a result. Landscaping should be seen as a fully integrated aspect of the design of development proposals, and not as cosmetic treatment delayed to a later stage. The basis of a landscaping scheme should be the land forms, and vegetation characteristics which exist on the site, or in the vicinity prior to the commencement of the development. The Council will normally require landscaping schemes to be implemented within twelve months of the completion of the main building works and will require that new trees are maintained for 3 years after planting. The Council has approved Supplementary Planning Guidance for landscaping, which sets out in more detail its requirements for proposals for existing and new planting associated with development proposals. British Standard BS5837:1991 sets standards for the protection of trees during construction and the impact of excavation required or the construction of foundations for buildings or roads on tree root systems, and BS2998 has standards in relation to maintenance of trees. The Council will expect developers to adhere to the requirements of these documents.

4.26 The Council will maintain and improve the environmental quality of both public and private land and take action to prevent future decay and dereliction. The Council will prepare a Greenspace Strategy, which will seek to conserve and enhance the landscape and natural resources of the Borough, and to identify areas of high landscape value, and those where enhancement is most needed.

THE BUILT ENVIRONMENT

Conservation areas

4.27 Conservation areas are designated by the Council as areas of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. These areas are of high environmental quality, and are a significant factor in defining local identity and distinctiveness.

4.28 The Council will review and monitor the boundaries of existing Conservation Areas through the preparation of Character Assessments. The Council will also consider designating new Conservation Areas with reference to the following criteria:

▲ The origins and development of the area.

▲ The archaeological significance and potential of the area, including any scheduled ancient monuments.

▲ The historic street patterns and layout of property boundaries.

▲ The prevailing uses or mix of uses.

▲ The age of buildings of historic interest and whether there are Statutory Listed or Locally Listed buildings.

▲ The potential threat to the existing character from inappropriate forms of development.

▲ The quality of architecture and the prevalence of building materials which reinforce the identity of an area, and distinguish it from other areas.

▲ The quality of trees or other vegetation.

▲ The character and hierarchy of spaces and townscape quality.
4.29 The Council will promote enhancement schemes for Conservation Areas through pursuing opportunities for external funding and through partnerships with national funding bodies and the private and voluntary sectors.

4.30 The Council can control certain adverse changes to the built environment within conservation areas by issuing guidance and in the way that it determines applications for planning permission and listed building and conservation area consents (for demolitions).

4.31 The Council will use Article 4 (I) and Article 4 (II) Directions where appropriate subject to the Secretary of State’s confirmation where required, to protect the special character and appearance of Conservation Areas, Archaeological Priority Zones, Sites of Special Scientific Interest and Buildings included on the Local List.

POLICY BE.1: CONSERVATION AREAS, NEW DEVELOPMENT, CHANGE OF USE, ALTERATIONS AND EXTENSIONS.

WITHIN A CONSERVATION AREA A PROPOSAL FOR NEW DEVELOPMENT, ALTERATION OR EXTENSION TO A BUILDING OR FOR THE CHANGE OF USE OF LAND OR BUILDINGS WILL BE REQUIRED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THAT CONSERVATION AREA.

PROPOSALS WILL BE EXPECTED TO:

(i) RESPECT OR COMPLEMENT THE DESIGN, SCALE, FORM AND MATERIALS OF EXISTING BUILDINGS AND SPACES
(ii) RESPECT STREET PATTERNS OR OTHER FEATURES CONTRIBUTING TO THE CHARACTER, HISTORIC VALUE OF THE AREA OR THE PATTERN OF DEVELOPMENT IN THE AREA
(iii) MAINTAIN IMPORTANT VIEWS WITHIN AND OUT OF THE AREA
(iv) ENSURE THAT THE LEVEL OF ACTIVITY, TRAFFIC, PARKING SERVICES OR NOISE GENERATED BY THE PROPOSAL WOULD NOT DETRACT FROM THE CHARACTER OR APPEARANCE OF THE AREA

Justification

4.32 Well designed new buildings in Conservation Areas can often contribute to or enhance the existing character of the area and the Council will take specific account of the architectural and other merits of any new development.

4.33 The character of private open space and townscape is particularly significant in several Conservation Areas. In these areas, infill or backland development can be damaging to their character.

4.34 Applications involving a change in the appearance of buildings should be fully detailed, including plans showing the proposal in its context. Outline applications could not be assessed against the policy and therefore are likely to be refused.

4.35 The Council will encourage the sensitive redevelopment of opportunity sites within Conservation Areas which have been identified as detracting from the established character of the area.
4.36 Policy BE.22 sets out the criteria against which development proposals will be assessed.

4.37 When considering changes of use of land or buildings, the aim is to identify a viable use which would be compatible with the character and appearance of the conservation area; this may not necessarily be the most profitable use. Generally the best way of securing the upkeep of buildings in Conservation Areas is to keep them in active use. The best use will often be the use for which a building was originally designed, and a continuation or re-instatement of that use should certainly be the first option to be considered. Whilst change of use of buildings in Conservation Areas can assist in bringing buildings back into use, it is also necessary to remember that existing uses such as small shops and pubs can add to the vitality of Conservation Areas, and assist in suitable development objectives by avoiding the need to travel. The Council’s Supplementary Planning Guidance Note on Sustainable Development provides further guidance on this subject. However many such buildings are under pressure for changes of use particularly to residential use. They may still be viable in their existing use, but would produce higher financial returns if changes of use were agreed. The Council is keen to protect vulnerable uses but will permit appropriate changes of use in special circumstances where these would result in the preservation and restoration of the building and prevent its demolition.

4.38 The Council will encourage protection of the special character and appearance of Conservation Areas, through the preparation of Design Guidance and Character Assessments for each Conservation Area (as referred to in paragraph 4.28). These will indicate to prospective applicants and owners the type of development which is appropriate and likely to be acceptable. Character Assessments are set out in Supplementary Planning Guidance, and development proposals will be judged for their effect on the character and appearance identified in the SPGs.

4.39 In considering schemes and proposals in Conservation Areas, the Council may be prepared to avoid the rigid application of relevant planning and highway standards if these would act to the detriment of the area’s character or appearance. In such cases proposals will be expected to be of particular quality, and must preserve or enhance the character or appearance of the Conservation Area.

POLICY BE.2: CONSERVATION AREAS, DEMOLITION.

A PROPOSAL FOR A DEVELOPMENT SCHEME THAT WILL INVOLVE THE TOTAL OR SUBSTANTIAL DEMOLITION OF AN UNLISTED BUILDING IN A CONSERVATION AREA THAT MAKES A POSITIVE CONTRIBUTION TO ITS CHARACTER OR APPEARANCE WILL NOT BE PERMITTED UNLESS THE FOLLOWING CAN BE DEMONSTRATED:

(i) THERE IS CLEAR AND CONVINCING EVIDENCE THAT REASONABLE EFFORTS HAVE BEEN MADE TO CONTINUE THE PRESENT USE OR TO FIND A VIABLE USE FOR THE BUILDING AND THESE EFFORTS HAVE FAILED AND IT IS DEMONSTRATED THAT PRESERVATION OF THE BUILDING AS PART OF THE SCHEME OR IN SOME FORM OF CHARITABLE OR COMMUNITY OWNERSHIP IS NOT POSSIBLE OR SUITABLE, OR

(ii) THE COSTS OF REPAIRS OR MAINTENANCE OF THE BUILDING CANNOT BE JUSTIFIED AGAINST ITS IMPORTANCE OR VALUE DERIVED FROM ITS RETENTION, PROVIDED THAT THE BUILDING HAS NOT BEEN DELIBERATELY NEGLECTED, OR

(iii) THERE WILL BE SUBSTANTIAL PLANNING BENEFITS FOR THE COMMUNITY FROM REDEVELOPMENT WHICH WOULD DECISIVELY OUTWEIGH LOSS FROM THE RESULTING DEMOLITION.
ACCEPTABLE AND DETAILED PLANS FOR A REPLACEMENT SCHEME WILL BE REQUIRED EVEN IF IT WILL INVOLVE TOTAL OR SUBSTANTIAL DEMOLITION OF AN UNLISTED BUILDING IN A CONSERVATION AREA THAT MAKES LITTLE OR NO CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THAT AREA.

A CONDITION WILL BE IMPOSED ON A PLANNING PERMISSION GRANTED, TO ENSURE THAT DEMOLITION SHALL NOT TAKE PLACE UNTIL A CONTRACT FOR THE CARRYING OUT OF THE DEVELOPMENT WORKS HAS BEEN MADE.

Justification

4.40 The demolition of buildings in Conservation Areas can often destroy the existing character of the areas. The existing building stock is a valuable resource and every effort should be made to secure adaptation and re-use before demolition is proposed. Where consent is granted for the demolition of a building in a Conservation Area conditions will be imposed to restrict implementation of the consent for demolition until the letting of a contract for the approved redevelopment of the site.

POLICY BE.3: DEVELOPMENT ADJACENT TO A CONSERVATION AREA

A DEVELOPMENT PROPOSAL ADJACENT TO A CONSERVATION AREA WILL BE EXPECTED TO PRESERVE OR ENHANCE ITS SETTING AND NOT DETRACT FROM VIEWS INTO OR OUT OF THE AREA.

Justification

4.41 Development proposals outside the boundaries of a Conservation Area may have an impact on the area’s character and appearance. It may for example impact on views into or out of the Conservation Area. The Council will wish to ensure that such development preserves or enhances the character and appearance of the Conservation Area.

4.42 The Council will, in conjunction with a wider review of Conservation Areas and other areas of special character, consider designating those areas of the Borough which display a special character of local interest. Such areas are likely to combine a mixture of qualities, which would serve to distinguish them from the surrounding areas. The criteria which will be used to assess areas for designation as Areas of Distinctive Quality will be:

- Topographical framework
- Archaeological significance
- Architectural quality
- Character and hierarchy of spaces
- Land uses of local or historical interest
POLICY BE 4: AREAS OF DISTINCTIVE QUALITY

THE COUNCIL WILL SAFEGUARD THE LANDSCAPE AND TOWNSCAPE CHARACTER OF AREAS OF DISTINCTIVE QUALITY, BY PROTECTING THE SCALE, CHARACTER AND ENVIRONMENTAL QUALITY OF THE AREA, AS IDENTIFIED IN CHARACTER APPRAISALS FOR EACH AREA. THE COUNCIL WILL ENCOURAGE THE RETENTION OF BUILDINGS AND OTHER IMPORTANT FEATURES, WHERE THEY CONTRIBUTE TO THE IDENTIFIED SPECIAL CHARACTER OF THE AREA.

Justification

4.43 Areas of Distinctive Quality comprise areas which do not satisfy the criteria for Conservation Area designation, but which nevertheless possess distinctive landscape or townscape qualities which it is desirable to preserve. Typically they may include particularly good examples of the more familiar types of development, as opposed to the outstanding qualities usually associated with Conservation Areas. The Council will carry out character appraisals of each area before it is designated as an Area of Distinctive Quality. The character appraisals will define the qualities and characteristics that make the area distinctive from its surroundings.

4.44 Listed buildings are included on the 'Statutory List' of buildings of special architectural or historic interest which is a register of the best of British buildings. Not all items included are what might naturally be thought of as beautiful, some are included for historic value alone. Decisions on the inclusion of buildings on the 'Statutory List' rest with the Secretary State for Culture, Media and Sport on the advice of English Heritage.

4.45 Inclusion on the Statutory List means that any proposals involving the demolition of the building or alterations or extensions likely to affect its special historic interest will require Listed Building Consent.

Listed and Locally Listed Buildings

POLICY BE 5: LISTED BUILDINGS; MAINTENANCE AND RESTORATION

IN SEEKING TO ENSURE THE PRESERVATION OF LISTED BUILDINGS, THE COUNCIL WILL ENCOURAGE THE MAINTENANCE, REPAIR AND RESTORATION OF LISTED BUILDINGS THROUGH THE USE OF ITS STATUTORY POWERS AND THE PROVISION OF TECHNICAL ADVICE.

Justification

4.46 Historic buildings comprise a significant resource within the Borough, representing a record of its past heritage. The Council is, therefore, keen to see Listed Buildings retained in beneficial use and will encourage their proper maintenance, preservation and protection. Listed Buildings which are vacant or have become neglected can become vulnerable to further deterioration and become a target for thieves and vandals. English Heritage, as part of a broader national survey, each year produces a Register of Buildings at Risk in Greater London, comprising a schedule of vacant or partially occupied listed buildings ‘at risk’ from neglect or ‘vulnerable’ based on an assessment of their condition and occupancy. A number of buildings in Merton are included on this Register. When it becomes evident that a listed building is being allowed to deteriorate, the Council may take action to secure repairs through its powers under the Planning (Listed Buildings and Conservation Areas Act) 1990 to issue Urgent Works Notices and Repairs Notices.
4.47 The demolition of listed buildings constitutes a major loss to the Borough and there may be instances when a change of use will be considered in order to retain the building. Much of the architectural importance of listed buildings relates to their detailing and relationship to their surrounding buildings, and as such particular consideration needs to be given to any alterations which may affect their external appearance or neighbouring developments which may affect their setting. In order to ensure listed buildings are kept in good repair the Council will assist in restoration work within the necessary limits of its resources, give technical advice and take legal action. Furthermore, the Council may allow a change of use if this is the only means by which a listed building can be preserved. Schedule 3 contains buildings which have been Listed in Merton.

POLICY BE.6: LISTED BUILDINGS; DEMOLITION
THERE WILL BE A GENERAL PRESUMPTION IN FAVOUR OF THE RETENTION OF LISTED BUILDINGS. CONSENT TO SUBSTANTIALLY OR TOTALLY DEMOLISH LISTED BUILDINGS WILL NOT BE GRANTED UNLESS THE COUNCIL IS SATISFIED THAT:

(i) THE COSTS OF REPAIRS OR MAINTENANCE OF THE BUILDING CANNOT BE JUSTIFIED AGAINST ITS IMPORTANCE OR THE VALUE DERIVED FROM ITS RETENTION, PROVIDED THAT THE BUILDING HAS NOT BEEN DELIBERATELY NEGLECTED, OR

(ii) THERE IS CLEAR AND CONVINCING EVIDENCE THAT REASONABLE EFFORTS HAVE BEEN MADE TO CONTINUE THE PRESENT USE OR TO FIND A Viable NEW USE FOR THE BUILDING, AND THESE EFFORTS HAVE FAILED, AND IT IS DEMONSTRATED THAT PRESERVATION OF THE BUILDING IN SOME FORM OF CHARITABLE OR COMMUNITY OWNERSHIP IS NOT POSSIBLE OR SUITABLE OR

(iii) THERE WILL BE SUBSTANTIAL PLANNING BENEFITS FOR THE COMMUNITY FROM REDEVELOPMENT WHICH WOULD DECISIVELY OUTWEIGH THE LOSS FROM THE RESULTING DEMOLITION; AND

(iv) ADEQUATE ARRANGEMENTS HAVE BEEN MADE FOR THE ASSESSMENT AND SUBSEQUENT RECORDING OF THE HISTORIC FABRIC AFFECTED BY THE PROPOSALS.

THE COUNCIL WILL ATTACH CONDITIONS LIMITING IMPLEMENTATION OF ANY CONSENSUS FOR DEMOLITION UNTIL THE LETTING OF A CONTRACT FOR AN APPROVED REDEVELOPMENT OF THE SITE.

Justification

4.48 The Council would not expect to give consent for the demolition of any Listed Building without clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses and these efforts have failed, and that there will be substantial benefits for the community from the proposed redevelopment assessed against the arguments in favour of preservation. When considering proposals to demolish a Listed Building the Council will take into account the cost of repairing the building in relation to its importance and value derived from its continued use. The Council will also require evidence that the possibility of preserving the building in some form of community or charitable ownership is not possible or suitable. The Council will not give consent to demolish simply because redevelopment is economically more attractive than repair and re-use or because the building was acquired at a price that reflected the potential for redevelopment rather than the existing condition or constraints of the building.
POLICY BE.7: LISTED BUILDINGS; ALTERATIONS AND EXTENSIONS

ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS WILL ONLY BE PERMITTED IF THE CHARACTER AND SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING AND ITS STRUCTURAL INTEGRITY WILL BE PRESERVED.

Justification

4.49 Character of historic buildings and their contribution to the townscape can be severely diminished through insensitive alteration, extension or neighbouring development, or through neglect and dilapidation. Alterations, including partial demolition, and extensions to a Listed Building, which would affect the building’s character as a building of Special Architectural or Historic Interest will require Listed Building Consent. In general, detailed guidance contained in PPG 15 - Planning and the Historic Environment will be followed by the Council in considering any proposals affecting historic buildings. The Council will normally insist on the retention of the original structure, features, materials and plan form and will expect retention and repair, rather than replacement, of original features such as windows, doors, chimney stacks, walls, gates and railings.

The Council has prepared detailed supplementary planning guidance to advise on detailed aspects of listed building control including:

(a) information to be provided with applications for alterations and extensions;
(b) appropriate materials and techniques;
(c) repair and preservation of original features; and
(d) appropriate scale, proportions, design and materials in relation to the existing building.

POLICY BE.8: SETTING OF LISTED BUILDINGS, ANCIENT MONUMENTS, HISTORIC PARKS AND GARDENS AND THE WIDER HISTORIC LANDSCAPE

IN CONSIDERING THE DESIGN AND SITING OF EXTENSIONS OR DEVELOPMENT SPECIAL REGARD WILL BE HAD TO THE DESIRABILITY OF PROTECTING THE SETTINGS OF LISTED BUILDINGS, ANCIENT MONUMENTS AND THE WIDER HISTORIC LANDSCAPE, INCLUDING VIEWS TO AND FROM HISTORIC PARKS AND GARDENS (SEE ALSO POLICIES L.5 AND L.6).

Justification

4.50 Merton has a rich architectural heritage and diverse built environment with many fine houses and churches, historic parks and important areas of common land including over 300 listed buildings, structures and monuments, 3 Scheduled Ancient Monuments and 4 Registered Historic Parks. These aspects of Merton’s heritage are evidence of its past and its development over time to the present day. The wider historic landscape relates to the historic dimension of the landscape as a whole rather than selected areas and may include surviving historic street patterns, the setting of listed buildings and Scheduled Ancient Monuments and also areas of archaeological significance which represent important aspects of Merton’s historic development. A comprehensive list of Historic Parks and Gardens, and Listed Buildings is set out in schedule 3 of this Plan and a List of Scheduled Ancient Monuments is set out in Schedule 5.
POLICY BE.9: LISTED BUILDINGS; USES

THE CONTINUATION OR REINSTATEMENT OF THE ORIGINAL USE FOR WHICH A LISTED BUILDING WAS DESIGNED WILL BE ENCOURAGED. CHANGES OF USE WILL, HOWEVER, BE PERMITTED IF THIS WOULD ENABLE THE LISTED BUILDINGS TO BE PRESERVED, PROVIDED THAT:

(I) IT CAN BE DEMONSTRATED THAT THE ORIGINAL, EXISTING OR LAST USE IS NOT VIABLE OR NO LONGER COMPATIBLE WITH THE BUILDING, AND

(II) THE PROPOSED USE WILL NOT BE DETRIMENTAL TO CHARACTER OR SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING OR ITS SETTING.

Justification

4.51 Generally the best way of securing the future of a listed building is to keep it in active use. The best use for a historic building will often be the use for which it was originally designed, and the continuation, or reinstatement, of that use should be the first option when the future of a building is considered. But not all original uses will continue to be economically viable and changes of use will need to be considered. Whilst changes of use can assist bringing Listed Buildings back into active use, it is also necessary to remember that some buildings can come under pressure for changes of use, particularly to residential, even though they may still be viable. Particularly if they would produce higher financial returns if changes of use were agreed. New uses will often require alterations to the building and the extent and the building’s sensitivity to such alterations will need to be taken into consideration. Listed buildings in the Borough vary widely in terms of their size and type and some buildings are more adaptable than others. The Council will seek to protect vulnerable uses but will permit appropriate changes of use in special circumstances where these would result in the preservation and restoration of the building and prevent its demolition.

POLICY BE.10: BUILDING RECORDING

WHERE APPLICATIONS ARE LIKELY TO INVOLVE DEMOLITION OR ALTERATIONS THAT WOULD IMPACT ON THE SPECIAL INTEREST OF BUILDINGS OF INTRINSIC HISTORICAL AND ARCHAEOLOGICAL INTEREST, ADEQUATE ARRANGEMENTS SHOULD BE MADE FOR RECORDING REMAINS THAT WOULD BE DESTROYED OR DAMAGED IN THE COURSE OF THE WORKS. SUCH WORK MUST BE UNDERTAKEN IN ACCORDANCE WITH A WRITTEN SCHEME OF INVESTIGATION APPROVED BY THE COUNCIL.

Justification

4.52 PPG15 states that some historic buildings are of intrinsic archaeological interest. It is important that the significance of structures and the impact of proposed alterations be assessed prior to determination of the application. This will enable informed decisions to be reached and, where permission is granted, an appropriate level of mitigation to be implemented. The Council will consider, in all cases of alteration or demolition, whether it would be appropriate to make it a condition of consent that applicants arrange suitable programmes of recording of features that would be destroyed in the course of the works. All recording and analysis should be undertaken by a qualified contractor in accordance with a project design approved by the Council.

4.53 The Council will develop, maintain and make available a Local List of Buildings of Special Architectural or Historical Interest. The following criteria are used to assess the importance of buildings which are included on the Local List:
the architectural style of the building

the age and history of the building
detailing on the building
the group value of the building
use of unusual or innovative building materials
the absence of subsequent changes or alterations to the building which would undermine its historic or architectural interest.

THE LOCAL LIST CONTAINS SOME OF THE BUILDINGS WHICH ARE OF ARCHITECTURAL OR HISTORICAL INTEREST WITHIN THE BOROUGH. THESE BUILDINGS MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER AND HISTORICAL LEGACY OF THE AREAS IN WHICH THEY ARE LOCATED, AND IT IS DESIRABLE FOR THEM TO BE RETAINED. DECISIONS ON INCLUSION OF BUILDINGS ON THE LOCAL LIST REST WITH THE COUNCIL.

POLICY BE 11: LOCAL LIST; REHABILITATION AND MAINTENANCE

A PROPOSAL TO ALTER, EXTEND OR FOR CHANGE OF USE OF A LOCALLY LISTED BUILDING, WILL BE PERMITTED, PROVIDED THAT IT:

(i) WILL BE SYMPATHETIC TO THE SCALE, PROPORTION, CHARACTER AND MATERIALS OF THE ORIGINAL BUILDING, AND

(ii) WILL RESPECT ITS SETTING, AND

(iii) WILL NOT DETRACT FROM THE LOCAL HISTORIC INTEREST OF THE BUILDING.

THE COUNCIL WILL RESIST PROPOSALS FOR DEVELOPMENT WHICH WILL INVOLVE THE TOTAL OR SUBSTANTIAL DEMOLITION OF A LOCALLY LISTED BUILDING, UNLESS THE FOLLOWING CAN BE DEMONSTRATED:

(i) THERE IS CLEAR AND CONVINCING EVIDENCE THAT REASONABLE EFFORTS HAVE BEEN MADE TO CONTINUE THE PRESENT USE OR TO FIND A Viable USE FOR THE BUILDING AND THESE EFFORTS HAVE FAILED AND IT IS DEMONSTRATED THAT PRESERVATION OF THE BUILDING AS PART OF THE SCHEME OR IN SOME FORM OF CHARITABLE OR COMMUNITY OWNERSHIP IS NOT POSSIBLE OR SUITABLE, OR

(ii) THE COSTS OF REPAIRS OR MAINTENANCE OF THE BUILDING CANNOT BE JUSTIFIED AGAINST ITS IMPORTANCE OR THE VALUE DERIVED FROM ITS RETENTION, PROVIDED THAT THE BUILDING HAS NOT BEEN DELIBERATELY NEGLECTED, OR

(iii) THERE WILL BE SUBSTANTIAL PLANNING BENEFITS FOR THE COMMUNITY ARISING FROM REDEVELOPMENT WHICH WOULD DECISIVELY OUTWEIGH LOSS FROM THE RESULTING DEMOLITION.

ADEQUATE ARRANGEMENTS HAVE BEEN MADE FOR THE ASSESSMENT AND SUBSEQUENT RECORDING OF THE HISTORIC FABRIC AFFECTED BY THE PROPOSALS.
POLICY BE.12: LOCAL LIST; UPGRADE

THE COUNCIL WILL CONSIDER MAKING REPRESENTATIONS TO THE DEPARTMENT OF CULTURE, MEDIA AND SPORT TO SEEK THE TRANSFER OF A BUILDING FROM THE LOCAL LIST TO THE STATUTORY LIST WHEN THE DANGER OF ITS DEMOLITION IS APPARENT.

Justification

4.54 The number of statutorily Listed Buildings in the Borough is small and it is hoped that some of the buildings on the Local List may, in future, be transferred to the Statutory List. In the interests of preserving buildings of interest and character, the Council seeks to encourage their continued beneficial use and their restoration. This will also apply to other buildings, including those in Conservation Areas which are neither statutory listed or included in the Council’s Local List. The Local List will be reviewed and updated from time to time. Owners/occupiers of buildings included on the Local List will be notified of the reasons for their inclusion. Copies of the Local List of Buildings of Architectural or Historic Interest can be obtained from the Council’s Environment and Regeneration Department.

Archaeology

4.55 Archaeological remains contain irreplaceable information about our past and the potential for an increase in future knowledge. They constitute the principal surviving evidence of many aspects of our past and are a finite and non-renewable resource, which is fragile and vulnerable to damage and destruction. They give us a sense of both national and local identity, and are valuable not only for their own sake, but also for their role in education, leisure and tourism.

4.56 Known archaeological sites can be divided into Scheduled Ancient Monuments, other nationally important sites, and locally important sites. Merton contains three Scheduled Ancient Monuments: Merton Priory; Caesar’s Camp; and Morden Park Mound.

4.57 The Ancient Monuments Acts and Planning Policy Guidance Note PPG 16 ‘Archaeology and Planning’ set out Government policy regarding archaeological remains. Some relevant material is also found in PPG 15 ‘Planning and the Historic Environment’.

POLICY BE.13: ARCHAEOLOGICAL PROTECTION AND PRESERVATION

THE COUNCIL WILL ENCOURAGE EARLY CONSULTATION ON DEVELOPMENT PROPOSALS AFFECTING SITES OF ARCHAEOLOGICAL IMPORTANCE AND THEIR SETTINGS.

(i) THERE WILL BE A GENERAL PRESUMPTION IN FAVOUR OF THE PERMANENT PHYSICAL PRESERVATION OF ALL SCHEDULED ANCIENT MONUMENTS AND OTHER NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES AND THEIR SETTINGS. PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT THAT WOULD ADVERSELY AFFECT SUCH MONUMENTS AND SITES, INVOLVE SIGNIFICANT ALTERATION TO THEM OR WOULD HAVE A HARMFUL IMPACT ON THEIR SETTINGS.
LOCALLY IMPORTANT ARCHAEOLOGICAL REMAINS SHOULD PREFERABLY ALSO BE PRESERVED IN SITU. EXCEPTIONALLY, WHERE REMAINS CANNOT BE PRESERVED IN SITU, THEY WILL BE PRESERVED BY RECORD THROUGH AN APPROPRIATE PROGRAMME OF ARCHAEOLOGICAL WORK BY A RECOGNISED ARCHAEOLOGICAL ORGANISATION BEFORE DEVELOPMENT BEGINS, IN ACCORDANCE WITH A PROJECT DESIGN APPROVED BY THE COUNCIL. SUCH PROVISION SHALL ALSO INCLUDE THE SUBSEQUENT PUBLICATION OF THE RESULTS.

Justification

4.58 The Council considers it is important to prevent potentially valuable archaeological remains and data from being destroyed without record when sites are developed. Merton has been the location of settlement from prehistoric times on and of important industrial developments from early modern times. Consequently, it is likely that there are a number of unexcavated sites across the Borough and past archaeological discoveries and documentary sources can be used to indicate where further evidence may lie buried. The Proposals Map identifies areas of particular archaeological interest which were identified by the Greater London Archaeological Advisory Service, English Heritage in consultation with local archaeological groups. These are known as Archaeological Priority Zones and a list of such zones is included in Schedule 5 of the Plan. This list may change as new information becomes available. All sites on the Greater London Sites and Monuments Record (GLSMR) are also a material consideration in the planning process. The Council will consider the use of Article 4 Directions, subject to the Secretary of State's approval, to bring activities that benefit from permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995 within the scope of Planning Control in the interests of protecting archaeological remains.

4.59 In the case of sites with archaeological significance or potential, where permanent preservation in situ is not justified, provision shall be made by the developer for an appropriate level of archaeological assessment, investigation and analysis. This should be undertaken by a recognised archaeological organisation before development begins, in accordance with a project design approved by the Council. Such provision shall also include the subsequent publication of the results of the excavation.

4.60 It is probable, however, that there are other sites of archaeological importance outside these defined Zones. Each case will be treated on its merits and planning conditions and legal agreements will be applied to ensure evaluations and excavations are carried out to a satisfactory standard and archaeological remains area protected.

4.61 Merton has been the location of prehistoric, Roman, Saxon and Medieval settlements and it is likely that there are a number of unexcavated sites across the Borough. The Council considers it is important to prevent potentially valuable archaeological remains and data from being destroyed without record when sites are developed. Developers will be expected to abide by The British Archaeologists and Developers Liaison Group 'Code of Practice'. The Proposals Map identifies areas of particular archaeological interest which were identified by the Museum of London in consultation with local archaeological groups. It is possible that there could be other sites of archaeological importance outside these defined boundaries. PPG16 "Archaeology and Planning" sets out Government policy regarding archaeological remains. Each case will be treated on its merits and planning conditions and legal agreements will be applied to ensure that excavations are carried out to a satisfactory standard and archaeological remains protected.
POLICY BE.14: ARCHAEOLOGICAL EVALUATION

BEFORE DEVELOPMENT COMMENCES ON SITE, REFERENCE SHOULD BE MADE TO THE COUNCIL’S SUPPLEMENTARY PLANNING GUIDANCE NOTE ON ARCHAEOLOGY.

WHERE DEVELOPMENT IS PROPOSED WITHIN AN ARCHAEOLOGICAL PRIORITY ZONE, AS SHOWN ON THE PROPOSALS MAP, THE COUNCIL MAY REQUIRE A PRELIMINARY ARCHAEOLOGICAL ASSESSMENT BEFORE PROPOSALS ARE CONSIDERED. THIS REQUIREMENT MAY ALSO BE APPLIED TO SITES OUTSIDE THE ARCHAEOLOGICAL PRIORITY ZONES ESPECIALLY WHERE THEY ARE OVER 0.6 HA OR WHERE THERE IS PROVEN OR KNOWN ARCHAEOLOGICAL POTENTIAL.

Justification

4.62 The purpose of such evaluation will be to determine the nature and extent of archaeological remains on the development site and thus to aid the process of decision making.

Residential amenity and urban design

POLICY BE.15: NEW BUILDINGS AND EXTENSIONS; DAYLIGHT, SUNLIGHT, PRIVACY, VISUAL INTRUSION AND NOISE.

THE ORIENTATION AND DESIGN OF NEW BUILDINGS AND EXTENSIONS TO EXISTING BUILDINGS WILL BE EXPECTED TO:

(i) PROVIDE FOR LEVELS OF SUNLIGHT AND DAYLIGHT TO ADJOINING BUILDINGS AND LAND TO ENSURE PROPER LIVING CONDITIONS OF ALL RESIDENTS AND ENJOYMENT OF AMENITY SPACES

(ii) ENSURE GOOD LEVELS OF PRIVACY FOR OCCUPIERS OF ADJOINING PROPERTIES AND FOR FUTURE OCCUPIERS OF THE DEVELOPMENT BUILDINGS,

(iii) PROTECT AMENITIES FROM VISUAL INTRUSION.

(iv) ENSURE THAT THE LIVING CONDITIONS OF EXISTING AND FUTURE RESIDENTS ARE NOT DIMINISHED BY INCREASED NOISE OR DISTURBANCE

Justification

4.63 Careful design of residential properties and of other buildings, such as offices, where the amount of incoming light is important can ensure that sufficient sunlight can enter main rooms to provide comfort and also reduce the need for artificial lighting and thus energy use. Enjoyment of amenity spaces is also greatly enhanced by their ability to receive adequate daylight and direct sunlight. Daylight and sunlight considerations are, therefore, important in view of the Plan’s objective of ensuring both the protection and improvement of the environment. The Council considers that the Building Research Establishment publication ‘Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice’ 1991 provides the best comprehensive advice available on the subject. A summary of the Guidance on this subject is set out in Supplementary Planning Guidance on New Residential Development. Supplementary Planning Guidance on Residential Extensions provides advice on how to protect neighbouring properties from loss of daylight and sunlight.
4.64 The Council considers it essential that new development does not adversely affect the amenities of neighbouring properties or amenity spaces. In the interests of land economy the Council would prefer to see privacy ensured by attention to the alignment of dwellings and new buildings and their relationships to each other. Where design solutions cannot be achieved, the Council will seek a minimum separation between windows. The Supplementary Planning Guidance Notes for New Residential Development and Residential Extensions provides advice on how to retain adequate privacy and prevent unreasonable overlooking and/or unreasonable visual intrusion.

4.65 Pollution in the form of noise or disturbance can have an adverse effect on health. PPG24 “Planning and Noise” refers to the need to separate sources of noise from noise sensitive developments, and to control noise at source where possible. Further guidance on noise pollution is set out in the Council’s Supplementary Planning Guidance Notes on Minimising Pollution.

4.66 Urban design is about the complex relationships between buildings and the design and treatment of spaces between them, which together make up the public domain. It includes the way places work and matters such as community safety, as well as how they look. It concerns the connections between people and places, movement and urban form, nature and the built fabric.

4.67 The design of buildings is a distinct but closely interrelated subject, which will impact on the public realm and therefore needs to be a consideration in the policy. Similarly, a building’s context and relationship to other buildings and spaces will be a consideration in Policy BE.22, Design of New Development, concerning the design of buildings.

4.68 The Department of the Environment, Transport and the Regions, in partnership with the Commission for Architecture and the Built Environment, has produced a series of objectives of good urban design to indicate what should be sought to create a successful place. These are put forward in their document ‘By Design. Urban Design in the Planning System: Towards Better Practice’:

▲ Character - To promote a place with its own identity by responding to and reinforcing local distinctiveness

▲ Continuity and Enclosure - To promote a place where public and private spaces are clearly defined through the continuity of street frontages and the enclosure of space

▲ Quality of the Public Realm - To promote a place with attractive and successful outdoor areas

▲ Ease of Movement - To promote a place that is easy to get to and move through

▲ Legibility - To promote a place that has a clear image and is easy to understand

▲ Adaptability - To promote a place that can change easily

▲ Diversity - To promote a place with variety and choice.
POLICY BE.16: URBAN DESIGN

DEVELOPMENT PROPOSALS WILL BE EXPECTED TO ACHIEVE URBAN DESIGN OBJECTIVES BY:

(i) RESPONDING TO AND REINFORCING LOCALLY DISTINCTIVE PATTERNS OF DEVELOPMENT AND LANDSCAPE.

(ii) CLEARLY DISTINGUISHING BETWEEN PRIVATE AND PUBLIC AREAS, THROUGH THE CONTINUITY OF STREET FRONTAGES AND ENCLOSURE OF SPACES.

(iii) CREATING PUBLIC SPACES AND ROUTES THAT ARE ATTRACTIVE, SAFE AND ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY.

(iv) CATERING FOR EASE OF MOVEMENT BETWEEN BUILDINGS, SERVICES AND AMENITY SPACES SO THAT PLACES CONNECT WITH EACH OTHER AND ARE EASY TO MOVE THROUGH.

(v) PROVISION OF RECOGNISABLE ROUTES, INTERSECTIONS AND LANDMARKS TO PROMOTE LEGIBILITY AND TO HELP PEOPLE FIND THEIR WAY AROUND.

(vi) PROVISION OF DESIGN AND LAYOUT FEATURES THAT CAN RESPOND TO CHANGING SOCIAL, TECHNOLOGICAL AND ECONOMIC CONDITIONS.

(vii) CREATING VIABLE PLACES THAT OFFER VARIETY AND CHOICE AND RESPOND TO LOCAL NEEDS.

URBAN DESIGN STATEMENTS MAY BE REQUIRED IN SUPPORT OF PROPOSALS TO DEMONSTRATE HOW THE ABOVE CRITERIA WILL BE MET.

Justification

4.69 Good urban design is the key to creating sustainable developments and the conditions for a flourishing economic life, for the prudent use of natural resources and for social progress. Urban design should be seen as a fully integrated aspect of the design of development, both in terms of the development itself and its relationship to adjacent development and the surrounding area as a whole. It should be considered from the start of the planning and development process in order to promote successful and sustainable regeneration, conservation and place making.

4.70 Aspects of the physical form of development include urban structure and grain, density, scale, materials and detailed appearance. These are considered in policy BE.22 Design of New Development.

4.71 The Council will prepare Supplementary Planning Guidance on Urban Design and the Public Domain, which will set out in more detail the approach to achieving quality urban spaces. The Council will, in appropriate situations, seek urban design statements to support applications for development, to show how the design of the public domain has been approached, the issues that have been considered, and the account taken of the context of the site and the criteria within the policy. The Council
has published guidance for applicants for the preparation of urban design statements. "Delivering Good Design and Urban Design – Guidance Note for Applicants and Agents", copies can be obtained from the Council's Environment and Regeneration Department. Proposals involving the alteration or creation of public spaces, particularly in conservation areas, may be subjected to public consultation on their design through exhibitions and/or public meetings.

4.72 In considering applications for development good use of all intrinsic site features will be sought. A site survey showing existing features and vegetation can be an invaluable aid to the proper planning of a site. Landscape design is an integral part of urban design. The basis of any landscape design should be the land form and vegetation which exist on the site prior to the commencement of development and relevant to the area's intended function. The Council will normally impose planning conditions requiring any landscape scheme to be implemented within a specified period following completion of the main building works.


4.74 Merton has three main town centres as well as a number of Local Centres and more general commercial centres. Each town centre has its own distinctive identity that the Council wishes to promote and enhance. The character of these centres is influenced by the spaces between building and the pattern of streets. Each centre has features that contribute positively to this character and the Council will seek to ensure that these are protected. Where new development is proposed the Council will expect the opportunity taken to create high quality urban design including new public spaces and visual links between buildings.

4.75 The Council has produced a Town Centre Strategy for the Mitcham Urban Village, which includes Mitcham Town Centre. It has been adopted as Supplementary Planning Guidance. The Council will also develop Town Centre Strategies for Morden and Wimbledon Town Centres, which will be based on urban design analysis of each centre. These will identify opportunity sites which detract from the environmental quality of the area, and which may be appropriate for redevelopment. The Strategies will be adopted by the Council as Supplementary Planning Guidance.

4.76 The Council will encourage developments which make a positive contribution to the visual appearance and vitality of its town centres, and enhance their role within the hierarchy of Merton's town centres. New developments should reinforce each centre's 'sense of place' and where appropriate respect the character of Conservation Areas and the street scene. Development should provide a focus for the town centre and an identity for each centre which local residents can appreciate. Active building frontages include activities such as shops, restaurants and other uses which generate a high level of public use and interest at street level. Active uses on the upper floors, including residential, also contribute to the vitality of the street scene and can facilitate natural surveillance of the street.
4.77 The Council will also seek to improve the quality of street furniture, lighting, landscape treatments, surfacing materials and signage in the town centres either as part of the development of sites or through environmental improvement schemes. In addition the Council will encourage facelift schemes.

4.78 Certain parts of Merton’s town centres are considered to lie within areas which are sensitive to high buildings (see criteria set out in policy BE.19) Care will be needed to ensure that building heights relate to their surroundings in view of this designation. In certain situations tall buildings can have a detrimental effect on townscape. Where new developments are in close proximity to residential areas particular care should be exercised to respect the domestic scale of these areas. The residential amenities of adjacent areas should be protected. Outside areas which are sensitive to high buildings, consideration should be given to the criteria set out in Policy BE.20.

POLICY BE.17: URBAN DESIGN – APPLICATION OF STANDARDS

IN CONSIDERING PROPOSALS FOR DEVELOPMENT, THE COUNCIL MAY BE PREPARED TO APPLY PLANNING AND HIGHWAYS STANDARDS IN A FLEXIBLE WAY IF THESE STANDARDS WOULD RESULT IN A DEVELOPMENT WHICH WOULD BE TO THE DETRIMENT OF GOOD URBAN DESIGN.

Justification

4.79 Planning and highways standards, whilst helping to control adverse impacts of development proposals, can create problems in respect of achieving a high standard of urban design when increased densities are sought, if they are applied in an inflexible way.

POLICY BE.18: GARDENS

THE COUNCIL WILL SEEK TO PROTECT THE ENVIRONMENTAL QUALITY OF GARDEN LAND WHERE IT CONTRIBUTES TO THE QUALITY OF THE PUBLIC REALM. THE COUNCIL WILL, WHERE PERMISSION IS REQUIRED, RESIST OFF-STREET PARKING OR OTHER DEVELOPMENT PROPOSALS IN FRONT OR SIDE GARDENS WHERE:

(i) THE PROPOSAL WOULD RESULT IN THE LOSS OF THE GREATER PART OF THE EXISTING GARDEN SPACE;

(ii) THE PROPOSAL WOULD RESULT IN THE LOSS OF TREES OF AMENITY VALUE, INCLUDING STREET TREES; OR

(iii) THE PROPOSAL WOULD RESULT IN THE SIGNIFICANT LOSS OF A FRONT OR SIDE BOUNDARY WALL OR OTHER BOUNDARY TREATMENT WHERE IT CONTRIBUTES TO THE CHARACTER OR QUALITY OF THE PUBLIC REALM;
4.80 The Council wishes to minimise any adverse effects on local character and amenity which may arise from development. Forecourt parking can have a negative impact on the appearance of a street, particularly where original boundary treatments, trees and gardens which constitute part of the public realm are lost. It can affect an area's character by increasing the apparent width of a street and can blur the distinction between public and private space. Detailed design advice is contained in the Council's Guidance Note on Car Parking in Front Gardens.

4.81 The construction of hardstanding areas to park a vehicle within gardens of single-family dwellings does not normally require planning permission as it would come within the scope of 'permitted development'. Permission will however be required for the provision of parking spaces associated with flats. Planning Permission is also required where a vehicular access is required across a footway from a 'classified' or 'trunk' road and in areas where an 'Article 4 Direction applies. Listed Building Consent may be required in the case of Listed Buildings.

4.82 Where the proposal would require the removal of a fence or wall to obtain access to a proposed hardstanding area, Listed Building Consent will be required if it forms part of the curtilage of a Listed Building or Conservation Area Consent (for demolition) where the fence or wall affected is over 1m in height, fronting a highway, within a Conservation Area.

High buildings & Local Views

4.83 High buildings are generally considered to be those buildings and structures which significantly exceed the general building heights of their surroundings. In Merton this would include buildings exceeding a threshold height of 30 metres (100ft).

POLICY BE.19: HIGH BUILDINGS; SENSITIVE LOCATIONS

IN SENSITIVE AREAS, AREAS ADJOINING SENSITIVE AREAS AND SITES LIKELY TO AFFECT SENSITIVE AREAS HIGH BUILDINGS WILL BE PERMITTED ONLY IN VERY EXCEPTIONAL CIRCUMSTANCES AND PROVIDED THAT THE PROPOSAL WILL BE OF VERY HIGH ARCHITECTURAL QUALITY AND WELL-LOCATED IN TERMS OF PUBLIC TRANSPORT ACCESSIBILITY. THE SENSITIVE AREAS ARE:

(i) CONSERVATION AREAS
(ii) METROPOLITAN OPEN LAND
(iii) SETTINGS OF LISTED BUILDINGS
(iv) IMPORTANT LOCAL VIEWS, PROSPECTS AND PANORAMAS
(v) HISTORIC PARKS AND GARDENS
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4.84 Strategic Planning Guidance for London Planning Authorities defines areas where high buildings are unacceptable in broad terms to include local and strategic views and areas of special character. Further guidance is contained within the former London Planning Advisory Committee’s 1999 Supplementary Advice on High Buildings and Strategic Views in London. The value of the existing townscape within conservation areas, the open character of metropolitan open land and the settings of listed buildings, historic parks and gardens and other quality landmark buildings and features are particularly important.

4.85 The Council will carry out an assessment of important local views, panoramas and prospects in the Borough. These need to be accorded particular consideration and protection when development proposals are considered, especially in relation to applications for high buildings and structures. The former LPAC’s 1999 Strategic Planning Advice on High Buildings and Strategic Views in London defines important local views as views of specific buildings from specific viewpoints, while panoramas are taken from specific viewpoints but encompass broad vistas. Prospects are less specific in terms of both the viewpoint and the objective, and can often give 180 degree or wider views. The Council will also carry out an assessment of areas in the Borough, which are appropriate for high buildings. Until these assessments are completed the Council will consider proposals on a case by case basis, and will assess development proposals for high buildings in sensitive areas in terms of their impact on (1) evident local views, panoramas and prospects, (2) the character or appearance of Conservation Areas, (3) the openness of Metropolitan Open Land, (4) views into and out of Metropolitan Open Land, (5) the setting of Listed Buildings, and (6) the character and appearance of Historic Parks and Gardens. The Council will also take into consideration advice contained in English Heritage and CABE’s joint advice contained in their “Guidance on Tall Buildings”.

POLICY BE.20: HIGH BUILDINGS; APPROPRIATE LOCATIONS

OUTSIDE THE AREAS IDENTIFIED IN POLICY BE.19, A PROPOSAL FOR DEVELOPMENT INVOLVING A HIGH BUILDING WILL BE EXPECTED TO PROVIDE THE FOLLOWING:

(i) A DESIGN THAT WILL IDENTIFY, EMPHASISE OR CONTRIBUTE TO A POINT OF CIVIC OR VISUAL SIGNIFICANCE OR A CENTRE OF URBAN ACTIVITY OR REGENERATION LOCALLY OR IN THE WIDER AREA FROM WHICH IT WILL BE VISIBLE.

(ii) A COMPLETE AND WELL DESIGNED SETTING, INCLUDING HARD AND SOFT LANDSCAPING SO THAT THE DEVELOPMENT WILL INTERACT AND CONTRIBUTE POSITIVELY TO ITS SURROUNDINGS AT STREET LEVEL.

(iii) OUTSTANDING ARCHITECTURAL QUALITY THAT ENHANCES THE SKYLINE.

(iv) A POSITIVE RELATIONSHIP TO TOPOGRAPHICAL FEATURES AND OTHER HIGH BUILDINGS NEARBY AND CONTRIBUTE TO THE IMAGE AND BUILT ENVIRONMENT OF LONDON.

(v) GOOD ACCESS TO PUBLIC TRANSPORT NODES AND ROUTES.

(vi) MIXED USES AT EFFECTIVE DENSITIES.

(vii) A DESIGN STATEMENT OUTLINING THE APPROACH IN RELATION TO THE LOCAL AND WIDER CONTEXT AND HOW THE ABOVE CRITERIA WILL BE ACHIEVED.
4.86 The remainder of the Borough is particularly sensitive to the impact of high buildings and proposals involving high buildings need careful consideration. High buildings can, in appropriate locations, perform positive functions by signifying locations of civic importance, giving momentum and publicity to areas undergoing regeneration, form the focus of long distance views, provide long distance orientation points and have the potential to help achieve sustainable development. The former LPAC's High Buildings and Strategic Views Study and 1999 Strategic Planning Advice on High Buildings and Strategic Views in London set out criteria for assessing high buildings whilst having regard to design, functional and sustainable development considerations, structural features and designations. The Council is likely to consult with The Greater London Authority, adjacent boroughs, English Heritage and the Commission for Architecture and the Built Environment as appropriate on proposals. The Council will, in conjunction with the Greater London Authority and other bodies, including other Boroughs where appropriate, identify areas of the Borough which may be appropriate for high buildings.

4.87 Important Local Views, Panoramas and Prospects contribute significantly to the image and built environment of London and can encompass historic or notable buildings, vistas or broader more general views. The Council will in consultation with the Greater London Authority, and with other Boroughs where appropriate, identify local views panoramas and prospects.

POLICY BE.21: IMPORTANT LOCAL VIEWS, PANORAMAS AND PROSPECTS

THE COUNCIL WILL PROTECT, AND WILL SEEK TO ENHANCE, IDENTIFIED IMPORTANT LOCAL VIEWS, PANORAMAS AND PROSPECTS, AND THEIR SETTINGS, WHICH CONTRIBUTE TO THE IMAGE AND BUILT ENVIRONMENT OF THE BOROUGH AND OF LONDON AS A WHOLE.

4.88 The protection of local views panoramas and prospects from damaging development proposals is necessary in order to maintain the image and environmental quality of London. These features may be damaged through inappropriate development including high buildings. The former LPAC's 1999 Strategic Planning Advice on High Buildings and Strategic Views in London defines Important Local Views as views of specific buildings from specific viewpoints, while Panoramas are taken from specific viewpoints but encompass broad vistas, and Prospects are less specific in terms of both the viewpoint and the objective, and often give 180 degree or wider views.
Design of Development & Sustainable Design

**POLICY BE.22: DESIGN OF NEW DEVELOPMENT**

PROPOSALS FOR NEW DEVELOPMENT OR FOR CHANGE OF USE OF LAND OR BUILDINGS WILL BE REQUIRED TO ACHIEVE THE FOLLOWING:

(i) RESPECT FOR THE SITING, RHYTHM, SCALE, DENSITY, PROPORTIONS, HEIGHT, MATERIALS AND MASSING OF SURROUNDING BUILDINGS, AND

(ii) HIGH STANDARD OF DESIGN THAT WILL COMPLEMENT THE CHARACTER AND LOCAL DISTINCTIVENESS OF THE ADJOINING TOWNSCAPE AND/OR LANDSCAPE, OR A HIGH STANDARD OF DESIGN THAT WILL ENHANCE THE CHARACTER OF THE AREA, WHERE LOCAL DISTINCTIVENESS OR ATTRACTIVENESS IS LACKING.

(iii) LAYOUTS THAT ARE SAFE, SECURE AND TAKE ACCOUNT OF CRIME PREVENTION.

DESIGN STATEMENTS MAY BE REQUIRED IN SUPPORT OF PROPOSALS TO DEMONSTRATE HOW THE ABOVE REQUIREMENTS WILL BE MET.

**POLICY BE.23: ALTERATIONS AND EXTENSIONS TO BUILDINGS**

PROPOSALS FOR ALTERATIONS OR EXTENSIONS TO BUILDINGS WILL BE REQUIRED TO:

(i) RESPECT OR COMPLEMENT THE DESIGN AND DETAILING OF THE ORIGINAL BUILDING.

(ii) BE SYMPATHETIC TO THE FORM, SCALE, BULK AND PROPORTIONS OF THE ORIGINAL BUILDING.

(iii) USE EXTERNAL MATERIALS THAT WILL BE SYMPATHETIC TO THE ORIGINAL BUILDING AND TO ITS SURROUNDINGS.

(iv) RESPECT SPACE BETWEEN BUILDINGS WHERE IT CONTRIBUTES TO THE CHARACTER OF THE AREA.

(v) COMPLEMENT THE CHARACTER AND APPEARANCE OF THE WIDER SETTING.

**Justification**

4.89 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. The Council’s Supplementary Planning Guidance Note for Sustainable Development provides further guidance on this subject.

4.90 New development proposals should be based on an assessment of character and recognise the local distinctiveness of areas and emphasise a local sense of place. The Council will in appropriate situations seek design statements to support applications for development to demonstrate how they have approached the design work, the issues that have been considered, and the account they have taken of the context of the site. The Council will also encourage high quality innovative contemporary design sympathetic to its context.
4.91 Personal safety and security are becoming increasingly important concerns for people in the Borough, especially for the most vulnerable groups, such as elderly people, the very young and women. The Crime and Disorder Act 1998 requires the Unitary Development Plan to include policies that have regard to community safety and in particular achieve an improvement in the quality of life for all those who live, work and visit the Borough by a reduction in crime and the fear of crime. It is considered important, therefore, that the design of any development must take account of these requirements by providing well-lit public areas and pathways, avoiding obscure alleyways and unnecessary recesses and facilitating the natural surveillance of public areas from adjacent buildings. The Supplementary Guidance Note ‘Designing out Crime’ provides guidance and applicants are advised to discuss proposals with the Crime Prevention Office at Wimbledon Police Station.

4.92 The Council recognises that people with physical and sensory disabilities and those with prams and push-chairs have particular difficulties in gaining access to buildings, moving within buildings, and moving within the outdoor environment, issues which are recognised by relevant legislation. In particular, the provision of ramps rather than steps, entrances wide enough for wheel-chairs or prams, appropriate surface treatment, level circulation areas, bright thoughtfully positioned hand-rails, street furniture, fittings, buttons, handles, and clear information signs will be appropriate in most developments to which the public have access. The inclusion of these features will enable substantial minority groups in the Borough to utilise services and facilities which those without mobility constraints enjoy as a matter of course. The Council’s Building Control Section is responsible for ensuring that relevant proposals include satisfactory access to and within buildings. However, it is important that these considerations are also made at the planning application stage to avoid the risk of abortive planning applications when Building Control issues are subsequently dealt with. The Council will seek to coordinate resources, and to ensure satisfactory liaison with Building Control, in the interests of satisfying mobility needs. Guidelines on appropriate design features are set out in the Council’s Supplementary Planning Guidance on Accessible Environments.

**POLICY BE.24: ROOF EXTENSIONS AND DORMER WINDOWS**

ROOF EXTENSIONS AND DORMER WINDOWS IN EXISTING BUILDINGS WILL BE PERMITTED PROVIDED THAT:

(i) THE SIZE, DESIGN AND MATERIALS WILL BE COMPATIBLE WITH THE ORIGINAL ROOFS IN THE AREA.

(ii) THE PROPOSAL WILL NOT CREATE A GABLED ROOF FORM IN AN AREA WHERE HIPPED ROOFS DOMINATE.

(iii) DORMER WINDOWS WILL BE OF A SIZE AND DESIGN APPROPRIATE TO THE ROOFSCAPE AND SITED AWAY FROM PROMINENT ROOF PITCHES, UNLESS DORMERS ARE A SPECIFIC FEATURE OF THE AREA.
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Justification

4.93 The use of loft space to provide living space or bedrooms can provide additional space relatively cheaply. However, the council will resist proposals which would involve significant enlargement or alteration of the roof volume. Ideally, natural light should be provided by roof windows, which in Conservation Areas should be set into the roof finish. Dormer windows are almost always unacceptable on any roof pitch fronting a street or public open space, as they can have a damaging affect on the appearance of dwelling and the street as a whole. In many streets, dwellings are built entirely using hipped roofs, particularly in areas of predominantly semi-detached houses. In such streets, roof extensions will be required to echo the style of roof typical of the area. Reference should be made to the Supplementary Planning Guidance on Residential Extensions Alterations and Conversions.

POLICY BE.25: SUSTAINABLE DEVELOPMENT

The council will encourage conservation of scarce or diminishing natural resources, the use of sustainable and/or recycled building materials, energy and water efficient building construction and services, use of alternative sources of energy, including solar and wind energy, and the minimisation of waste in the development process. Where possible, redundant or under-utilised buildings which contribute to area quality should be retained and re-used.

Justification

4.94 The Brundtland Report 1987 defined the concept of ‘Sustainable Development’ as “meeting the needs of the present generation without compromising the ability of future generations to meet their own needs”. In 1998 the council published a Sustainability Appraisal of the Unitary Development Plan in order to help ensure the review of the Plan embodied the principles of sustainable development. Water and traditional energy sources, particularly fossil fuels, are precious and finite resources. The Council is, therefore, keen to see energy and water efficient features incorporated into the planning and design of development wherever practicable. The Council has developed policies which take into account energy conservation, promote the full and effective use of land, minimisation of waste and encourage development to be closely related to public transport networks. To promote those aspects of sustainable development which come within the scope of planning and building control the Council has prepared a Supplementary Planning Guidance Note for Sustainable Development. This includes advice on building design, orientation and insulation, minimisation of water usage, maximising available alternative sources of energy, including solar power, and the use of appropriate construction methods and materials. In determining applications for planning permission the Council will assess all development proposals against a checklist of sustainability criteria.

4.95 Promoting sustainability by encouraging energy and water efficiency including the use of alternative sources of energy will promote greater self-sufficiency, result in lower energy costs and reduced requirements for new power stations and associated infrastructure. Merton’s Local Agenda 21 Action Plan sets out the Council’s strategy for sustainable development. Specific projects that the Council will be pursuing include a Green Building demonstration project and a self-build housing project.
Public Facilities and Public Art

POLICY BE.26: FACILITIES FOR THE PUBLIC

THE COUNCIL WILL SEEK TO ENSURE THE PROVISION OF CONVENIENTLY LOCATED FACILITIES, INCLUDING THOSE WHICH CATER FOR THE NEEDS OF PEOPLE WITH DISABILITIES AND PARENTS WITH CHILDREN (SUCH AS TOILETS AND BABY-CHANGING AND FEEDING AREAS), IN APPROPRIATE DEVELOPMENTS TO WHICH THE PUBLIC HAS ACCESS.

Justification

4.96 The Council recognises that everyone, including people with disabilities, requires access to toilet facilities which they are able to use in order that they can utilise other facilities and services, such as shops, leisure facilities, etc. In addition, parents with young children will require feeding and changing areas to be made available so that they can cater for the needs of their child/children in comfort and privacy and thereby visit the places they wish to at their convenience. It is considered that these elements are not only basic requirements for which there is a real need, but that they also add to the attractiveness and prestige of developments in the Borough. Guidelines on the provision of child care facilities are set out in Supplementary Planning Guidance.

POLICY BE.27: PUBLIC ART

THE COUNCIL MAY SEEK TO NEGOTIATE A CONTRIBUTION TO THE PROVISION OF PUBLIC ART FROM MAJOR DEVELOPMENTS, WHERE THIS IS DIRECTLY RELATED TO THE DEVELOPMENT. SUCH PUBLIC ART SHOULD BE WITHIN THE DEVELOPMENT OR IN A NEARBY LOCATION.

Justification

4.97 Public art benefits the community by improving the environment, making art an integral part of the urban scene. It also increases employment opportunities for artists and craftsmen. By increasing the opportunities for the enjoyment and appreciation of public spaces, public art raises awareness of the areas artistic heritage and creates a community identity and civic pride. As a guideline the Council will seek a voluntary financial contribution amounting to 1% of the cost of the development construction cost. The Council’s Arts Development Officer is actively involved in identifying appropriate locations and commissioning works and artists, including local artists. The Council will encourage the involvement of artists, including local artists, in appropriate schemes, from an early stage.

Advertising

4.98 Policy BE.28 relates to advertisement hoardings and poster displays, while Policy BE.29 relates to advertisement panels and displays on buildings and other structures, (excluding shop fronts), as well as to free-standing displays. The relevant policy for advertisements on shop fronts, including fascia and projecting signs, is BE.32. The latter is included within the Shop Fronts section of this chapter for ease of reference.
POLICY BE.28: ADVERTISING; HOARDINGS AND POSTER DISPLAYS

ADVERTISING HOARDINGS AND POSTER DISPLAYS WILL NORMALLY BE CONSIDERED APPROPRIATE TO SCREEN SITES AWAITING DEVELOPMENT IN COMMERCIAL AREAS AND OR WHERE THEIR USE MAKES A POSITIVE CONTRIBUTION TO IMPROVING THE APPEARANCE OF AN AREA. ELSEWHERE THEY WILL NOT BE PERMITTED.

Justification

4.99 Advertisement hoardings can assist in improving the appearance of a site awaiting development. There are sites, particularly in commercial areas, where advertisement hoardings can screen unsightly buildings or spaces, especially in the short term, thus improving the appearance of the area. However, the erection of an advertising hoarding can also block attractive views and potential losses of views will be taken into consideration when determining applications. It is recognised that advertisement can play an important role in providing colour and interest in a town centre, particularly if part of a comprehensive scheme for improved street furniture, design and layout. The layout of advertising panels should always be designed to complement the characteristics of the site or premises on which they are located, rather than follow a standard pattern book layout. Signs should not present a safety hazard to pedestrians and motorists.

POLICY BE.29: ADVERTISING; PANELS AND DISPLAYS

PROPOSALS FOR ADVERTISING PANELS, INCLUDING FREE STANDING DISPLAYS, WILL BE CONSIDERED ON THE BASIS OF THEIR EFFECT ON AMENITY OR PUBLIC SAFETY AND ACCORDINGLY WILL BE EXPECTED TO:

(i) BE OF A DESIGN APPROPRIATE TO THE LOCATION AND/OR SPACE IN WHICH THEY ARE SITED;

(ii) RELATE TO THE BUILDING OR STRUCTURE ON WHICH THEY ARE TO BE PLACED AND TO OTHER BUILDINGS IN THE VICINITY;

(iii) NOT PLACE PUBLIC SAFETY AT RISK

IN AREAS OF SPECIAL CONTROL OF ADVERTISEMENTS, OUTDOOR ADVERTISEMENTS WILL BE KEPT TO THE MINIMUM AND THEIR APPEARANCE WILL BE EXPECTED TO BE APPROPRIATE TO THE QUALITIES THAT MERIT THE SPECIAL PROTECTION.

Justification

4.100 Signs are important to the vitality and function of commercial areas, however, a proliferation of signs can lead to visual clutter. If poorly designed or sited, overly prominent or out of scale with their surroundings they can detract from the visual appearance of individual buildings or the wider townscape, particularly in Conservation Areas, Metropolitan Open Land or in the vicinity of Listed Buildings. When appropriate the Council will exercise its powers under the relevant legislation to secure the removal of hoardings and other advertisements which are inappropriately sited or detract from the amenities of a locality.
4.101 There are parts of Merton which benefit from a sufficiently rural character that could be threatened by a proliferation of unsympathetic advertisements on commercial premises. For this reason the Council will consider pursuing Directions under Regulation 7 or the designation of Areas of Special Control over Advertisements under Regulation 18 of the Town and Country Planning (Control of Advertisement) Regulations 1992.

Shop Fronts and Street Furniture

**POLICY BE.30: SHOP FRONTS; ALTERATIONS**

In considering proposals for the alteration or removal of existing shopfronts the Council will:

(i) Encourage the retention and restoration of shopfronts of quality and which contribute to the established character of their shopping centre or parade;

(ii) Require original features to be preserved where they are of historic value or contribute to the character or appearance of the shopping frontage;

(iii) Encourage the reinstatement of missing original architectural features of value;

(iv) Resist the introduction of solid external security shutters;

(v) Resist the removal of existing separate access to residential accommodation above;

(vi) Encourage the restoration of separate accesses to upper floors where these have been removed;

(vii) Where appropriate, seek improved access for people with special sensory and mobility needs.

**POLICY BE.31: NEW SHOP FRONTS; DESIGN**

The Council will expect the design of new shop fronts to be related to the scale and character of the building of which they form a part and enhance the street scene. Shop fronts should be designed to be fully accessible to people with special mobility needs including the provision of level access and appropriate door widths.

**POLICY BE.32: SHOP FRONTS; ADVERTISING**

The Council will encourage shop owners to improve the standards of advertisements on shop fascias, and will expect proposals to enhance the street scene and its visual and residential amenity. The design and means of illumination of advertisements on shop premises should be related to the appearance, scale and character of the shopfront and its associated features, as well as the shopping parade within which it is located. Approval will not normally be given for internally illuminated signs in conservation areas.
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Justification

4.102 Shop front alterations are often made without regard to either the individual building or local character, and the Council wishes to make particular effort to improve standards. Certain types of advertisement can cause particular harm to the appearance of buildings and the street scene and the Council will seek to resist the following: free standing advertisements on forecourts, signs or advertisements above fascia level, and more than one projecting sign per shop unit. Internally illuminated box signs are particularly inappropriate in Conservation Areas or on Listed Buildings. It is necessary to pay particular regard to the manner in which the display proposal relates to the design of the shop front or buildings. In order to encourage shop owners to improve standards of advertisement on shopfronts, the Council has published Supplementary Planning Guidance for Shop Fronts and Adverts to assist those wishing to install new shop fronts and advertisements on shop fascias.

4.103 Security is particularly important when shops are closed - either at week-ends or in the evenings after normal opening hours. At the same time pedestrians need to feel that they are in a safe, well lit and supervised environment, particularly in the evenings after dark. The use of solid steel security shutters to deter crimes is usually unsightly and detracts from the appearance of individual shops and the surrounding area. In Conservation Areas, such as Wimbledon Village, they are particularly inappropriate. They can also attract graffiti, look forbidding and discourage people from walking through a shopping area after normal trading hours. Window shopping, as a result, is no longer possible and loss of light from illuminated shop window displays can reduce natural surveillance with the result of shopping centres becoming dead at night. They can also prevent Police and passers-by from seeing thefts taking place within shops and delay the detection of fires. In order to advise owners on shop security the Council has published a Design Guidance Note on Shopfront Security.

POLICY BE.33: STREET FURNITURE AND MATERIALS

THE COUNCIL WILL ENDEAVOUR TO ENSURE THAT THE STREET ENVIRONMENT IS DESIGNED TO A HIGH STANDARD AND IS APPROPRIATE TO THE CHARACTER OF THE AREA. IN PARTICULAR THE PROVISION OF APPROPRIATE, WELL DESIGNED STREET FURNITURE THAT IS SITED SO AS TO AVOID VISUAL CLUTTER AND TO ALLOW CLEAR AND SAFE PASSAGE FOR PEOPLE WITH SENSORY AND MOBILITY DIFFICULTIES WILL BE SOUGHT.

WHEN IMPLEMENTING ENVIRONMENTAL IMPROVEMENTS THE COUNCIL WILL ENDEAVOUR TO:

(i) USE PAVING MATERIALS AND DETAILS THAT CONTRIBUTE TO THE IMAGE OF THE LOCALITY;

(ii) RETAIN AND RE-USE TRADITIONAL MATERIALS AND DETAILS, WHERE THESE SURVIVE;

(iii) REMOVE ANY REDUNDANT STREET FURNITURE AND SIGNAGE AND, AS PART OF A PLANNED REPLACEMENT, TO INSTALL MORE APPROPRIATE STREET FURNITURE;

(iv) PROVIDE MORE TREES, PARTICULARLY IN AREAS WHERE THEY ARE LACKING.
IN CONSERVATION AREAS AND IN THE VICINITY OF LISTED BUILDINGS SPECIAL ATTENTION WILL BE PAID TO THE EXISTING CHARACTER AND APPEARANCE OF AREAS AND WHERE POSSIBLE THE COUNCIL WILL ENDEAVOUR TO RE-INTRODUCE TRADITIONAL MATERIALS AND DETAILS OR APPROPRIATE ALTERNATIVES.

THE COUNCIL WILL EXPECT CHANGES IN THE STREET ENVIRONMENT TO COMPLY WITH THE GUIDANCE CONTAINED IN ITS GOOD PRACTICE ON STREET MANAGEMENT AND DESIGN.

Justification

4.104 The Council and the Statutory Undertakers are responsible for most of the street furniture in the Borough. The Statutory Undertakers and the telecommunications operators may erect some types of structures without planning consent. Where the Council is consulted it may seek to influence the type and location of such structures. Prior approval is required from the Council for the design and siting of telephone kiosks and other telecommunications equipment on the highway. In certain circumstances the Council will expect the retention and reinstatement of traditional kiosk models.

4.105 Partnerships with other organisations are potentially a highly efficient means for generating improvements and encouraging investment. By working in partnership with the Highways Agencies, public transport providers, local businesses, residents and other organisations the Council will seek environmental improvements to the public highway to secure sustained improvement and investment in the Borough.

4.106 There are opportunities to improve surface treatments in many areas. Many areas are intensively used by pedestrians which can result in the need for a large number of litter bins, seats, telephone kiosks, bus shelters, post boxes, signs and similar facilities. If not carefully designed and sited, the large numbers of such facilities, together with street lights, planters, cycle stands, recycling banks and the essential structures of statutory undertakers can result in visual clutter and confusion, a general air of untidiness and in extreme examples can impede pedestrian passage, particularly for people with sensory or mobility difficulties.

4.107 The layout and design of various forms of street furniture such as lamp-posts, planters and street signs, can substantially affect the appearance of an area. The appropriate laws permit flexibility in the size, number, position and colour intensity of some traffic signs in certain circumstances, which may be suitable in Conservation Areas and other sensitive locations. The Council has prepared a policy document, ‘Street Design in Merton’, which sets out considerations of design and materials in relation to street works. Also, English Heritage have published a new London streetscape manual, ‘Streets for All’, which provides guidance and advice on materials, street furniture and siting of equipment within the public realm. Major new developments, often providing external public areas as an extension of the street can contribute positively to the enhancement of the street scene by the provision of new street furniture. Facelift schemes involve co-ordinated decoration and restoration which can greatly enhance the visual appearance of an area. In Conservation Areas the Council has a duty to preserve and enhance the environment. Merton has a number of items of interesting and historic street furniture. These include drinking fountains, cattle troughs and milestones, many of which are listed. Red cast iron letter boxes and telephone kiosks are world famous as a distinctive feature of London. The Council intends to protect these historic and characteristic features of the street scene.
Telecommunications

POLICY BE.34: TELECOMMUNICATIONS MASTS, BASE STATIONS AND APPARATUS

(i) In a development involving telecommunications mast, base station or apparatus, applicants will be required to demonstrate that:

(ii) The possibility of using an existing building, mast or other structure has been explored and proved to be less satisfactory than the proposed development.

(iii) Where the proposal is on or near a school or college, the relevant body of the school or college has been consulted.

There is a need for the proposed development

The proposal complies with ICNIRP guidelines on the limitation of exposure of the general public to electromagnetic fields.

They have followed best practice, as set out in the “Code of Best Practice on Mobile Phone Network Development” (ODPM, Nov 2002)

POLICY BE.35: TELECOMMUNICATION DEVELOPMENT

A proposal for a telecommunications development will be permitted provided that:

(i) The siting, height and design of the equipment will not cause harm to the character or appearance of the area or those of the building on which it is to be mounted and will not be visually intrusive in the street scene

(ii) The visual impact of the development can be minimised by the use of screening by trees or other landscaping

(iii) It can be demonstrated that the equipment will meet ICNIRP guidelines on the limitation of exposure of the general public to electromagnetic fields

POLICY BE.36: PRIOR APPROVAL PROCEDURE

When making an application for determination for prior approval procedure, the council will take the view that prior approval is not required provided that:

(i) The visual impact of the development has been minimised through its siting, height and appearance and through screening by trees or other landscaping

(ii) The operator has explored, and rejected for adequate reasons, the possibility of sharing an existing mast, or replacing it with one suitable for shared use
(iii) THE OPERATOR HAS EXPLORED, AND REJECTED FOR ADEQUATE REASONS, THE POSSIBILITY OF ERECTING AN ANTENNA ON EXISTING BUILDINGS OR OTHER STRUCTURES.

POLICY BE.37: PERMITTED DEVELOPMENT

THE COUNCIL MAY INTERVENE TO SEEK THE RELOCATION OF AN ANTENNA INSTALLED UNDER PERMITTED DEVELOPMENT RIGHTS IF, HAVING HAD REGARD TO TECHNICAL AND SAFETY REQUIREMENTS, THE ANTENNA IS NOT SITED IN A WAY WHICH MINIMISES ITS EFFECT ON THE EXTERNAL APPEARANCE OF THE BUILDING OR STRUCTURE ON WHICH IT IS SITED.

Justification

4.108 The Council recognises the benefit of a developing telecommunications industry and the special needs of telecommunications development, and it will seek to provide suitable sites for development and for site sharing where appropriate, in order to facilitate greater choice and access to telecommunications services and technology, whilst keeping the environmental impact to a minimum. Developments in the industry have resulted in a rapid increase in the number of satellite dishes and radio aerials. Such apparatus often looks alien and can detract from visual and environmental amenity, which the Council is seeking to protect. This problem has been recognised at a national level with the release of a Planning Policy Guidance Note on 'Telecommunications' (PPG8 (Revised) August 2001). Controls over the number, siting and appearance of equipment are necessary to minimise the impact, particularly in residential areas, on sensitive skylines and in other sensitive locations.

4.109 The Council will expect developers to follow the guidelines set out in the "Code of Best Practice on Mobile Phone Network Development" (ODPM Nov 2002), particularly in respect of:

▲ engaging with the Council in annual rollout discussions,

▲ giving commitment to pre application meetings and consultations with the Council and the local community,

▲ the provision of adequate information at the pre application stage, namely (a) explanation of their needs in a particular area, (b) details of location and type of apparatus or structure to be constructed, (c) details of any other mobile phone systems on the building or the site, (d) the area of search and details of alternative options, including other methods of providing the required coverage, (e) design options for particular sites, and (f) defining the sensitivity of a site in terms of planning, environmental and community considerations, as a guide to the degree of consultation necessary, (using the "traffic light" model as described in the Code of Practice),

▲ giving consideration to general design principles and design options,

▲ giving consideration to specific area based guidance in respect of areas of particular sensitivity, and

▲ the provision of adequate information at the application stage, whether the application be for planning permission or for prior approval, as set out in the "Code of Best Practice" document.
4.110 In accordance with the “Code of Best Practice”, the Council will engage with developers in annual rollout discussions, and in pre application meetings and consultations. It will also compile a map based register, and will explore with developers where antennae can best be located.

4.111 Health issues have been recognised at a national level in the revision to PPG8. This refers to published guidance concerning established health effects, and proposes that the emissions from all new mobile phone base stations should meet the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines for public exposure.

4.112 The Council will treat as development not requiring planning permission, proposals for the smallest antenna systems, such as TV aerials and their associated mountings and poles, microcells of similar size and appearance to burglar alarms, or systems which would not have a material effect on the external appearance of the building on which they would be installed.

PROTECTION OF THE ENVIRONMENT

4.113 Schedules 1 and 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 describe types of proposals where Environmental Statements will be required.

POLICY PE.1: AIR QUALITY

PROPOSED DEVELOPMENTS WHICH WOULD HAVE A SIGNIFICANTLY ADVERSE EFFECT ON AIR QUALITY WILL NOT BE PERMITTED. THE COUNCIL WILL REQUIRE THE SUBMISSION OF A DETAILED AIR QUALITY ASSESSMENT IN ORDER TO ASSESS THE EXTENT OF EFFECTS ON AIR QUALITY IN THE FOLLOWING CASES:

(i) DEVELOPMENTS WHICH SIGNIFICANTLY INCREASE THE NUMBER OF VEHICLE TRIPS;
(ii) POLLUTING INDUSTRIAL ACTIVITIES;
(iii) INCINERATION SCHEMES;
(iv) ENERGY GENERATION PROJECTS.
(v) DEVELOPMENTS WITHIN OR NEAR TO AN AIR QUALITY MANAGEMENT AREA (AQMA) WHICH MAY HAVE AN ADVERSE EFFECT ON AIR QUALITY WITHIN THE AQMA.

Justification

4.114 The National Air Quality Strategy (NAQS) has set standards for the following eight key pollutants to be achieved by 2005; benzene, 1,3 butadene, sulphur dioxide, carbon monoxide, lead, nitrogen dioxide, ozone and PM10. The Council is required to work towards these targets. The Council is working on an Action Plan in relation to this, which contains more detail on the targets, and as a result, is likely to declare Air Quality Management Areas (AQMA). The Council also has a commitment to improve air quality from the Council’s Local Agenda 21 Action Plan and Objective 2 of the UDP Sustainability Appraisal.