorities to consider alternative options, and to assess sustainability implications of these. As the Sites and Policies Plan preparation process is now nearing completion, alternatives have already been selected through the earlier Sustainability Appraisal process including the submission sustainability appraisal.

The proposed Main Modifications as set out in Appendix B and Amendments (Appendix C) have all been selected as the most appropriate option to proceed with. These proposed changes in the plan are considered by the council to provide more precision and clarity in the plan.

### **Monitoring**

The council will continuously monitor the effects of the policies in sustainability terms and report on the outcome of this through the Authority Monitoring Report.

## **1 Introduction**

- 1.1 This Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA) of the Sites and Policies Plan, Main Modifications and Amendments report has been produced following the close of the Examination in Public hearings which took place in January 2014. This report provides a supplement to the submission Sustainability Appraisal Report (Sept 2013).
- 1.2 Main Modifications have been proposed subsequent to the Inspector's preliminary conclusions, and are required to help ensure the plan is found sound and legally compliant. A further Sustainability Appraisal report is therefore needed to ensure that the potential social, environmental and economic effects of the proposed Main Modifications and Amendments are fully assessed for significant sustainability impacts, and reported on as part of the Plan making process.

### **Sustainability background**

- 1.3 This Sustainability Appraisal/ Strategic Environmental Assessment report appraises significant changes that have not been appraised previously through the Plan preparation process. Therefore this supplementary report should be read in conjunction with the following documents:
- Sustainability Appraisal January – April 2012 (Stage 2)
  - Sustainability Appraisal June – July 2012 (Stage 2a; preferred option)
  - Sustainability Appraisal January – February 2013 (Stage 3: preferred option)
  - Sustainability Appraisal July –August 2013 (Pre-submission stage)
  - Sustainability Appraisal September 2013 (Submission)
- 1.4 Collectively these sustainability reports have been prepared in accordance with government guidance on Sustainability Appraisal and incorporate the requirements of the Strategic Environmental Assessment Directive 2001/42/EC. Appendix A demonstrates how the council has complied with the Directive.

- 1.5 An Appropriate Assessment of the effects of the Sites and Policies Plan and Policies Map in accordance with the Habitats Directive (92/43/EEC) has also been prepared and was submitted to the Inspector prior to Examination. The effect of the proposed Main Modifications and Amendments on this assessment has been explained as part of the appraisal matrix in Appendix B and C.

### **Consultation**

- 1.6 The consultation arrangements for this SA/SEA report and other SA/SEA reports of the Sites and Policies Plan and Policies Map have been produced in accordance with Merton Council's Statement of Community Involvement (SCI). These can be viewed on Merton council's website here: [www.merton.gov.uk/planning/planningpolicy](http://www.merton.gov.uk/planning/planningpolicy)
- 1.7 In accordance, with the SEA Regulations copies of this report and previous report for each consultation stage have been sent to the following environmental bodies:

Environment Agency  
Planning liaison team, South  
East Area  
Eastbury House  
30-34, Albert Embankment  
London SE1 7TL

English Heritage  
London Region  
1 Waterhouse Square  
138-142 Holborn  
London EC1N 2ST

Natural England  
Planning Liaison Team  
South East Regional Office  
Portland House  
Stag Place  
London SW1E 5RS

## **2 Appraisal methodology**

### **Assessment**

- 2.1 The council's approach to undertaking Sustainability Appraisal (SA) in the preparation of this part of the local plan, in addition to other documents within the local plan are in line with Government guidance on '*Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks*' published by the former ODPM in 2005. The guidance is also designed to ensure adherence with the European Strategic Environmental Assessment or 'SEA' Directive 2001/42/EC and the SEA Regulations.
- 2.2 Government guidance identifies 5 stages of appraisal (A to E) that must be carried out as part of the preparation of documents. The key tasks are outlined below.

**Figure 3:** Stages of a Sustainable Appraisal

<b>Local Plan STAGE 1 – Pre-production/Evidence Gathering</b>
<p>Stage A: Setting context/objectives; establishing baseline and deciding scope</p> <ul style="list-style-type: none"><li>• A1: Identifying other relevant policies, plans and programmes, and sustainability objectives.</li><li>• A2: Collecting baseline information.</li><li>• A3: Identifying sustainability issues and problems.</li><li>• A4: Developing the SA framework.</li><li>• A5: Consulting on the scope of the SA.</li></ul>
<b>Local Plan STAGE 2 – Production</b>
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"><li>• B1: Testing the Plan objectives against the SA framework.</li><li>• B2: Developing the Plan options.</li><li>• B3: Predicting the effects of the Plan.</li><li>• B4: Evaluating the effects of the Plan.</li><li>• B5: Considering ways of mitigating adverse effects and maximising beneficial effects.</li><li>• B6: Proposing measures to monitor the significant effects of implementing the Plans.</li></ul> <p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"><li>• C1: Preparing the SA Report.</li></ul> <p>Stage D: Consulting on the preferred options of the Local Plan document and SA Report</p> <ul style="list-style-type: none"><li>• D1: Public participation on the preferred options of the Plan and the SA Report.</li><li>• D2 (i): Appraising significant changes.</li></ul>
<b>Local Plan STAGE 3: Examination</b>
<ul style="list-style-type: none"><li>• D2 (ii): Appraising significant changes resulting from representations.</li></ul>

Local Plan STAGE 4: Adoption and monitoring
<ul style="list-style-type: none"> <li>• D3: Making decisions and providing information (Adoption Statement).</li> </ul>
Stage E: Monitoring the significant effects of implementing the Local Plan
<ul style="list-style-type: none"> <li>• E1: Finalising aims and methods for monitoring.</li> <li>• E2: Responding to adverse effects.</li> </ul>

2.3 The Sustainability Appraisal of the proposed Main Modifications has been undertaken in two stages.

**Figure 4:** Key to Symbols Used in the Appraisal insert table.

Symbol	Meaning
++	Significant Positive Effect on Sustainability Objective (normally direct)
+	Minor Positive Effect on Sustainability Objective (normally indirect)
0	No Significant Effect on Sustainability Objective
-	Minor Negative Effect on Sustainability Objective (normally indirect)
--	Significant Negative Effect on Sustainability Objective (normally direct)
?	Uncertain Effect on Sustainability Objective

- 2.4 Firstly, each of the Main Modifications and Amendments has been assessed to determine whether they have been appraised through earlier Sustainability Appraisal Reports and subsequently, whether an additional appraisal is required.
- 2.5 Where it was determined that an additional appraisal of the sustainability effects was required, the appraisal was undertaken using the criteria in figure 4 above.
- 2.6 The assessment used the sustainability objectives and Sustainability Appraisal Framework developed and refined through the Scoping process, used in the all the Sites and Policies Plan and Policies Map Sustainability Appraisal Reports since 2012.

### **Considering alternative options**

- 2.7 The sustainability appraisal process requires local authorities to consider alternative options and to assess sustainability implications of these. As the Plan preparation process is now nearing completion, alternatives have already been reviewed through the earlier Sustainability Appraisal process and reported on in the Sustainability Appraisal Report 2012. These can be viewed on the council website. [http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites\\_policies\\_plan.htm](http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites_policies_plan.htm)
- 2.8 In light of the need to prepare Main Modifications and to consider proposed amendments, the alternatives to these relate to the existing text or policy, in the submission Plan. In this respect, it is important to note that where the proposed Main Modification related to amendments or insertions to text of policies, the appraisal focused on the outcomes in terms of the proposed main modification itself, not the original policy or text, which would have already been subject to sustainability appraisal through earlier stages.

## **3 Proposed Main Modifications and amendments**

- 3.1 The council has finalised its schedule of Main Modifications subsequent to the Inspector's preliminary conclusions. These modifications address issues raised by the Inspector together with further changes proposed by the council. The proposed Main Modifications are set out in full in Appendix B and amendments in Appendix C.
- 3.2 The summary below takes account of the initial assessment of sustainability implications and signposts which modifications require further sustainability appraisal as a result of this initial assessment.

**Figure 5: Proposed Main Modifications**

Modification Reference	Policy/ Site	Proposed Modifications	Additional SA needed
MM1	DM R1: Location and scale of development in Merton's town centres and neighbourhood parades	Additional policy text to part iii for clarity relating to Wimbledon Village	Yes
MM2	DM R1: Location and scale of development in Merton's town centres and neighbourhood parades	Removal of references to Wimbledon Village.	No
MM3	DM R1: paragraph 1.11	Additional justification text providing consistency and justification to MM1	No
MM4	DM R1: paragraph 1.12	Additional justification text for clarity relating to MM1.	No
MM5	Paragraph 2.11	Position statement – meeting government guidance on the accommodation needs of gypsies, travellers and travelling showpeople	No
MM6	DM F1: Support for flood risk management - Policy Aim	Additional text to the policy aim.	No
MM7	DM F1 Support for flood risk management	Additional wording to provide clarity and conformity to the NPPF.	No
MM8	DM H3: Support for affordable housing paragraph 2.42	Removal of paragraph	No
MM9	DM H5: Student housing, other housing with shared facilities and bedsits: paragraph 3.22	Removal of paragraph	No
MM10	Site 16 Wimbledon Library / Marlborough Hall	Removal of site allocation from the plan.	No
MM11	Site 37 Wimbledon Greyhound Stadium	To text setting out the council's expectation on public consultation of this site allocation.	No

## **4 Sustainability Appraisal**

### **Assessment results**

- 4.1 This section of the report summarised the outcomes of the appraisal of those main modifications that were identified as requiring further assessment.
- 4.2 The initial assessment in Appendix B and C determined which of the proposed main modifications were likely to have sustainability impacts and required further assessment. The full and detailed matrices of the assessment are shown in Appendix B and C.
- 4.3 Following the assessment in Appendix B and C, it is apparent there are no sustainability implications and no likely effects either to individual policy or the whole plan.

### **Cumulative and synergistic effects**

- 4.4 An assessment of the cumulative and synergistic effects is required to ensure that the main modifications are considered in the wider context of their 'in- combination' effect on the sustainability objectives. It is also important to consider these additional modifications in light of existing planning strategies, plan and policies that remain unchanged. As such, this report should be read in conjunction with submitted Sites and Policies Plan Sustainability Appraisal Report (September 2013). Figure 5 below provides an indication of the cumulative assessment of the proposed main modifications:

**Figure 6:** Cumulative and synergistic effects.

Proposed Main Modification reference: <b>MM 1</b>	
<b>Policy: DM R1:</b> Location and scale of development in Merion’s town centres and neighbourhood parades	
<b>Summary:</b> Additional text was put into Policy Part DMR1, a) part iii which relates to Wimbledon Village local centre. It was considered that this additional text was required in order to provide further clarity on the scale of development appropriate for Wimbledon Village shop frontages which face the main roads of Wimbledon High Street, Church Lane and Ridgeway.	
<b>Sustainability objectives</b>	<b>Comments</b>
<b>Environment objectives (1-12)</b>	Addition text to policy DM R1 has no significant effect, no conflict between the proposed modification and the sustainability objective; furthermore the proposed modification affect do not existing policies but provide clarity.
<b>Social objectives (14-19)</b>	Addition text to policy DM R1 has no significant effect, no conflict between the proposed modification and the sustainability objective; furthermore the proposed modification affect do not existing policies but provide clarity.
<b>Economic objectives</b>	
20. Education and skills	Addition text to policy DM R1 has no significant effect, no conflict between the proposed modification and the sustainability objective; furthermore the proposed modification affect do not existing policies but provide clarity.
21. Work and the economy	Addition text to policy DM R1 has no significant effect, no conflict between the proposed modification and the sustainability objective; furthermore the proposed modification affect do not existing policies but provide clarity. .

4.5 The table above is supplemented by an assessment of the cumulative and synergistic impacts in the assessment matrices themselves at Appendix B. There are no significant cumulative or synergistic effects and as such, it is not considered that the

cumulative and synergistic effects of the proposed main modification require further action, or the identification of additional mitigation measures.

## **5 Monitoring**

- 5.1 This supplementary SA/SEA report has been developed taking into account other local, regional, national and European plans and guidance.
- 5.2 The SEA Directive requires that: “Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1).”
- 5.3 DCLG guidance on SA for development plans states that SA Reports shall include a description of the measures envisaged concerning monitoring and those proposals for monitoring must be considered early in the SA process, included in the SA Report, and reviewed in the light, of any responses to consultation.
- 5.4 Therefore, the council needs to ensure that monitoring is appropriate for the Sites and Policies Plan and Policies Map and that such monitoring is up-to-date, reliable and sources are referenced.
- 5.5 The SEA Directive specifically requires monitoring to identify unforeseen adverse effects and to enable appropriate remedial action to be taken. It is worth bearing in mind that it may be difficult to implement monitoring mechanisms for unexpected effects.
- 5.6 However, in line with European Commission guidance, this provision may be understood as covering effects which differ from those which were predicted or unforeseen effects which are due to changes of circumstances.
- 5.7 The council will monitor the Sites and Policies Plan and will publish the results of in the annual Authority Monitoring Report. Contingencies procedures have been developed to identify and address poor performance against objectives or unforeseen adverse impacts of the local plan.

## **6 Conclusion**

### **Main Modification**

- 6.1 The assessment of the proposed Main Modifications has resulted in mainly positive effects on the sustainability objectives and no further amendments or mitigation measures are proposed.
- 6.2 The assessment has also demonstrated that there are no significant cumulative negative impacts of the modifications, nor is there any impact on the internationally designated areas as defined by Habitats Regulations Assessment. It is therefore, considered that the proposed Main Modifications are the most appropriate alternative option and therefore should be taken forward into the final version of the Sites and Policies Plan and Policies Map for adoption.

### **Amendments**

- 6.3 It should be noted that the proposed amendments does not change the direction of the Plan in terms of the strategic objectives, aims, or visions of the plan. The proposed amendments provide clarity and strengthen the Plan. It should be noted that submission plan and the proposed amendments to the plan are in conformity to the NPPF and the London Plan.
- 6.4 The assessment of the proposed amendments has resulted in positive effects on the sustainability objectives, and no further amendments or mitigation measures are proposed.
- 6.5 The assessment has also demonstrated that there are no significant cumulative negative impacts of the modifications, nor is there any impact on the internationally designated areas as defined by Habitats Regulations Assessment. It is therefore considered that the proposed Amendments are the most appropriate alternative option and hence should be taken forward into the final Sites and Policies Plan and Policies Map for adoption.

## Appendix A: Review of other plans

### Establishing the Policy Context

The council has undertaken a comprehensive review of all its international, regional and local plans, programmes and sustainability objectives in order to identify the key objectives indicators and targets relevant to the Sites and Polices Plan and Polices Map and the council's Sustainability Objective

Framework.

The sustainability objectives, targets and indicators to be developed for inclusion in the SA Framework must have regard to the underlying objectives and key targets associated with the following international strategies, plans and programmes:

**Figure 7:** Review of other plans.

Level: International / European Context
Conservation of Natural Habitats of Wild Fauna and Flora Directive 92/43/EEC
The Wild Birds Directive 2009/147/EC
The Convention on Biological Diversity 93/626/EEC
The EU Water Framework Directive 2000/60/EC
Ambient air quality assessment and management Directive 1996/62/EC
Limit values for sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air Directive 1999/30/EC
Air Quality Directive 2008/50/EC
Environmental Noise Directive 2002/49/EC
Approval of the Kyoto Protocol on Climate Change Decision 2002/358/EC
Allocation of emission levels under the Kyoto Protocol Decision 2010/778/EU
Landfill Directive 1999/31/EC
EU Renewable Energy Directive 2001/77/EC
EU Energy Efficiency Directive 2012/27/EU
EU Floods Directive 2007/60/EC
Pan-European Biological and Landscape Diversity Strategy 2003

Mainstreaming sustainable development into EU policies: Review of the European Union Strategy for Sustainable Development 2009
European Spatial Development Perspective 1999
Roadmap to a Single European Transport Area – Towards a competitive and resource efficient transport system, White Paper 2011
European Landscape Convention 2000
Proposal for a new EU Environment Action Programme to 2020 - "Living well, within the limits of our planet" 2012
The Johannesburg Declaration on Sustainable Development 2002
Living Planet Report 2012 – Biodiversity, bio-capacity and better choices
Level: National Context
National Planning Policy Framework 2012
Technical Guidance to the National Planning Policy Framework 2012
Planning policy for traveller sites 2012
PPS 10: Planning for Sustainable Waste Management 2011
Planning for Sustainable Waste Management: A Companion Guide to PPS10 2006
Planning for Town Centres: Practice guidance on need, impact and the sequential approach 2009
Planning for climate change – guidance for local authorities 2012
Good Practice Guide on Planning for Tourism 2006
Localism Act 2011
Public Services (Social Value) Act 2012
'Reuniting health with planning: healthier homes, healthier communities' 2012
UK Sustainable Development Strategy "Securing the Future" 2005
Conservation of Habitats and Species Regulations 2010
Biodiversity 2020: A strategy for England's wildlife and ecosystem services 2011
UK Biodiversity Action Plan (UK BAP) 1994

UK Post-2010 Biodiversity Framework 2012
Transport White Paper – "Creating Growth, Cutting Carbon: making sustainable local transport happen" 2011
Draft aviation policy framework 2012
The Wildlife and Countryside Act (as amended) 1981
Sustainable Communities Act 2007 (as amended)
UK Energy Efficiency Strategy 2012
Climate Change Act 2008
UK Climate Projections 2009
The Air Quality Strategy (Volume 2) 2007
Air Pollution: Action in a Changing Climate 2010
National Flood and Coastal Erosion Risk Management Strategy for England
Natural England Corporate Plan 2012-2015
The Code for Sustainable Homes: Setting the Sustainability Standards for new homes 2008
The Code for Sustainable Homes: Technical Guide 2012
English Heritage Corporate Plan 2011 - 2015
Suburbs and the Historic Environment 2007
Guidance on Tall Buildings 2007
The Water Resources Act 1991
The Water Act 2003
Flood Risk Regulations 2009
Flood and Water Management Act 2010
Healthy Lives, Healthy People: Our Strategy for Public Health in England
CL:AIRE Definition of Waste: Development Industry Code of Practice 2011
The Plan for Growth 2011
A Practical Guide to the SEA Directive 2006

**Level: Regional Context**

The London Plan: Spatial Development Strategy for Greater London 2011

The Mayor's Housing Strategy 2012

The Mayor's Transport Strategy 2010

The Mayor's Ambient Noise Strategy 2004

The Mayor's Air Quality Strategy 2010

The Mayor's Biodiversity Strategy 2002

The Mayor's Cultural Strategy 2010

The Mayor's Economic Development Strategy 2010

The Mayor's Climate Change Mitigation and Energy Strategy 2011

The Mayor's Climate Change Adaptation Strategy 2010

London Biodiversity Action Plan 2001

Sub Regional Development Framework for the south sub region 2006

Thames Waterway Plan 2006-2011

Thames Corridor Catchment Abstraction Management Strategy 2004

Thames River Basin Management Plan 2009

Thames Catchment Flood Management Plan 2009

The Thames Estuary 2100 Plan 2012

The Lower Thames Flood Risk Management Strategy (draft) 2010

London Strategic Parks Project 2006

Transport Assessment Best Practice Guidance 2010

A New Way to Plan – Travel planning for new development in London 2010

Managing Freight Effectively: Delivery and Servicing Plans 2010

The Mayor's Equality Framework 2009

**Level: Local Context: London Borough of Merton**

Core Planning Strategy 2011
Unitary Development Plan 2003 ( <i>'saved' policies</i> )
Community Plan 2013
Local Implementation Plan for Transport 2011-2031
Housing Strategy 2008-2012
Tenancy Strategy 2013
Climate Change Strategy 2009-2015
Joint Strategic Needs Assessment 2010-2012
Strategic Flood Risk Assessment (level 1 and level 2) 2008 and 2009.
Employment Land Study 2010
Merton's Economic Development Strategy (2010) and Refresh (2012)
Merton's Employment and Skills Action Plan 2013 - 2014
Merton's Public Realm Strategy (2009)
Merton's Allotment Strategy 2007 - 2010
Merton's Cultural Strategy; A better future for all 2007 – 2010
Merton's Older Persons Housing Strategy 2006 – 2009
Merton Sport, Health and Physical Activity Strategy 2006 –2009
Merton's Healthier Communities Strategy 2008 - 2012
Nature Reserve Management Plans (13 in total – between 1997 and 2007)
Infrastructure projects (table 27.2 Core Planning Strategy)
Borough's sport, open space and recreation needs assessment 2008
The Thames Landscape Strategy 2012
South London Waste Plan DPD (2012)
London Borough's of Wandsworth, Merton, Sutton and Croydon Strategic Flood Risk Assessment (2009)
Merton's Neighbourhood Renewal Strategy (2005-2010)
The London Borough of Merton Climate Change Strategy 2009 – 2012

Carbon assessment of domestic housing in London Borough of Merton (2010)
Merton climate change research: Town Centre Morden: CHP Plant Option Appraisal (2010)
Merton climate change: Renewable energy resources in Merton: a preliminary assessment (2009)
Affordable Housing Viability Study (2010)
Strategic Housing Market Assessment (2010)
Merton's Housing Strategy 2012-2015
Merton's Housing Needs Study (2005):
Merton Town Centre Capacity Study (2011)
Merton's Economic and Employment Land Study (2010)
A New Future: An Economic Prospectus for Merton – London Borough Merton Economic Development Strategy (2010)
Merton's Open Space Strategy (2010)
Merton's Public Realm Strategy (2009)
Merton's Infrastructure Needs Assessment Study (2008)
Merton's Free Play Strategy 2007-2012 (2007)
Merton's Conservation Area Character Assessments
The Borough Character Study
Wandle Valley Regional Park: A vision for the future update (2009)
Joint Strategic Needs Assessment 2012
Childcare Sufficiency in Merton Annual Report 2013

All of the plans and programmes influence emerging Local Plan documents to some degree. However, the London Plan, as the spatial strategy for London, the various Mayoral strategies as well as the already adopted Merton's plans, strategies and guidance (i.e. the Core Planning Strategy) including the Community Plan is of particular relevance. The objectives contained within these will provide the direction for spatial

**Review of plans:** The key findings:

**Sustainable Development** - Local Plan documents should be based upon the principles of sustainable development and provide a sustainable spatial vision and objectives. There are three dimensions to sustainable development: economic, social and environmental. Sustainable development requires economic growth that supports social progress and respects the environment; economic growth, social cohesion and environmental protection therefore must go hand in hand. The National Planning Policy Framework (NPPF) is a key planning document, whereby at its heart is a presumption in favour of sustainable development, which should be seen as a golden thread, running through both plan-making and decision-taking. Key areas of sustainable development are building a strong and competitive economy, ensuring the vitality of town centres, promoting sustainable transport, delivering a wide choice of high quality homes, requiring good design, promoting healthy communities, mitigating and adapting to climate change,

planning within Merton.

Many of the objectives of these plans are related to the sustainability objectives set out in this report. These sustainability objectives provide a framework within which the policies formulated within the planning documents should produce the desired outcomes of these plans in a sustainable manner.

protecting and enhancing the environment, ensuring social cohesion and inclusion, and managing natural resources more prudently and responsibly. Sustainable development should therefore be at the heart and core principle of all Local Plan documents.

**Climate Change** - The Local Plan should focus on reducing carbon dioxide emissions to assist the UK in meeting its legally binding target of 80% reduction in emissions (of 1990 levels) by 2050, and the London-wide target of 60% (of 1990 levels) by 2025. Policies should address climate change and ensure that all new developments reduce carbon dioxide emissions, and encourage existing developments to reduce their emissions. The overall aim should be to create sustainable communities with low carbon emissions that are resilient to the effects of climate change and to the volatile energy market through focusing on climate change mitigation, including energy efficiency, as well as climate change adaptation.

The costs associated with taking preventative action will be much less than those associated with dealing with consequences if action is not taken now. Therefore, the Local Plan should aim to reduce carbon dioxide emissions to mitigate the effects of climate change, and ensure that predicted changes are taken into account in order to create adaptable communities and buildings.

**Flood Risk** -The Local Plan should aim to reduce the risks of flooding to communities (people, properties and infrastructure) and ensure that flooding is given appropriate weight when considering the location and design of new development. A Strategic Flood Risk Assessment should inform the Local Plan policies and decisions on the location and design of development.

The Local Plan should not promote development in unsustainable locations, such as in areas with high flood probability, and should not allow development that might increase the risk of flooding to others. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure

**Energy and renewable energy** -The Local Plan needs to consider the way energy is supplied and encourage zero- and low-carbon energy technologies. The aims should be to reduce the contribution to climate change by minimising emissions of carbon dioxide through energy efficiency, combined heat and power, renewable energy and other technologies. Government expects all new residential developments to be zero carbon by 2016, and all non-residential development to be zero carbon by 2019.

This can be best achieved through the application of the energy hierarchy as set out in the London Plan and Core Planning Strategy and emerging development policies in Merton's Sites

and Policies Plan and Policies Map; whereby development should maximise energy efficiency, use low carbon technologies and reduce carbon dioxide emissions through the use of renewable energy. This should also align with the Council's and Government's aim of tackling fuel poverty.

**Pollution and contamination** –Local Plan policies should ensure there is no additional pollution (pollution of land, water, air and noise) from new development and road traffic, and the discharges to the environment associated with any development should be considered and mitigated. The issues of pollution are closely linked with the key areas of water quality, air quality and noise. Policies in the Local Plan should also consider any contamination effects of development as well as encourage remediation and the re-use of contaminated land.

**Water quality and resources** - Improving water quality, which includes surface water, ground water and rivers, should be a core aim within the Local Plan. Policies should ensure that water quality is protected and improved where possible, and that developments do not have any detrimental impact on both water quality and water resources. The Local Plan should also help to deliver the aims and objectives of the Water Framework Directive and Thames River Basin Management Plan.

The Local Plan should assist in achieving the target for the ecological status of the borough's rivers, which is "good ecological potential" by 2027. In addition, policies should ensure that developments meet challenging water consumption targets in order to address the issue of water scarcity in London.

**Air Quality**- the Local Plan should consider the potential that new development, buildings and transport may have adverse impacts on the air quality and potentially increase air pollution. It should take into account the Merton's Air Quality Action Plan to meet the

targets set out in the Mayor of London's strategy and the national strategy on air quality, which focus on reducing PM10 and NO2 pollution levels.

**Noise** -Measures to reduce and mitigate noise impacts on people, noise-sensitive land uses and biodiversity are required. Appropriate measures should be considered for reducing and mitigating noise around people and noise sensitive land uses. Local Plan policies should address noise implications by considering location, design and layout of development.

The Local Plan should also be in line with the Mayoral Strategy on Ambient Noise, the aim of which is to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practices and technology within a sustainable development framework.

**Transport** -Sustainable travel and the promotion of sustainable modes of transport should be integral to and a core principle of the Local Plan. Policies in the Local Plan should focus on sustainable transport and include reducing car-dependent development, increase other forms and choice of transport modes and promote vibrancy and economic activity in town centres.

The Local Plan should facilitate more walking and cycling, improve linkages and ensure there are sufficient public transport linkages between homes, work places, local services and amenities. In addition, making transport systems more efficient and safer, dealing with direct and indirect impact of road traffic, providing travel choice and accessibility for all are key issues to consider in the Local Plan. Sustainable modes of transport will also help to achieve the objectives in relation to mitigating climate change and reducing carbon dioxide emissions as well as in relation to reducing air and noise pollution.

**Housing** – the Local Plan should aim to create sustainable, high quality homes and consider issues such as design, mixtures of housing types and tenures, associated open amenity spaces and proximity to local centres. Furthermore, the Local Plan should also maximise the provision of affordable accommodation that meets the needs of the community. Policies should promote the redevelopment of sites that provide a housing mix and good design that benefit the community as a whole while minimising environmental impact. All buildings, including new homes, should achieve high levels of environmental ratings to mitigate and adapt to climate change.

**Open spaces and recreation** - are essential to the concept of sustainable development and place-making. Therefore, Local Plan documents should focus on the protection and enhancement of open spaces and recreational facilities, ensure that facilities are accessible to all and promote social inclusion and health and wellbeing. The network of multi-functional green spaces delivers not just a wide range of environmental and biodiversity benefits, but also benefit local communities.

**The nature conservation** status of designated areas in the borough must be taken into account. An Appropriate Assessment will be required of the potential environmental impacts of the Local Plan on sites designated under the Habitats Directive. Policies should ensure that areas designated for nature conservation purposes, threatened species and habitats are protected and that development does not have any detrimental impacts on biodiversity. The aim should always be to enhance biodiversity wherever possible. Local Plans should also plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

***Historic environment and heritage*** – Local Plan and its policies should recognise the unique place the historic environment holds in this borough, including the multiple ways that the cultural and historic heritage supports and contributes to the local, regional and national economic as well as to the community. The conservation of these historic assets should be a key priority of the Plan and policies should be in place that ensures that no damages or losses occur. The Local Plan should encourage developments that enhance creativity and culture within the

borough and any potential impacts of developments on the historic environment and cultural heritage should always be taken into account.

***Social environment, health and wellbeing*** -Local Plan documents should focus on facilitating the improved health and wellbeing of the population, including access to health, education, sport, leisure and recreation facilities. Improved health of the population is also interlinked with reducing air, noise and water pollution as well as a reduction in carbon dioxide and other emissions.

## Appendix B:

**Figure 8:** Sustainability Implication of proposes Main Modifications

Modification ref	Policy/site allocation/paragraph	Summary of modification	Sustainability implication
MM1	DM R1 Location and scale of development in Merion's town centres and neighbourhood parades	<p>New policy (DM R1, a) part iii. Referring to the Wimbledon Village local centre</p> <p><u>iii: that do not amalgamate existing ground floor shopping frontages in Wimbledon Village local centre so as to result in a large unit (with a floorspace of 280sqm or more).</u></p>	<p>This Main Modification has no sustainability implications or significant effect.</p> <p>The additional wording (DM R1 a) part ii) which relates to Wimbledon Village has been added in order to provide further clarity on the scale of development appropriate for Wimbledon Village shop frontages which face the main roads of Wimbledon High Street, Church Lane and Ridgeway. Although, this was already set out in DM R1 a) part ii and c), during the EiP headings it was decided to add further clarity to provide reassurance that the existing character and uniqueness of Wimbledon Village will be retained.</p> <p>Therefore the council's proposed additional text to the policy is to provide clarity only. There are no sustainability implications with the addition of this text.</p> <p><b>Separate Sustainability Appraisal needed?</b> Yes. Please see figure 7 below for the findings of the SA assessment.</p>
MM2	DM R1: Location and scale of development in Merton's town	Maintaining and enhancing the range of unit sizes available in Merton's town centres, by	This Main Modification has no sustainability implications or significant

Modification ref	Policy/site allocation/paragraph	Summary of modification	Sustainability implication
	centres and neighbourhood parades	resisting the amalgamation of existing units in Wimbledon, <del>and</del> Colliers Wood <del>and Wimbledon Village</del> unless it contributes to the council's regeneration objectives.	<p>effect.</p> <p>The removal of wording relating to Wimbledon Village due to the addition of part iii to policy DM R1. The removal provides consistency to the policy and plan.</p> <p>There are no sustainability implications with the addition of this text.</p> <p><b>Separate Sustainability Appraisal needed?</b> No</p>
MM3	DM R1 paragraph 1.11	<p><del>142</del> Wimbledon Village has more of a niche/specialist role and a unique character. To retain and reinforce its character and offer, it is considered that the amalgamation of existing ground floor units <del>frontages facing Wimbledon High Street, Church Road and Ridgway</del> that would result in a large unit (with a gross floorspace of 280 sqm or more) would be inappropriate, having regard to the existing scale and character of the area. Merton's Annual Shopping Survey shows that the average ground floor unit size of existing town centre types uses in Wimbledon Village is <del>110 sqm</del> less than 100sqm gross floorspace, thus the amalgamation of existing units that would result in a ground floorspace over 280 sqm would be quite large for this area. <del>While amalgamation of unit frontages would be inappropriate, use of upper floors within the</del></p>	<p>This Main Modification has no sustainability implications or significant effect. This additional justification wording provides more clarity and strengthens policy DM R1 a) part iii and to DM R1 policy.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>

Modification ref	Policy/site allocation/paragraph	Summary of modification	Sustainability implication
		<p><u>same frontage or use of the rear of the premises may be acceptable to deliver town centre type uses above 280sqm.</u></p>	
MM4	DM R1 paragraph 1.12	<p>1.12<del>1</del> Local centres complement Merton's main town centres. As detailed in Merton's Core Planning Strategy, local centres support development that provides local services and enhances the area's character. Development that provides a major increase (over 1,000 sqm) of town centre type uses will not be supported in <u>the</u> local centres of <u>Arthur Road, Motspur Park, North Mitcham and Raynes Park</u>, unless it contributes to the council's regeneration objectives.</p>	<p>This Main Modification has no sustainability implications or significant effect. The additional wording provides clarity and consistency to the policy and justification.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>
MM5	<p><b>Position statement – meeting government guidance on the accommodation needs of gypsies, travellers and travelling showpeople</b> Paragraph 2.11</p>	<p>Position statement</p> <p>The council will continue to review Gypsies and Traveller accommodation needs in collaboration with stakeholders including, local Gypsies and Travellers communities, neighbouring boroughs and Registered Providers. <del>This review will be on a five year rolling basis and should a need arise during the local plan period the council will work with its partners in addressing these needs.</del> <u>This review will be on a five year rolling basis with the next Borough wide assessment taking place in 2016. Should this reveal a further requirement for pitches over and above that already identified the Council will consider reviewing the Plan to support this provision.</u> Any proposals for new Gypsy and Traveller sites will be</p>	<p>There are no sustainability implications and no adverse impact. The change of wording provides clarity, conformity to Government guidance and set out clearly the council's position on reviewing the borough wide housing assessment for Gypsy and Travellers.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>

Modification ref	Policy/site allocation/paragraph	Summary of modification	Sustainability implication
		<p>assessed against the criteria set out in Policy CS10 (<i>Accommodation for Gypsies and Travellers</i>) of Merton's Core Planning Strategy.</p>	
MM6	<p>DM F1 Support for flood risk management Additional text to the policy aim referring to associated documents of the NPPF.</p>	<p>To mitigate against the impact of flooding in Merton, in line with the National <a href="#">Policy</a> Planning <a href="#">Policy</a> Framework (NPPF 2012) <a href="#">and associated national guidance</a>, the Flood and Water Management Act 2010, Flood Risk Regulations 2009, the Water Framework Directive, the council's duty as <a href="#">Lead</a> Local Flood <a href="#">Risk</a> Authority and Merton's Local Flood Management Strategy.</p>	<p>There are no sustainability implications and no adverse impact to DM F1 policy as this is only addition text to the policy aim.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>
MM7	<p>DM F1 Support for flood risk management</p>	<p>Flood Zone 3b The functional floodplain will be protected by not allowing any form of development on undeveloped sites unless it:</p> <p>classified as '<i>water compatible</i>'</p> <p>For development of '<i>essential infrastructure</i>' which has to be located in a flood risk area and where no alternative locations are available, should be developed safely, without increasing flood risk elsewhere and where possible reduce the flood risk overall.</p> <p>The council will only support redevelopment of existing developed sites if there is no greater flood risk than currently exists to the re-development or wider community.</p>	<p>There are no sustainability implications and no adverse impact. The additional wording provides clarity and conformity to the NPPF.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>

Modification ref	Policy/site allocation/paragraph	Summary of modification	Sustainability implication
		<p><del>Developments classed as ‘more vulnerable’ which are considered key to the delivery of the boroughs wider aims may be acceptable provided that it can be demonstrate that the wider economic, environment and outweighs the designation of Flood Zone 3b and robust flood risk mitigation measure are installed that will result in an overall flood risk reduction for the area and it surrounds, as advised by the E.A.</del></p> <p><u>In accordance with the NPPF if, following the application of the Sequential Test, it is not possible, consistent with the wider sustainability objectives for development to be located in flood zones with lower probability of flooding:</u></p> <p><u>The developer must demonstrate that the development provides a wider social, environment, and economical benefit to the wider community that outweighs the flood risk, as informed by the SFRA and,</u></p> <p><u>Submit a site specific flood risk assessment which must demonstrate that the development will be safe for the life time of the build taking into account vulnerability of it users, without increasing the risk to the development and surrounding area; and where possible will reduce flood risk overall.</u></p> <p>Basements, basement extensions and conversion of basements to a ‘higher</p>	

Modification ref	Policy/site allocation/paragraph	Summary of modification	Sustainability implication
MM8	DM H3 Support for affordable housing	<p><i>vulnerability'</i> classification or self-contained units will not be permitted by the council.</p> <p>Removal of justification text paragraph 2.42</p> <p><del>There is a wide variation in market rents in Merton. Homes with a rent of up to 80% of market rent could prove unaffordable to applicants in housing need, particularly those needing family-sized homes. In dealing with individual planning applications the council will have regard to Merton's Housing Strategy, and Merton's Interim Policy Statement on Affordable Rent (07 November 2011) and the Council's draft Tenancy Strategy (November 2012). In accordance with Merton's Housing Strategy, the council will only support new housing schemes in Merton where average rent levels across all bed sizes do not exceed 65% of market rent, unless registered providers can demonstrate exceptional circumstances. Affordable rent levels for any bed size must not exceed 80% market rent or 65% for larger homes with three or more bedrooms. Affordable rent for all re-let conversions should not exceed 65% of market rent.</del></p>	<p>The removal of the paragraph 2.42 is to ensure the policy and the Plan is in conformity to the Mayor's London Plan. There are no sustainability implications regarding the removal of this text.</p> <p><b>Separate Sustainability Appraisal needed?</b> No</p>
MM9	DM H5: Student housing, other housing with shared facilities and bedsits	<p><del>Where it is deemed necessary and acceptable for a school to have shared use of a nearby open space, with the school having sole access to an area during school</del></p>	<p>The removal of the paragraph 3.22 as recommended by the Inspector.</p> <p><b>Separate Sustainability Appraisal</b></p>

Modification ref	Policy/site allocation/paragraph	Summary of modification	Sustainability implication
	paragraph 3.22	<del>hours, an appropriately worded legal agreement should be put in place to ensure continued access in the event of the ownership or management of the school or open space changes from that of the council.</del>	<b>needed?</b> No
MM10	Site 16: Wimbledon Library	Proposed removal from the Plan	Removal from the Plan. There are no sustainability implications.  <b>Separate Sustainability Appraisal needed?</b> No.
MM11	Site 37; Wimbledon Greyhound Stadium	<p>Proposed removal of text 'This site must be delivered via a site specific planning brief (Supplementary Planning Document) to ensure the delivery of sporting intensification and six weeks of community consultation on proposal.</p> <p><b>Allocated use:</b> Intensification of sporting activity (D2 Use Class) with supporting enabling development. Developments that facilitate more sporting activity may be enabled by more viable uses, subject to meeting planning policy, evidence and consultation.</p> <p><del>This site must be delivered via a site-specific planning brief (Supplementary Planning Document) to ensure the delivery of sporting intensification and six weeks of community consultation on proposals.</del></p> <p><u>The council expects applicants to engage with the local community before submitting</u></p>	<p>To ensure enabling developments were able to come forward as part of a planning application and to ensure that any developer engages with the local community.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>

Modification ref	Policy/site allocation/paragraph	Summary of modification	Sustainability implication
		<u>their applications. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.</u>	

**Figure 9:** Appraisal of Main Modification.

Modification reference: MM 1																				
<b>Policy: DM R1:</b> Location and scale of development in Merion's town centres and neighbourhood parades																				
<b>Summary:</b>																				
Additional text was put into Policy Part DMR1, a) part iii which relates to Wimbledon Village local centre. It was considered that this additional text was required in order to provide further clarity on the scale of development appropriate for Wimbledon Village shop frontages which face the main roads of Wimbledon High Street, Church Lane and Ridgeway. Although, this was already set out in DM R1 a) part ii and c), during the EiP headings it was decided to add further clarity to provide reassurance that the existing character and uniqueness of Wimbledon Village will be retained. Therefore the council's proposed additional text to the policy is to provide clarity only.																				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
+	+	0	+	+	0	0	0	0	++	0	++	0	+	++	++	+	0	0	+	++
<b>SA Comments and conclusion:</b> The additional text has been added to policy DM R1 to provide further clarification about how decisions will be made relating to location (Wimbledon Village) and scale; and to ensure consistency throughout the Plan. The proposed additional policy does not have an adverse impact to the policy or to the Plan.																				

**Appendix C:**

**Sustainability Implication of amendments and appraisal of Proposed Main Modifications**

**Figure 10:** Sustainability Implication of proposes Minor Modifications

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
14	<b>DM R1: Location and scale of development in Merton's town centres and neighbourhood parades</b>	The policy aims to protect the viability and character of Merton's town centres and neighbourhood parades whilst ensuring that there are a wide range of town centre type uses to meet the everyday needs of Merton's residents.	Spelling, grammar and formatting	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
16	<b>1.14</b>	Neighbourhood parades, located throughout the borough, have been designated to ensure that residents and workers continue to have access to a range of important local shops available for their day- to-day needs, which are easily accessible to people without a car or with restricted mobility. <a href="#">Neighbourhood parades complement the local shopping facilities provided in Merton's town centres. Neighbourhood parades which are designated on Merton's Policies Map 2013 are detailed in Table 1.1.</a>	To provide further clarity and avoid a duplication of text with the following paragraph.	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
19	1.27	Applicants are encouraged to contact the council at the early stages of the application process to discuss the scope of the sequential test and impact assessment required. Appendix 6 F provides guidance as to what the council would expect to be included in a sequential test and an impact assessment.	Consequential amendment	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
20	1.28	For Merton's Retail Study and following the council's own research, an analysis was undertaken to identify areas in the borough that are beyond five minutes' walk (400 metres) <del>and 10 minutes' walk (800 metres)</del> of local shopping facilities.	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
23	1.38	In 2013 the General Permitted Development Order (GPDO) was changed for a period of two years to allow retail uses (A1 Use Class), financial and professional Uses (A2 Use Class), restaurant and cafes (A3 Use Class) and business (B1 uses) to temporarily occupy <del>small units (under 150sqm units of floorspace) that are</del> currently operating <del>within as</del> retail units (A use classes), employment premises (B1 use class), non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert <del>back</del> to their original Use Class or seek planning permission to establish this change long-term. To note, there are exemptions to this policy.	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
23	1.41	In situations where the council permits the change of use from uses detailed in policy DM R3(a) to residential uses, the proposal must satisfy	To ensure consistency	There are no

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		policy DM R3(b), meet the policy requirements for residential conversions and meet the floorspace and amenity standards as set out in the London Plan, Merton's Core Planning Strategy and Design SPD <u>when adopted</u> .	with other council plans, policies and strategies	sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
26	1.46	Merton's Core Planning Strategy policies CS1 (Sub- areas)— <u>to</u> CS7 (Centres) encourages a mix of town centre type uses to Merton's town centres which contributes to their vitality and viability. Policy DM R4 will contribute towards delivering this by setting out how proposals for town centre type uses in Merton's town centres will be considered.	Spelling, grammar and formatting	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
26	1.47	In 2013 the General Permitted Development Order (GDPO) was changed for a period of two years to allow retail uses (A1 Use Class), financial and professional Uses (A2 Use Class), restaurant and cafes (A3 Use Class) and business (B1 uses) to temporarily occupy <u>small units (under 150sqm units of floorspace) that are</u> currently operating <del>within as</del> retail units (A use classes), employment premises (B1 use class), non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert <del>back</del> to their original Use Class or seek planning permission to establish this change long-term. To note, there are exemptions to this policy.	To ensure consistency with other council policies	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
26	1.48	In instances, where the <del>GDPO</del> temporarily permits business (B1 Use) on the ground floor in town centres or neighbourhood parades, the council would expect the proposal to comply with Policy DM R4 (g) and paragraph	Consequential amendments	There are no sustainability

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		1.678, having particular regards to the need to provide 'active frontages' in designated town centres and neighbourhood parades.		implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
34	1.86	The national General Permitted Development Order (GDPO) currently allows public houses (A4 Use Class) to change to some other uses including retail, professional and financial services, and restaurants without the need for planning permission.	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
34	1.87	In 2013 the General Permitted Development Order (GDPO) was changed for a period of two years to allow retail uses (A1 Use Class), financial and professional Uses (A2 Use Class), restaurant and cafes (A3 Use Class) and business (B1 uses) to temporarily occupy small units (under 150sqm units of floorspace) that are currently operating within as retail units (A use classes), employment premises (B1 use class), non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert back to their original Use Class or seek planning permission to establish this change long-term. To note, there are exemptions to this policy.	To ensure consistency with other council policies	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
35	1.90	Wimbledon town centre is identified as a 'night time economy cluster of regional/ sub- regional importance' in the London Plan. A cultural quarter	To provide	There are no

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		<p>has emerged to the east end of The Broadway, with two theatres<sup>1</sup>, leisure, <a href="#">entertainment</a> and community facilities and a selection of restaurants. Wimbledon town centre also has two cinemas, two health and fitness centres as well as wine bars and public houses. In addition to shopping and retail service offer and community facilities, these leisure and entertainment facilities makes Wimbledon vibrant and active throughout the day and evening therefore attracting residents, workers and visitors to the benefit of all businesses.</p> <p><sup>1</sup> <a href="#">Theatres are sui generis uses and are dealt with in Policy DM R6.</a></p>	further clarity	<p>sustainability implications and no adverse impact.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>
35	1.93	<p>In instances where planning permission is required for proposals for change of use from leisure and entertainment uses to alternative town centre type uses in Merton's town centres, the council will require full and proper marketing of the property for its permitted use at reasonable prices for a period of 30 months (2½ years). However, for proposals outside of town centres, where proposals for change of use from leisure and entertainment to alternative uses except employment (within the B Use Class) and community and cultural uses (D1 uses), the council would require full and proper marketing of the property for its permitted use at reasonable prices for a period of 30 months (2½ years). Please refer to Policy R6: Culture, Arts and Tourism Development and <a href="#">Policy</a> E3: Protection of Scattered Employment Sites.</p>	To provide further clarity	<p>There are no sustainability implications and no adverse impact.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>
37	<b>DM R6: Culture, arts and tourism development Policy aim</b>	<p>By recognising the value of arts, culture and tourism uses to Merton's economy and employment, the council aims to protect and provide additional arts, <a href="#">and</a> culture <a href="#">and tourism</a> uses in the borough. These uses will also create economic and social benefits for the borough by attracting tourist and business visitors to Merton. Encouraging the development of arts, culture and tourism facilities throughout Merton ensures that these uses are accessible to all communities.</p>	To provide further clarity	<p>There are no sustainability implications and no adverse impact.</p> <p><b>Separate Sustainability</b></p>

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
				<b>Appraisal needed?</b> No.
38	<b>DM R6: Culture, arts and tourism development Policy</b>	f) <a href="#">Subject to Policy DM E3</a> , <a href="#">P</a> rotecting, maintaining and encouraging the work-space needed to support creative and cultural industries across the borough.	To ensure consistency with other council policies	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
39	<b>1.102</b>	Public Transport Accessibility Levels (PTAL) informs geographical area levels access to public transport. As detailed in <a href="#">Figure 26.1: Merton Public Transport Accessibility Levels (PTAL) of</a> Merton's Core Planning Strategy, higher PTAL levels are concentrated around the town centres and transport interchanges of Wimbledon, Morden, Colliers Wood, Mitcham and Raynes Park. Areas to the south east and south west of the borough have the lowest accessibility levels. Figure 26.1: <a href="#">PTAL Merton Public Transport Accessibility Levels</a> in Merton's Core Planning Strategy is based on information gathered at a point in time. Therefore, the council would encourage applicants to use the Transport for London (TfL) PTAL calculator to inform planning applications.	To ensure consistency with the Core Planning Strategy	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
40	<b>1.110</b>	From May 2013, the General Permitted Development Order was changed for a period of two years to allow shops (A1 Use Class), financial and professional services (A2 Use Class), restaurant and cafes (A3 Use Class) and businesses (B1 uses) to temporarily open up in all small premises (under 150sqm of floorspace) currently operating within the A use class, B1 use class, non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all	Spelling, grammar and formatting	There are no sustainability implications and no adverse impact.

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		premises that have benefited from this temporary permitted change will need to revert <a href="#">back</a> to their original use unless they apply for planning permission to make the change permanent. To note, there are exemptions to this policy.		<b>Separate Sustainability Appraisal needed?</b> No.
41	<b>DM R7: Markets</b>	Markets contribute towards the vitality and vibrancy of town centres and provides more choice for consumers. Proposals will be permitted which provide: a) Improvements to existing markets, including activities to increase market stall occupancy levels or other improvements that will contribute towards their overall vibrancy and success; b) New or <a href="#">expansion</a> to existing markets, where this complements Merton's strategic objectives for the areas in which they are located.		
56	<b>2.45</b>	The council will work with Registered Providers, developers and the Homes and Communities Agency in the delivery of affordable housing. This delivery will be monitored and kept under review as part of the <a href="#">LDF Annual Authorities</a> Monitoring Report and may result in subsequent adjustments being made to it. <a href="#">Detail on the council's legal requirements in relation to the delivery of this policy will be set out in Merton's Planning Obligations SPD.</a>	To ensure consistency with other council plans, policies and strategies	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
57	<b>2.46</b>	<a href="#">It is considered that there are no material social, environmental or economic benefits from the demolition of a structurally sound single dwelling and its replacement with another single dwelling.</a> This policy meets a number of sustainability objectives including natural resources and climate change by helping to compensate for resources lost through demolition and rebuilding of single dwelling houses.	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate</b>

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
				<b>Sustainability Appraisal needed?</b> No.
57	<b>New paragraph</b>	Insert new paragraph following paragraph 2.48: <u>2.49 This policy will also apply in cases where a substantial amount, but not all, of the original single dwelling house is demolished and rebuilt as a single dwelling (for example, where the original façade is required to be retained). If the project is required to adhere to the part of building regulations relating to new build (as opposed to refurbishment), currently known as Building Regulations Part L approved document A (New Build) then the council would expect this policy to be applied.</u>	To provide further clarity on when the policy is applied	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
59	<b>DM H5: Student housing, other housing with shared facilities and bedsits</b>	vii. caters for recognised educational establishments within <u>a reasonable travelling distance</u> <del>Merton or neighbouring south London boroughs of Croydon, Lambeth, Kingston upon Thames, Richmond, Sutton and Wandsworth.</del>	Further to correspondence with the GLA following Stage 4 consultation which was erroneously omitted from document SP4.3a	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
67	<b>3.19</b>	Where large development proposals are likely to generate a substantial increase in the need for <u>additional</u> school places, the proposals will be expected to incorporate an appropriately sited and sized area for the provision of a new school, or demonstrate why the site cannot accommodate a new school. A new small school would typically provide for 210 children and therefore proposals that are likely to result in an	To provide further clarity	There are no sustainability implications and no adverse impact.

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		increased need for 63 school places (30%) or more, will be considered as having a 'substantial' increased need for school places.		<b>Separate Sustainability Appraisal needed?</b> No.
70	<b>DM E1: Employment areas in Merton</b> <b>Policy aim</b>	To ensure that there is an adequate supply of suitable sites and premises in locations that; <del>optimise</del> <del>maximise</del> opportunities and co-locational advantages for businesses; <del>and</del> minimise negative effects on other users <del>and minimise the need to travel by car.</del>  This policy is in accordance with national, regional and local guidance which highlight the benefits of planning for sustainable economic growth; allowing for growth in business and jobs to enable economic recovery whilst being flexible to support an economy fit for the 21st Century.	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
71	<b>DM E1 e)</b>	iii. <del>should</del> not adversely affect traffic movement, <del>or</del> road safety <del>or local amenity.</del>	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
71	<b>4.1</b>	This policy meets a number of sustainability objectives including objectives concerned with employment and with Merton's economy. The policy seeks to support growth in business and jobs and to enable a diverse and robust	To provide further clarity	There are no sustainability

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		economic base, by; ensuring that sites and premises <del>maximise</del> <u>optimise</u> opportunities for business.		implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
71	4.2	Merton's Core Planning Strategy policies CS.7 ( <i>centres</i> ) and Policy CS.12 ( <i>economic development</i> ) seeks to support new, <del>and</del> maintain and protect existing employment land to <del>maximize</del> <u>optimise</u> employment opportunities for Merton's residents. These policies also direct new employment opportunities to the most appropriate and sustainable locations. Policy DM E1 will contribute towards delivering these policies by setting out how proposals for employment will be considered.	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
71	4.5	Insert new paragraph after paragraph 4.4 under Justification subheading (adapted from paragraph 4.13): <u>4.5 In accordance with the Mayor's London Plan, sui generis use cannot be applied as a general policy position on designated employment sites, not least because by their nature, sui generis uses must be treated on their individual merits and considered on a site-by-site basis. Sui generis use is a term given to the uses of land or buildings not falling into any of the use classes identified by the Use Classes Order. These uses include theatres, nightclubs, retail warehouse clubs, amusement arcades, launderettes, petrol filling stations and motor car showrooms.</u>	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
72	4.10	Public Transport Accessibility Levels (PTAL) informs geographical area levels access to public transport. As detailed in <a href="#">Figure 26.1: Merton Public Transport Accessibility Levels (PTAL) of Merton's Core Planning Strategy</a> , the higher PTAL levels are concentrated around the town centres and transport interchanges of Wimbledon, Morden, Colliers Wood, Mitcham and Raynes Park. Areas to the south east and south west of the borough have the lowest accessibility levels. Figure 26.1: PTAL <a href="#">Merton Public Transport Accessibility Levels</a> in the Core Planning Strategy is based on information gathered at a point in time. Therefore, the council would encourage applicants to use the Transport for London (TFL) PTAL calculator to inform planning applications.	To ensure consistency with the Core Planning Strategy	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
72	4.13	<del>In accordance with the Mayor's London Plan, the council does not consider that sui generis uses are generally suitable on designated employment sites. Sui generis uses is a term given to the uses of land or buildings not falling into any of the use classes identified by the Use Classes Order. These uses includes theatres, nightclubs, retail warehouse clubs, amusement arcades, laundrettes, petrol filling stations and motor car showrooms. Proposals for sui generis uses will be treated on their own individual merits and on a site-by-site basis.</del>	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
74	<b>DM E2: Offices in town centres Policy aim</b>	To ensure that there is an adequate supply of suitable sites and premises in locations that; <a href="#">optimise</a> <del>maximise</del> opportunities and co-locational advantages for offices and business <a href="#">and</a> minimise negative effects on other users <del>and minimise the need to travel by car.</del>	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b>

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
				No.
74	4.19	Merton's Core Planning Strategy Policy CS7 ( <i>Centres</i> ) and Policy CS12 ( <i>Economic development</i> ) seeks to <del>maximise</del> <b>optimise</b> employment opportunities in Merton by supporting the development of offices by directing new office space towards the most appropriate and sustainable locations. Policy DM E2 will contribute towards delivering these policies by protecting offices for which there is demand.	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
75	4.26	Proposals for change of use from offices to alternative uses on the lower ground located in town centres should be dealt with under Policy DM R4: <i>Protection of shopping facilities within designated shopping frontages</i> . Also outside of town centres, change of use from offices to alternative uses should be in accordance with policy DM <del>R</del> <b>E</b> 3: <i>Protection of Scattered Employment Sites</i> .	Amend incorrect policy reference	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
76	4.29	Merton's Core Planning Strategy policy CS12 ( <i>Economic Development</i> ) seeks to support new, <del>and</del> maintain and protect existing employment land in Merton to <del>maximize</del> <b>optimise</b> employment opportunities for Merton's residents by supporting the development of employment uses to the most appropriate locations. Policy DM E3 aims to deliver these policies by setting out a detailed approach to the protection of employment land for which there is need.	To provide further clarity	There are no sustainability implications and no adverse impact.

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
				<b>Separate Sustainability Appraisal needed?</b> No.
77	4.32	In 2013 the General Permitted Development Order (GDPO) was changed for a period of two years to allow retail uses (A1 Use Class), financial and professional Uses (A2 Use Class), restaurant and cafes (A3 Use Class) and business (B1 uses) to temporarily occupy <u>small units (under 150sqm units of floorspace) that are</u> currently operating <u>within as</u> retail units (A use classes), employment premises (B1 use class), non-residential institutions (D1 Use Class) and leisure and entertainment use (D2 Use Class). However, after the 30 May 2015, all premises that have benefited from this temporary permitted change will need to revert <u>back</u> to their original Use Class or seek planning permission to establish this change long-term. To note, there are exemptions to this policy.	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
77	4.36	Although a delicate balance needs to be struck between delivering new homes and business/ job growth, Merton's extensive housing evidence base suggests that Merton has enough capacity to meet and exceed <u>its share of London's housing target</u> <del>the housing target of achieving 4,800 residential units throughout the plan period (equating to 320 residential units annually) as set by the London Plan 2011.</del>	To ensure consistency with other council policies	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
78	4.38	However, where the employment use is not compatible with a residential environment because of noise, smell or other pollutants then the council will encourage redevelopment to community or other employment uses that do not harm the amenity of residential neighbours. The appropriateness and lack of financial viability of the site for employment	To provide further clarity	There are no sustainability implications and no

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		purposes have to be demonstrated before the loss of employment land will be permitted. <u>Proposals for sui generis use on scattered employment sites, not least because by their nature, must be treated on their individual merits and considered on a site-by-site basis.</u>		adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
79	4.43	The council may require other measures to support the local economy. Such measures may include the applicant providing alternative sites for employment use and community uses for which there is need. <del>(For instance 'land swaps')</del> <u>or providing equivalent employment in jobs or floorspace, as part of a mixed use scheme on-site.</u>	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
81	4.55	In addition to this, Merton and its partners who attend the Economic Wellbeing Group published its 'Employment and Training <u>Action Plan Programme</u> for 2013 – 2014'; which sets out a plan and co-ordinated interventions to reduce unemployment and to increase economic wellbeing such as increasing employment and demand take-up of apprenticeships throughout Merton.	Spelling, grammar and formatting	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
82	4.61	As stated in paragraph 4.5447, the council currently works in partnership with a number of agencies to secure places for apprenticeships and other employment opportunities throughout Merton. Appendix H provides	Amend incorrect	There are no sustainability

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		guidance as to how each new major development could contribute to increasing employment opportunities in Merton. The purpose of this guidance is to ensure that the application of this policy is transparent, seamless and is not too onerous for the applicant.	reference	implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
82	4.63	The council realises that it may not be feasible for all major schemes to meet this policy requirement particularly developments that are close to the thresholds detailed in paragraph 4.580. In circumstances where applicants, due to feasibility issues, find it difficult to meet this policy, this would need to be demonstrated to the council.	Amend incorrect reference	There are no sustainability implications and no adverse impact. <b>Separate Sustainability Appraisal needed?</b> No.
82	4.65	This will be delivered through the Employment Skills and Training <a href="#">Action Plan Strategy</a> ; which aims to increase employment opportunities and the range of jobs for Merton's residents.	To provide further clarity	There are no sustainability implications and no adverse impact. <b>Separate Sustainability Appraisal needed?</b> No.
84	5.8	Proposals to redevelop these buildings should be of high quality design, and of a scale, <a href="#">height</a> and massing that <a href="#">are</a> is appropriate to their setting. Where redevelopment can provide for more than one <a href="#">open space</a>	To provide further clarity	There are no sustainability

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		<u>compatible</u> use, the occupancy of the building will increase, which creates a more secure environment and helps to minimise vandalism and crime. Proposals should re-provide the existing uses where these uses are needed and linked to the function of the open space, and all new uses should complement and enhance the function of the open space (e.g. pavilions and changing rooms for playing pitches) It is also important to note that the assessment that is referred to in paragraph b) i above, is a borough wide or sub-regional strategic assessment such as the Merton Open Space Study 2010 and the assessments described in paragraph 73 of the NPPF 2012, not assessments done on a site-by-site basis.		implications and no adverse impact. <b>Separate Sustainability Appraisal needed?</b> No.
94	DM D2 a)	Insert new paragraph: <u>xiv. Ensure that sustainable design to make effective use of resources and materials, minimise water use and CO<sub>2</sub> emissions are achieved by expecting these to be incorporated in the initial design stages.</u>	To ensure consistency with the Core Planning Strategy	There are no sustainability implications and no adverse impact. <b>Separate Sustainability Appraisal needed?</b> No.
97	6.22	In accordance with Core Planning Strategy policy CS15 <i>Climate Change</i> , applicants will need to demonstrate how their development proposal makes effective use of resources and materials, minimises water use and CO <sub>2</sub> emissions is required. <u>This is most effectively and efficiently done by considering these matters at the start of the design process. Considering these issues at the end of the design process can result in unnecessary technological solutions being added to buildings that cost more and don't make most effective use of resources.</u>	To ensure consistency with the Core Planning Strategy	There are no sustainability implications and no adverse impact. <b>Separate Sustainability Appraisal needed?</b> No.

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
100	6.41	Well designed buildings make an important contribution to the character and quality of an area. Whilst the council would not wish to remove or reduce the freedom of architectural expression, some basic guidelines are considered necessary for the public and developer alike in order to protect the established character and distinctiveness of the borough or enhance this wherever possible. <u>As set out in the policy, rear extensions and alterations that are not visible from the street should be of high quality design which protects local amenity and complements the appearance of the wider setting. The council considers that this can be achieved by using appropriate materials, design and detailing that respects but does not necessarily replicate the original building.</u> The council's Borough Character Study, Conservation Area Character Appraisals and proposed Design SPD will provide further detailed guidance on this subject.	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
106	<b>DM D5: Advertisements</b>	<b>DM D5 Advertisements</b> Links to Core Planning Strategy policy CS 14 Design; <u>for shop fronts, see also Policy DM D7 Shop front design and signage</u>	To ensure consistency with other council policies	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
111	<b>DM EP1: Opportunities for decentralised energy networks</b>	The council will identify <u>and promote</u> areas of the greatest opportunity for the development of decentralised energy networks (see <b>Figure 7.1</b> ). Within these areas the provision of decentralised energy network infrastructure should be pursued as a higher priority than renewable energy solutions to reduce carbon emissions or a feasibility study should be provided to demonstrate why this is not possible.	To provide further clarity	There are no sustainability implications and no adverse impact.

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
				<b>Separate Sustainability Appraisal needed?</b> No.
112	7.2	<p>To achieve national CO<sub>2</sub> reduction targets, the London Plan outlines a number of policies intended to help deliver emissions reductions through the planning system. The London Plan (2011) energy hierarchy (Policy 5.2) states that “developments <u>proposals</u> should <del>seek to</del> make the fullest contribution to minimising CO<sub>2</sub> emissions in accordance with the following energy hierarchy:</p> <ul style="list-style-type: none"> <li>• Be lean – use less energy</li> <li>• Be clean – supply energy efficiently</li> <li>• Be green – use renewable energy”</li> </ul>	To ensure consistency with the London Plan	<p>There are no sustainability implications and no adverse impact.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>
114	7.12	<p>Noise can have a considerable impact on people’s health, enjoyment of public places and the environment. It is therefore important that new development reduces this exposure. In locations where noise is most likely to have a significant impact, developers will need to demonstrate that the development has been designed to reduce its impacts, including surrounding transport noise. <u>Noise from construction during building of developments will be managed through use of planning conditions.</u> Examples of treatments include ensuring that sensitive rooms are on the quietest façade, installing noise barriers and designing streets to encourage slower/smooth driving. This will be achieved by obligation or condition.</p>	To provide further clarity	<p>There are no sustainability implications and no adverse impact.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>
115	7.13	<p>The Department for Environment Food and Rural Affairs (Defra) has produced a strategic noise map (see Figure 1.2) for major airports, roads and railways in London and the council will have regard to this information in the assessment of development proposals, in addition to regional and national policy guidance, such as the Noise Action</p>	Remove incorrect reference	<p>There are no sustainability implications and no</p>

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		Plan for London and the Mayor of London's Ambient Noise Strategy. This mapping helps to identify areas where noise needs to be managed most (based on average noise level, outdoors, on an average day in an average year). Priority areas identified include alongside the A3 Kingston Bypass, <a href="#">Plough Lane/Haydons Road junction</a> , Cricket Green and South Wimbledon Junction.		adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
117	7.21	<del>From 2016</del> <b>In the future</b> , new developments will be required to reduce 100% of regulated emissions (for example, electricity/gas used in heating, cooking and lighting, <del>an essential part of every home</del> <b>essential energy uses within buildings</b> ). There will be three ways in which developments can reduce emissions:	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
119	<b>DM EP4: Pollutants Policy aim</b>	Seek to minimise pollutants and to reduce concentrations to levels that have minimal adverse effects on <del>human or</del> <b>people, the natural and physical</b> environment <del>health</del> in Merton.	To provide further clarity	There are no sustainability implications and no adverse impact. <b>Separate Sustainability Appraisal needed?</b> No.
119	7.30	To meet the aims of the National Air Quality Objectives, the council has designated the entire borough of Merton as an Air Quality Management	To provide further clarity	There are no sustainability

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		<p>Area (AQMA). Therefore, development that may result in an adverse <u>air quality impact including during construction, may require</u> <del>to local air quality may require</del> an Air Quality Impact Assessment in order for the council to consider any possible pollution impact linked to development proposals.</p>		<p>implications and no adverse impact.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>
123	<p><b>DM F1: Support for flood risk management</b></p>	<p><b>Flood Zone 3a High Risk: This zone has 1 in 100 annual probability or greater (&gt;1%) of fluvial flooding.</b></p> <p>Development proposals are constrained to ‘<i>water compatible</i>’, ‘<i>less vulnerable</i>’ and ‘<i>more vulnerable</i>’ classification.</p> <p><i>Development classed as ‘Highly vulnerable’</i> will not be permitted by the council in line with Environment Agency guidance.</p> <p><u>Residential basements:</u> Self-contained residential basement and bedrooms at basement level will not be permitted by the council.</p> <p>All <u>other</u> basement, basement conversion and basement extensions must:</p> <ul style="list-style-type: none"> <li>• have access and escape routes to a higher floor, including other emergency planning measures; if an appropriate escape route can not be provided then the basement proposal will not be permitted and</li> <li>• adopt appropriate resilient design techniques and appropriate flood mitigation measures.</li> </ul>	<p>To provide further clarity</p>	<p>There are no sustainability implications and no adverse impact.</p> <p><b>Separate Sustainability Appraisal needed?</b> No.</p>

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
126	8.15	<u>In accordance with Policy DM D2 of this document the council will only permit basement and underground development that does not cause harm to the built and natural environment, local amenity; result in increased flood risk or lead to ground instability.</u> In determining proposals for basement and other underground development, the council will require an assessment of the scheme's impact on drainage, flooding <u>conditions (from all sources)</u> , groundwater conditions and structural stability <u>where appropriate.</u> <del>Applications will be required to submit a site specific basement assessment to demonstrate that the proposal would not cause harm to the built and natural environment; and local amenity and would not result in flooding or ground instability.</del>	To provide further clarity and ensure consistency with policy DM D2.	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
127	8.16	Basement schemes which include habitable rooms, <u>and other sensitive uses for self contained basements flats and underground structures</u> where flooding could threaten the safety of people, especially when sleeping, will not be <del>accepted in areas prone to flooding (including fluvial, surface water and ground water) and in certain circumstances the use of basements may be restricted to non-habitable uses. Positively pumped devices should be installed to protect basements from the risk of sewer flooding and other measures outlined in policy DM F2</del> <u>permitted by the council in areas prone to flooding.</u>	To provide further clarity	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability Appraisal needed?</b> No.
132	<b>DM T1: Support for sustainable transport and active travel</b>	a) The council will secure improved public transport facilities and better access through planning obligations and the Community <u>Plan</u> Infrastructure Levy, including where appropriate rest/toilet facilities for drivers, public information infrastructure and cycle parking.	To ensure consistency with other council plans, policies and strategies	There are no sustainability implications and no adverse impact.  <b>Separate Sustainability</b>

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
				<b>Appraisal needed?</b> No.
132	9.4	This can be delivered by upgrading existing facilities and providing safe, legible, continuous and well-connected walking and cycling routes to places where people wish to travel; in particular, between local centres, transport interchanges and services and facilities. Opportunities should also be taken to provide green chains and links to and between open spaces <u>as well as opening up new accesses to open/green spaces and nature (see policies DM O1 and DM O2)</u> . For larger developments the council may also seek improvements to public transport services, land and physical works to offset negative impacts and to improve access to public transport, walking and cycling networks. This will be achieved through legal agreement.	Further to correspondence with Natural England	
140	9.39	Merton's Core Planning Strategy policy CS20 <i>Parking, servicing and delivery</i> supports the introduction of Electric Vehicle Charging Points both for the home and commercial premises (see <a href="http://www.SourceLondon.net">www.SourceLondon.net</a> for additional information). The council will promote the widespread installation of electric vehicle car parking infrastructure in accordance with standards set out in the London Plan and Mayor's Electric Vehicle Delivery Plan for London. Where charging infrastructure is to be publically available membership of "source London" is recommended to <u>maximise</u> <u>optimise</u> the number of car users who can benefit from the facilities. To accommodate future growth in electric vehicles, it is strongly encouraged that for residential development the underlying power and distribution network should be capable of supporting the simultaneous charging of all parking spaces. TfL's <i>Land for Industry and Transport SPG, Annex 5 – Electric Vehicle Charging Infrastructure – Guide for Developers</i> is also relevant.	To provide further clarity	
149	<b>Appendix A: Transport</b>	<del>Chelsea Hackney Line</del> <u>Crossrail 2 (formerly Chelsea Hackney Line)</u>  New rail/underground line, using District Line Track (on route of district line) <del>to Parsons Green</del> to provide enhance service capacity from	To ensure consistency with the latest proposals for	

Page	Policy/ Site	Proposed Modifications			Reason	Additional SA needed.
	<b>Proposals 04TN</b>	Wimbledon and access improvements ( <del>Crossrail 2</del> ) – Proposals <u>are</u> being reviewed by TfL and Network Rail. New Safeguarding expected 2014 <u>including significant alignment changes.</u>			Crossrail 2	
149	<b>Appendix A: Transport Proposals 05TN</b>	Safeguarding of land for <u>Crossrail 2 formerly</u> Chelsea - Hackney Line ( <del>Crossrail 2</del> ) New Safeguarding expected 2014 <u>likely to be subject to major changes.</u>			To ensure consistency with the latest proposals for Crossrail 2	
149	<b>Appendix A: Transport Proposals 26TN</b>	Drop off/ <u>pick up</u> point <u>and turnaround</u> for Raynes Park Station. ( <del>Kiss and Ride</del> )			To provide further clarity	
150	<b>Appendix A: Transport Proposals 08TN</b>	08TN	Existing Wimbledon to Croydon Tram Line	Station and service enhancements to reduce congestion on the Wimbledon Branch line (line 4). Measures include providing <u>additional</u> stop facilities <u>S</u> erving Wimbledon Station, access improvements and replacing existing single track with double tracks. <u>including between Phillips Bridge and Morden Road Tram stops and Mitcham Junction to</u>	To amend a double up within the policies	

Page	Policy/ Site	Proposed Modifications			Reason	Additional SA needed.
				<a href="#">Beddington Lane</a>		
150	Appendix A: Transport Proposals 25TN	25TN	Morden to Phipps Bridge	Service, <a href="#">access and track improvements enhancement</a> between Morden Road and Phipps Bridge Tram stops	To provide further clarity	
150	Appendix A: Transport Proposals 12TN	Measures to improve accessibility, legibility, cycle facilities, <a href="#">and</a> pedestrian environment <a href="#">and improved station access arrangements</a> . Removal of one-way road system.			To provide further clarity	
150	Appendix A: Transport Proposals 13TN	Re-prioritisation of road space in favour of pedestrian, cyclists and public transport, introduction of environmental, <a href="#">improved station access arrangements</a> and public realm improvement. Removal of one-way road system.			To provide further clarity	
151	Appendix A: Transport Proposals 22TN	<del>Continued</del> Development of a network of cycle routes including new feeder routes to the Cycle Super Highway. Upgrades of existing facilities and new cycle hubs at Wimbledon, Colliers Wood and Morden ( <a href="#">subject to safety reviews</a> ).			To provide further clarity	
152	Appendix B: Open Space B.1	Site	Size (ha)		To provide further clarity	
		Lower Morden ( <a href="#">including Playing Fields (Former St Catherine's)</a> )	81.6			
		Cannon Hill (including Joseph Hood Recreation Ground, <a href="#">and</a> Prince George's Playing Fields <a href="#">and Messiness Playing Field</a> )	54.9			

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.																																																															
157	Appendix B: Open Space B.5	<table border="1"> <tr> <td>P014</td> <td>Raynes Park, <del>Lawn Tennis Club</del> Residents Open Space</td> <td>Grand Drive</td> <td>0.27</td> </tr> </table>	P014	Raynes Park, <del>Lawn Tennis Club</del> Residents Open Space	Grand Drive	0.27	To provide further clarity																																																												
P014	Raynes Park, <del>Lawn Tennis Club</del> Residents Open Space	Grand Drive	0.27																																																																
160	Appendix C: Nature Conservation C.5	<ul style="list-style-type: none"> <li>Cranmer Green <u>Meadow and</u> Pond</li> </ul>	To provide further clarity																																																																
162	Appendix D: Conservation Areas, Historic Parks and Gardens and Listed Buildings D.1	<table border="1"> <thead> <tr> <th><u>Code</u></th> <th>Name</th> <th><u>Area (ha)</u></th> </tr> </thead> <tbody> <tr><td><u>1</u></td><td>Lambton Road</td><td><u>7.65</u></td></tr> <tr><td><u>2</u></td><td>Dennis Park Crescent</td><td><u>3.80</u></td></tr> <tr><td><u>3</u></td><td>Drax Avenue</td><td><u>8.58</u></td></tr> <tr><td><u>4</u></td><td>Dunmore Road</td><td><u>1.70</u></td></tr> <tr><td><u>5</u></td><td>Bathgate Road</td><td><u>11.45</u></td></tr> <tr><td><u>6</u></td><td>Bertram Cottages</td><td><u>1.00</u></td></tr> <tr><td><u>7</u></td><td>The Broadway</td><td><u>3.00</u></td></tr> <tr><td><u>8</u></td><td>Copse Hill</td><td><u>19.72</u></td></tr> <tr><td><u>9</u></td><td>Wimbledon Windmill</td><td><u>1.02</u></td></tr> <tr><td><u>10</u></td><td>Wimbledon Village</td><td><u>6.60</u></td></tr> <tr><td><u>11</u></td><td>John Innes- Wilton Crescent</td><td><u>10.37</u></td></tr> <tr><td><u>12</u></td><td>Wimbledon Hill Road</td><td><u>11.23</u></td></tr> <tr><td><u>13</u></td><td>Pelham Road</td><td><u>1.50</u></td></tr> <tr><td><u>14</u></td><td>Wimbledon Chase</td><td><u>3.25</u></td></tr> <tr><td><u>15</u></td><td>South Park Gardens</td><td><u>13.60</u></td></tr> <tr><td><u>16</u></td><td>Wimbledon north</td><td><u>137.80</u></td></tr> <tr><td><u>17</u></td><td>Upper Morden</td><td><u>89.20</u></td></tr> <tr><td><u>18</u></td><td>Vineyard hill Road</td><td><u>6.86</u></td></tr> <tr><td><u>19</u></td><td>Mitcham Cricket Green</td><td><u>52.00</u></td></tr> <tr><td><u>20</u></td><td>Westcoombe Avenue</td><td><u>1.70</u></td></tr> </tbody> </table>	<u>Code</u>	Name	<u>Area (ha)</u>	<u>1</u>	Lambton Road	<u>7.65</u>	<u>2</u>	Dennis Park Crescent	<u>3.80</u>	<u>3</u>	Drax Avenue	<u>8.58</u>	<u>4</u>	Dunmore Road	<u>1.70</u>	<u>5</u>	Bathgate Road	<u>11.45</u>	<u>6</u>	Bertram Cottages	<u>1.00</u>	<u>7</u>	The Broadway	<u>3.00</u>	<u>8</u>	Copse Hill	<u>19.72</u>	<u>9</u>	Wimbledon Windmill	<u>1.02</u>	<u>10</u>	Wimbledon Village	<u>6.60</u>	<u>11</u>	John Innes- Wilton Crescent	<u>10.37</u>	<u>12</u>	Wimbledon Hill Road	<u>11.23</u>	<u>13</u>	Pelham Road	<u>1.50</u>	<u>14</u>	Wimbledon Chase	<u>3.25</u>	<u>15</u>	South Park Gardens	<u>13.60</u>	<u>16</u>	Wimbledon north	<u>137.80</u>	<u>17</u>	Upper Morden	<u>89.20</u>	<u>18</u>	Vineyard hill Road	<u>6.86</u>	<u>19</u>	Mitcham Cricket Green	<u>52.00</u>	<u>20</u>	Westcoombe Avenue	<u>1.70</u>	Add areas and code references to provide further clarity	
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		<u>21</u>	John Innes- Merton Park	<u>30.40</u>					
		<u>22</u>	Merton Hall Road	<u>6.28</u>					
		<u>23</u>	Wool Road	<u>13.12</u>					
		<u>24</u>	Wimbledon West	<u>114.30</u>					
		<u>25</u>	Wandle Valley	<u>93.90</u>					
		<u>26</u>	Durham Road	<u>3.19</u>					
		<u>27</u>	Kenilworth Avenue	<u>2.58</u>					
		<u>28</u>	Leopold Road	<u>0.65</u>					
163	<b>Appendix D: Conservation Areas, Historic Parks and Gardens and Listed Buildings D.3</b>	<table border="1"> <tr> <td>The <del>Former</del> Vicarage of St Peter and St Paul</td> <td>Church Road, Mitcham</td> <td><del>44</del> <u>11</u></td> </tr> </table>			The <del>Former</del> Vicarage of St Peter and St Paul	Church Road, Mitcham	<del>44</del> <u>11</u>	To provide further clarity	
The <del>Former</del> Vicarage of St Peter and St Paul	Church Road, Mitcham	<del>44</del> <u>11</u>							
163	<b>Appendix D: Conservation Areas, Historic Parks and Gardens and Listed Buildings D.3</b>	<table border="1"> <tr> <td>The Old Rectory House</td> <td>Church Road, <del>Mitcham</del> <u>Wimbledon</u></td> <td><del>44</del> <u>11</u> *</td> </tr> </table>			The Old Rectory House	Church Road, <del>Mitcham</del> <u>Wimbledon</u>	<del>44</del> <u>11</u> *	To amend incorrect address	
The Old Rectory House	Church Road, <del>Mitcham</del> <u>Wimbledon</u>	<del>44</del> <u>11</u> *							
164	<b>Appendix D:</b>	Christ Church	28 <del>Conway</del> <u>Cottenham Park</u>	<del>44</del> <u>11</u>	Spelling, grammar and				

Page	Policy/ Site	Proposed Modifications			Reason	Additional SA needed.
	<b>Conservation Areas, Historic Parks and Gardens and Listed Buildings D.3</b>		Road, London, SW20		formatting	
169	<b>Appendix D: Conservation Areas, Historic Parks and Gardens and Listed Buildings D.3</b>	Drinking Fountain at junction with Belvedere Grove	<del>Windmill</del> <b>Wimbledon</b> Hill Road, Wimbledon SW19	<del>11</del> <b>11</b>	Spelling, grammar and formatting	
	No. 100 (The White House)	<del>Windmill</del> <b>Wimbledon</b> Hill Road, Wimbledon SW19	<del>11</del> <b>11</b>			
	Base of Windmill at Mill House	Windmill Road, Mitcham, <del>CR4</del>	<del>11</del> <b>11</b>			
172	<b>Appendix F: Sequential Test and Impact Assessment</b>	In accordance with the National Planning Policy Framework <u>and guidance (as amended)</u> , where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the factors detailed in F.2: Impact Assessment below, it should be refused. <u>This appendix sets out a summary of what is required for sequential tests and impact assessments. Applicants should ensure that they meet the requirements of the NPPF and guidance (as amended) in full.</u>			To provide further clarity and ensure consistency with the NPPF	
172	<b>Appendix F: Sequential Test and</b>	In considering whether flexibility has been demonstrated, <del>we</del> <u>the council</u> will take into account any genuine difficulties which the applicant can demonstrate are likely to occur in operating the proposed business model from a sequentially preferable site, for example where a retailer would be			Spelling, grammar and formatting	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
	<b>Impact Assessment F.1</b>	limited to selling a significantly reduced range of products. However, evidence which claims that the class of goods proposed to be sold cannot be sold from the town centre will not be accepted.		
173	<b>Appendix F: Sequential Test and Impact Assessment F.2</b>	the impact of the proposal on Merton's town and local centres vitality and viability, including local consumer choice, the range, trade <u>draw</u> , turnover and quality of the retail (comparison and convenience retail offer), leisure and office offer in Merton's town and local centres and wider area, taking account of current and future consumer expenditure capacity in the catchment area up to five years from the time the application is made. For major scheme where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made; and,	To provide further clarity	
196	<b>Insert new Appendix J</b>	Insert new Appendix: " <u><a href="#">J Review of the Sites and Policies Plan against Core Planning Strategy Objectives and Policies</a></u> "	To ensure consistency with the Core Planning Strategy	
196	<b>Appendix J: Glossary</b>	Former "Appendix J Glossary" now becomes "Appendix K Glossary" as a result of new appendix inserted above. <u><a href="#">J Glossary</a></u> <u><a href="#">K Glossary</a></u>	Consequential amendment	
197	<b>Appendix J: Glossary</b>	Designated Shopping Frontages: In Merton's town centre's we have 'Designated Shopping Frontages' comprising of: <ul style="list-style-type: none"> <li>Wimbledon's Central Shopping Frontage: This shopping frontage consists mostly of retail uses (A1 uses).</li> <li>Core Shopping Frontage: As referred to in the National Planning Policy Framework, Primary Shopping Frontages are likely to</li> </ul>	To avoid duplication	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		<p>include a high proportion of retail uses which may include food, drinks, clothing, household goods, leisure and entertainment and cultural and community uses. In Merton, we refer to the 'Primary Shopping Frontage' as the 'Core Shopping Frontage'.</p> <ul style="list-style-type: none"> <li>• Secondary Shopping Frontage: Secondary frontages provide greater opportunities for a diversity of uses.</li> </ul> <p>Other shopping frontages that are located in town centre boundaries but are not designated (i.e 'non designated shopping frontages) are suitable for a wider range of town centre uses including retail, leisure and entertainment, cultural, community and offices which contributes towards the vitality and viability of town centres.</p> <p><del>Please see Proposals Map Update Section E: Shopping Frontages—Table E.1: Core Shopping Frontage, Table E.2: Secondary Shopping Frontage and Table E.3: Wimbledon Central Shopping Frontage to view these destinations for each town centre.</del></p>		
198	<b>Appendix J: Glossary</b>	<p>Insert new glossary term in new Appendix K: Glossary</p> <p><u>Flood Zones:</u>  <u>Flood Zone 1- Low probability: This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding.</u></p> <p><u>Flood zone 2 –Medium probability: This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% -0.1%), or a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.</u></p> <p><u>Flood Zone 3a – High probability: This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (&gt;1%), or 1</u></p>	Further to correspondence with the Environment Agency	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		<p><u>in 200 or greater annual probability of flooding from sea (&gt;0.5%) in any year.</u></p> <p><u>Flood Zone 3b – The functional floodplain: This zone comprises land where water has to flow or be stored of flood.</u></p>		
199	<b>Appendix J: Glossary</b>	<p>Insert new glossary term in new Appendix K: Glossary</p> <p><u>Green Chains:</u>  <u>These are areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes.</u></p>	To provide further clarity	
199	<b>Appendix J: Glossary</b>	<p>Delete existing glossary term in new Appendix K: Glossary</p> <p><del>Listed Buildings:  These are buildings or other built structures included in the statutory list of buildings or special architectural or historic interest of national significance, which is compiled by the Secretary of State for Culture, Media and Sport. Buildings are graded and are protected both internally and externally. Listed building consent is required for almost all works to a listed building. Locally and Statutory Listed Buildings</del></p>	To ensure consistency with new glossary terms inserted	
200	<b>Appendix J: Glossary</b>	<p>Insert new glossary term in new Appendix K: Glossary</p> <p><u>Locally Listed Buildings:</u>  <u>These are buildings, structures or features which, whilst not listed by the Secretary of State, are an important part of Merton's heritage due to their architectural, historic or archaeological significance. Locally listed Buildings and structures are approved for inclusion on the list by the Council. In Merton, the criteria used to identify locally listed buildings are: Architectural style, Age and history, Detailing, Group value, building materials, subsequent alterations.</u></p>	To provide further clarity	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
201	<b>Appendix J: Glossary</b>	<p>Insert new glossary term in new Appendix K: Glossary</p> <p><u>Public Transport Accessibility Level:</u>  <u>This is a measure of accessibility to the public transport network. For any given point in London, PTALs combine walk time to the network (stations, bus stops) with service wait time at these stops to give an overall accessibility index. This can be allocated to six accessibility levels with one being poor and six being excellent.</u></p>	To provide further clarity	
202	<b>Appendix J: Glossary</b>	<p>Insert new glossary term in new Appendix K: Glossary</p> <p><u>Statutorily Listed Buildings:</u>  <u>These are buildings included in the list of buildings of special architectural or historic interest which is compiled by the Secretary of State for the Environment and is a national list. Listed building consent is required for demolition and for internal as well as external alterations. There are three grades of building on the statutory list; grade I, grade II* and grade II.</u></p>	To provide further clarity	
204	<b>Appendix J: Glossary</b>	<p>Delete glossary term in new Appendix K: Glossary</p> <p><del>Walking/Cycle Routes:  These routes are accessible to the public and provide way-marked paths and other pedestrian and cycle routes (London's Plan, 2011). Previously, walking and cycling routes that provided links between separate parks and other green spaces were known as green chains.</del></p>	To provide further clarity	
205	<b>Appendix K: Bibliography</b>	<p>Former "Appendix K Bibliography" now becomes "Appendix L Glossary" as a result of new appendix inserted above.</p> <p><del>K Bibliography</del> <u>L Bibliography</u></p>	Consequential amendment	
205	<b>Appendix K: Bibliography</b>	<p>Amend/Insert the following references where applicable:</p> <ul style="list-style-type: none"> <li><u>Merton's Employment &amp; Skills Action Plan 2013-2014 (2013).</u></li> </ul>	Consequential amendment and to provide	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
	y	<ul style="list-style-type: none"> <li>• <a href="#">London Councils Street Ahead: Putt High Streets at the heart of local economic growth (2013)</a></li> <li>• Mayor of London Residential <b>Parking</b> Provision in New Developments: Travel in London Research Report (2012)</li> <li>• <a href="#">Merton's Economic Development Strategy refresh (2012)</a></li> <li>• <a href="#">Merton's Local Economic Assessment refresh (2012)</a></li> <li>• <a href="#">The Portas Review: An independent review into the future of our high streets (2011)</a></li> <li>• <a href="#">Accessible Hotels in London (2010)</a></li> <li>• <a href="#">London Employment Time Series Technical Report (2010)</a></li> <li>• <a href="#">London Small Shops Study (2010)</a></li> <li>• <a href="#">London Street Markets (2010)</a></li> </ul>	further clarity	
223	<b>Site 02 Palestine Grove</b>	Add text to 'Issues' section: <a href="#">Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</a>	Further to correspondenc e with Thames Water during Stage 4 consultation	
224	<b>Site 05 Colliers Wood Community Centre</b>	<b>Strategic planning factors:</b> The site is within an archaeological priority zone and an area with very good accessibility to public transport services (PTAL 5). The eastern portion of the site is within <a href="#">the Colliers Wood town centre boundary @ neighbourhood parade</a> , flood zone 2 and a critical drainage area.	Amend incorrect reference	
225	<b>Site 05</b>	Add text to 'Issues' section:	Further to	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
	<b>Colliers Wood Community Centre</b>	<p><u>The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.</u></p> <p>Investigating the potential impact of any proposed development on archaeological heritage.</p> <p><u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u></p>	correspondence with Thames Water and the GLA during Stage 4 consultation	
227	<b>Site 08 Leyton Road Centre</b>	<p>Add text to 'Issues' section: <u>The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.</u></p> <p><u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u></p>	Further to correspondence with Thames Water and the GLA during Stage 4 consultation	
229	<b>Site 14 Taylor Road Day Centre</b>	<p>Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u></p>	Further to correspondence with Thames Water during Stage 4 consultation	
231	<b>Site 18 60 Pitcairn Road</b>	<p>Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u></p>	Further to correspondence with Thames Water during Stage 4 consultation	
232	<b>Site 22 The</b>	Remove Site 22 from the Colliers Wood sub-area and retain in the	To provide	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
	<b>Patrick Doody Clinic</b>	Wimbledon sub-area only.	further clarity	
235	<b>Site 46 The Old Lamp Works</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
237	<b>Site 59 Baltic Close</b>	Add text to 'Issues' section: <u>The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.</u>  <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water and the GLA during Stage 4 consultation	
240	<b>Site 78 191-193 Western Road</b>	Add text to 'Issues' section: <u>Recognise the National Grid power lines running under Western Road.</u>  <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water and National Grid during Stage 4 consultation	
242	<b>Site 80 Crusoe Road Industrial Buildings</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
246	<b>Policies Map (Mitcham)</b>	Policies Map amendment: Inclusion of the soft landscaped land adjacent to the Mitcham Fire Station and Vestry Hall, also known as Lower Green, in green corridor designation.	Further to Stage 4 consultation response R005/C019 and subsequent officer assessments	
246	<b>Policies Map (Mitcham)</b>	Policies Map amendment: Inclusion of soft landscaped areas of land to the northeast of the park's boundary i.e. land at Melrose School and Worsfold House, in green corridor designation.	Further to Stage 4 consultation response R005/C019 and subsequent officer assessments	
250	<b>Site 09 Mitcham Library</b>	The site is located outside the Mitcham town centre boundary <del>(which was reduced through preparation of the Sites and Policies Plan)</del> . The site is located in an archaeological priority zone and an area with good accessibility to public transport services (PTAL 4).  The original pitched roof library building is locally listed but not the more modern flat roofed side and rear extensions.	Factual update	
251	<b>Site 09 Mitcham Library</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
252	<b>Site 14 Taylor Road Day Centre</b>	Remove Site 14 from the Mitcham sub-area and retain in the Colliers Wood sub-area only.	To provide further clarity	
255	<b>Site 17 Worsfold House / Chapel Orchard</b>	Add text to 'Issues' section: <u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
257	<b>Site 18 60 Pitcairn Road</b>	Remove Site 18 from the Mitcham sub-area and retain in the Colliers Wood sub-area only.	To provide further clarity	
260	<b>Site 20 Wilson Hospital</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
264	<b>Site 21 Birches Close</b>	Add text to 'Issues' section: <u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
266	<b>Site 33 Elm Nursery Car Park</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
			Stage 4 consultation	
267	<b>Site 35 Mitcham Fire Station</b>	Amend site boundary to reflect actual extent of legal ownership	Further to correspondence with the site owner.	
267	<b>Site 35 Mitcham Fire Station</b>	<b>Site description</b> This site consists of a two to three storey building set in a group of buildings, including the three to four storey Vestry Hall adjacent to the rear of the site (north east) and the two storey Cricketers public house adjacent to the southeast of the site. Adjacent to the northwest of the site is a triangular area of open space known as Lower Green <u>which contains the war memorial</u> . The site fronts Lower Green West Road.	Further to correspondence received during Stage 4 consultation	
269	<b>Site 35 Mitcham Fire Station</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
271	<b>Site 53 Brook House</b>	Add text to 'Issues' section: <u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
273	<b>Site 69 Sibthorp Road Car Park</b>	Site description The site is an irregular quadrant shape, is adjacent a busy main road and is occupied by parking spaces for approximately 50 vehicles, redundant public conveniences, <u>London buses driver facilities</u> and a community recycling area.	Further to correspondence with the GLA during Stage 4 consultation	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
275	<b>Site 69 Sibthorp Road Car Park</b>	<p>Add text to 'Issues' section:  <u>To protect bus operations suitable replacement driver facilities must be provided prior to development.</u></p> <p><u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u></p>	Further to correspondence with Thames Water and the GLA during Stage 4 consultation	
277	<b>Site 75 Former Mitcham Gasworks</b>	<p>Delete text from 'Issues' section:</p> <p><del>The site is currently constrained by the gasholder on the corner of Western Road and Portland Road. Development within the vicinity of the gasholder is subject to restrictions set out in the HSE's land use planning methodology (PADHI), which limits the potential for residential-led mixed use development at present.</del></p> <p><del>National Grid Property states that the gasholder is expected to be decommissioned within the next 5 years.</del></p>	To avoid duplication of text	
278	<b>Site 75 Former Mitcham Gasworks</b>	<p>Add text to 'Issues' section:  <u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u></p>	Further to correspondence with Thames Water during Stage 4 consultation	
279	<b>Site 80 Crusoe Road Industrial Buildings</b>	Remove Site 80 from the Mitcham sub-area and retain in the Colliers Wood sub-area only.	To provide further clarity	
286	<b>Site 15 West</b>	Remove Site 15 from the Morden sub-area and retain in the Raynes Park sub-area only.	To provide further clarity	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
	<b>Barnes Library</b>			
289	<b>Site 24 Morden Road Health Centre</b>	Add text to 'Issues' section: <u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
292	<b>Site 32 Wyvern Youth Centre</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
294	<b>Site 36 Chaucer Centre</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
296	<b>Site 57 Morden Station Offices and Retail Units</b>	Add text to 'Issues' section: <u>The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.</u>	Further to correspondence with the GLA during Stage 4 consultation	
299	<b>Site 58 Sainsbury's Car Park</b>	Add text to 'Issues' section: <u>The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be protected.</u>	Further to correspondence with Thames Water and the GLA during	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		<u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u>	Stage 4 consultation	
302	<b>Site 60 York Close Car Park</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
304	<b>Site 61 Morden Station Car Park</b>	Add text to 'Issues' section: <u>The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.</u>	Further to correspondence with the GLA during Stage 4 consultation	
306	<b>Site 65 Kenley Road Car Park</b>	Add text to 'Issues' section: <u>The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.</u>  <u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u>	Further to correspondence with Thames Water and the GLA during Stage 4 consultation	
309	<b>Policies Map (Morden)</b>	Policies Map amendment: Removal of residential properties from green corridor designation.	To ensure an accurate and consistent approach to the	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
			designation of land as green corridor	
311	<b>Site 15 West Barnes Library</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
313	<b>Site 23 Amity Grove Clinic</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
316	<b>Site 41 Kingston Road Corner</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
317	<b>Site 48 Land at Bushey Road</b>	<b>Site description</b> The site consists of relatively large scale industrial buildings ranging between two and five storeys in height and open parking areas. To the west is the A3 'Beverley Way' dual carriageway and to the south is Bushey Road (A298). To the east of the site is a "Pets at Home" store and, beyond that, a primary school. To the north, on the opposite side of Bodnant Gardens, are two storey houses.  Sections 48a and 48b are under separate ownership. Section 48a consists	Spelling, grammar and formatting	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		of a vacant office 5 storey office toward the southern end (Apex House), a storage and distribution unit (Safestore) located centrally and a light industrial use to the rear (Racetech). Section 48b consists of the vacant art deco former Thales Avionics offices and warehouse, with a separate industrial unit to the rear in the northeast corner.		
318	Site 48 Land at Bushey Road	<b>Use suggested/organisation</b> <b><u>Stage 4 (August 2013):</u></b> <b><u>- Section 48a: no new information received;</u></b> <b><u>- Section 48b: no evidence received following the change in ownership.</u></b>	To reflect most up to date information	
318	Site 48 Land at Bushey Road	<b>Issues</b> The site is in separate ownership but allocated as one to encourage an employment led redevelopment of the <u>entire</u> site. The owners are however currently pursuing separate schemes as at <u>spring autumn</u> 2013.	To provide further clarity	
322	Site 74 Southey Bowling Club	Add text to 'Issues' section: <b><u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u></b>	Further to correspondence with Thames Water during Stage 4 consultation	
325	Site 77 26 Bushey Road	Add text to 'Issues' section: <b><u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u></b>	Further to correspondence with Thames Water during Stage 4 consultation	
330	Policies Map (Wimbledon)	Policies Map amendment: Amendments to the green corridor designation to exclude areas of hardstanding.	To ensure an accurate and consistent approach to the land	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
			designation as green corridor	
335	<b>Site 01 P3 Hartfield Road Car Park</b>	<p>Add text to 'Issues' section: Mitigating potential parking, traffic and safety impacts on neighbouring streets and local amenity. Servicing facilities should be provided on site to minimise impacts on traffic movement, congestion and safety. <u>Access to the adjacent bus station area will need to be maintained and enhanced where viable.</u></p> <p><u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u></p>	To provide further clarity and further to correspondence with Thames Water and the GLA during Stage 4 consultation	
341	<b>Site 22 Patrick Doody Clinic</b>	<p>Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u></p>	Further to correspondence with Thames Water during Stage 4 consultation	
344	<b>Site 28 P4 Land adjoining New Wimbledon Theatre</b>	<p>Add text to 'Issues' section: <u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u></p>	Further to correspondence with Thames Water during Stage 4 consultation	
345	<b>Site 31 Wimbledon Community Centre</b>	<p><b>Site description</b> This site is currently <del>(June 2013) a two storey flat roofed</del> <u>vacant and contained the former Wimbledon</u> community centre (D1 Use Class) which was vacated during 2012 <u>and demolished in summer 2013</u>. It is surrounded to the east by four to five storey mixed use buildings</p>	To provide up to date information regarding the planning	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
		(commercial/offices), to the west by four storey offices and to the south by office buildings ranging from five to nine storeys in height.  The <del>community centre site</del> is located within the town centre boundary and adjoins commercial uses.	history	
345	<b>Site 31 Wimbledon Community Centre</b>	<b>Strategic planning factors</b> The <del>building site</del> is located in the Wimbledon town centre boundary and adjoins the core shopping area. <del>It is currently much lower in height than the surrounding buildings.</del>	To provide up to date information regarding the planning history	
346	<b>Site 31 Wimbledon Community Centre</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
348	<b>Site 37 Wimbledon Greyhound Stadium</b>	Plough Lane, Tooting, SW17 0BL <u>and 46 – 76 Summerstown, London SW17 0BH.</u>	Further to discussions at the examination hearings	
350	<b>Site 37 Wimbledon Greyhound Stadium</b>	Add text to 'Issues' section: <u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
353	<b>Site 62 Wimbledon</b>	Add text to 'Issues' section: <u>Thames Water have assessed the water/wastewater capacity locally and</u>	Further to correspondence	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
	<b>YMCA</b>	<u>has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u>	e with Thames Water during Stage 4 consultation	
356	<b>Site 63 165-171 The Broadway</b>	Add text to 'Issues' section: <u>Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
358	<b>Site 64 12a Ravensbury Terrace</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
360	<b>Site 70 Haslemere Industrial Estate</b>	Amend site boundary to reflect actual extent of legal ownership with a subsequent amendment to the site area.  <b>Site area <del>0.9</del> 0.77 ha</b>	Further to correspondence with the site owner.	
361	<b>Site 70 Haslemere Industrial Estate</b>	Add text to 'Issues' section: <u>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</u>	Further to correspondence with Thames Water during Stage 4 consultation	
	<b>Policies Maps</b>	Add controlled parking zones to relevant Policies Maps.	To provide further clarity	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
	<b>(Various)</b>			
	<b>Policies Maps (Raynes Park)</b>	Add proposed cycling route through Atkinson Morley Hospital.	To provide further clarity	
	<b>Policies Maps (Mitcham)</b>	Amend size of 11TN (road network improvements) to include town centre junctions.	To provide further clarity	
	<b>Policies Maps (Colliers Wood)</b>	Amend open space area MO15 (Myrna Close open space) to match operational land area of Thames Water.	Further to correspondenc e with Thames Water	
	<b>Policies Maps (Various)</b>	Amend size of MO51 (Mostyn Gardens) to include access roads.	To ensure an accurate and consistent approach to the designation of land as open space	
	<b>Policies Maps (Various)</b>	Amend Policy Maps and key to distinguish between different shopping frontages.	To provide further clarity	
	<b>Policies Maps (Mitcham)</b>	Extend boundary of the Wandle Valley Regional Park to include the Cricketers public house.	Further to correspondenc e with the Wandle Valley Regional Park Trust Board	

Page	Policy/ Site	Proposed Modifications	Reason	Additional SA needed.
			(Stage 4) to improve clarity and accuracy	
	<b>Policies Maps (Mitcham)</b>	Amend Wandle Valley Regional Park boundary to accord with comments submitted by the Wandle Valley Regional Park Trust Board.	Further to correspondenc e with the Wandle Valley Regional Park Trust Board (Stage 4) to improve clarity and accuracy	
	<b>Site allocations - all</b>	Retain the existing numbering sequence for each site allocation as opposed to changing them as outlined in the Sites and Policies Plan.	To ensure consistency throughout the document	
	<b>Site allocations - all</b>	Remove the 'Summary of consultation responses' section from each site allocation.	To provide further clarity and remove unnecessary information from the adopted Plan	
	<b>Site allocations - all</b>	Remove the 'Further research' section from each site allocation.	To provide further clarity and remove unnecessary information from the adopted Plan	

**Appendix D: Compliance with the SEA Directive**

Environmental Report requirements (SEA Directive)	Covered in the following Sustainability Appraisals process
Preparation of an Environmental report detailed below (Article 5):	This Sustainability Appraisal Report incorporates the environmental report and was published alongside the Proposed Main Modifications
a) An outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes	Scoping Report, SA/SEA and Submission Sites and Policies Plan. (September 2013)
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Scoping Report, SA/SEA and Submission Sites and Policies Plan. (September 2013))

c) The environmental characteristics of areas likely to be significantly affected	Scoping Report, SA/SEA and Submission Sites and Policies Plan. (September 2013)
d) Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Scoping Report, SA/SEA and Submission Sites and Policies Plan. (September 2013)
e) The environmental protection objectives relevant to the plan, and the way those objectives and any environmental considerations have been taken into account	Section 2 of this SA/SEA report
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Section 4 of this SA/SEA report, Appendix B and C of this SA/SEA report.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment	Section 4 of this SA/SEA report, Appendix B and C of this SA/SEA report.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information	Section 2 of this SA/SEA report
i) A description of measures envisaged concerning monitoring	Section 5 this SA/SEA Report.
j) A non-technical summary of the information provided under the above headings	Page 1 of this SA/SEA report

<p>Consult responsible environmental authorities when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)</p>	<p>Scoping Report</p>
<p>Consult with responsible environmental bodies and the public on the draft plan and the environment report before the plan is adopted (Article 6)</p>	<p>Section 1.</p>
<p>Take into account the Environmental Report and consultation responses during the preparation of the plan before it is adopted (Article 8)</p>	<p>Significant changes arising from the formal public consultation will be reported on following this report</p>
<p>When a plan is adopted Responsible Environmental bodies and the public and other relevant bodies will be informed of (Article 9):</p> <ul style="list-style-type: none"> <li>a) the plan is adopted</li> <li>b) a statement summarising how environmental consideration have been integrated into the plan, how any consultation responses have been taken into account and the reasons for choosing the plan as adopted.</li> <li>c) the measures for monitoring (Article 9)</li> </ul>	<p>Will be undertaken in accordance with Regulations following adoption</p>

## Appendix E: Annex1

### SEA Directive.

#### Annex 1

The information to be provided under Article 5(1), subject to Article 5(2) and (3), is the following:

- (a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;
- (b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;
- (c) the environmental characteristics of areas likely to be significantly affected;
- (d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;
- (e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;
- (f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;
- (g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;
- (h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;
- (i) a description of the measures envisaged concerning monitoring in accordance with Article 10;
- (j) a non-technical summary of the information provided under the above headings.