PREFACE

INTRODUCTION

Merton’s Adopted Unitary Development Plan (UDP) 2003 is the statutory development plan for the whole of the Borough of Merton up to the year 2016. It comprises this document (the Written Statement), a Proposals Map of the whole Borough and Inset Maps relating to Wimbledon, Mitcham and Morden town centres and Colliers Wood.

Its purpose is to guide development in the Borough by setting out a framework of policies and proposals against which planning applications and development proposals will be assessed, and ways in which our natural and historic built environment can be protected. Thus the Plan is essentially concerned with land use planning and attempts to integrate this with environmental concerns, and also transportation planning.

It gives a clear and concise statement of the Council’s policies and proposals for development and other use of land. However, it is only a land use plan and therefore includes only policies and proposals that are land use related.

This UDP was adopted on 31st October 2003 and replaces the 1996 adopted UDP.

THE LEGAL FRAMEWORK

The Council is under a requirement to review its Unitary Development Plan under the provisions of the Local Government Act 1985 and the Town and Country Planning Act 1990.

The Plan has therefore been prepared in accordance with these Acts, and where appropriate the following Regulations, Guidance and Advice:-

▲ The Town and Country Planning (Development Plan) Regulations 1999,


In 1991, Parliament underlined the role of development plans in providing guidance, incentive and control by amending the 1990 Act to require development control decisions to accord with the development plan unless material considerations indicate otherwise; the development plan therefore provides the main component in the plan-led planning system.

THE GREATER LONDON AUTHORITY (GLA) AND THE SPATIAL DEVELOPMENT STRATEGY (SDS).

GOL circular 1/2000, effective from 3rd July 2000 provides further guidance on the new strategic planning framework for London. The Spatial Development Strategy is of particular interest for this plan. At the time of adoption of this UDP its status was that of a draft Plan. However it was published in its final form early in 2004. It is referred to in this document as the Draft London Plan to reflect its status at the time of adoption.

The Planning and Compulsory Purchase Bill 2002 is due to be enacted in 2004. This requires UDP’s to be replaced by Local Development Frameworks (LDF). The Government intends that LDF should be in place by 2007 and until they are Merton’s UDP will remain the statutory Plan for the Borough. The London Plan is due to form a part of the Development Plan upon enactment of the Planning and Compulsory Purchase Bill.

THE FORMAT OF THE UDP

Merton’s UDP, as required by legislation, and in accordance with guidance in PPG.12 comprises two parts:

▲ Part I contains the UDP Strategy and strategic policies, and sets down the Council’s general policies for the development of the Borough. It has a 15 year timescale to 2016.

▲ Part II gives the detailed planning context, policies and site specific proposals which will guide development over the next ten years. It has a ten year timescale to 2011.

The UDP comprises the Written Statement (this document) and a Proposals Map. In preparing the UDP it has been subject to a Sustainability Appraisal and this is set out in a separate document.

PART I

The 1990 Act and the UDP Regulations require Part I of the UDP to consist of a Written Statement of the Council’s general policies for the development and other use of land in their area, including measures for improving the physical environment, the management of traffic, development control and conservation. They also need to take account of London-wide Strategic Planning Guidance issued by the Secretary of State for the Environment, Transport and the Regions.

Part I of Merton’s UDP is contained within Chapters 1 and 2 of the Written Statement, with Chapter 1 identifying the borough’s planning strategy and strategic policy context. Chapter 2 outlines the Borough’s strategic planning policies.

The strategic policies establish the Council’s general principles concerning the nature and location of new development which in turn guides Council decisions. A key theme of these policies is their promotion of sustainable development in Merton and to integrate land-use and transport planning.

A Key Diagram is also included which indicates in diagrammatic form the main structural elements of the Plan and shows how some of these relate to proposals in adjoining Boroughs.
PART II

Part II of the Plan contains more detailed policies which are arranged under five themes. These themes are Living and Working in Merton; a Safe, Green and Healthy Borough; Town Centres and Shopping; Integrated Transport and Planning and lastly Implementing the Plan.

POLICY FORMAT

Within each chapter there are a number of policies. These are shown in bold type and are clearly identifiable with a policy number and a title which explain the scope of each particular policy. Policies in each chapter are listed at the beginning of the chapter.

When assessing a development proposal against the policies in the Plan it will normally be necessary to assess that development against several policies from one particular chapter as well as policies from other chapters.

A number of UDP Policies include a list of criteria that must be satisfied in order to meet the Policy. These criteria should all be met unless the Plan specifically states that they are alternatives.

POLICY JUSTIFICATION

For each of the policies there is also a justification immediately below each policy. The justification explains what regard the Council has had to economic, social and other considerations, and provides a full understanding of the intent and purpose of each policy.

THE PROPOSALS MAP

This shows site specific proposals and boundaries to which certain policies apply. Proposals for movement, including the road hierarchy, are also shown. The Borough Proposals Map is prepared on an Ordnance Survey base at 1:10,000 scale with more detailed map insets for Wimbledon, Mitcham and Morden town centres and Colliers Wood.

When looking at a particular site the Proposals Map will indicate the main policies that apply to that particular area, and may also show if the site is proposed for a certain type of development. Further details on the proposed development may be obtained by looking at the relevant reference number in Schedule 1 at the end of the Written Statement.

Not all applicable policies will be shown on the Proposals Map, as some are of a general nature. The Proposals Map must therefore be read in conjunction with the Written Statement.

SCHEDULES

Details of the site proposals shown on the Proposals Map are given in Schedule 1 at the end of this Written Statement. A number of other schedules are also included which list other site specific areas or buildings.
GLOSSARY AND INDEX

At the end of this document is a glossary of technical terms and an index that links key words to relevant pages in the text. These should enable users to find their way around this large document and more easily understand it. In addition there is a general contents page at the start of the document and a more detailed listing of all policies appears at the start of each chapter.

SUPPLEMENTARY PLANNING GUIDANCE

The Council has prepared a number of new and revised Supplementary Guidance Notes and Design Guides on various detailed issues such as Highway and Parking standards, and Residential Alterations and Extensions. Each guidance note is intended to expand and clarify specific policies within the Plan and should therefore be read in conjunction with the Plan.

The guidance notes as well as development briefs will be used alongside the policies in the UDP and any other material considerations, to make decisions on planning applications. They do not however comprise part of the Statutory UDP.

FURTHER INFORMATION

The UDP Written Statement and Proposals Map are available to view on the Council’s website at www.merton.gov.uk/plansandprojects. Copies are also available in all Merton libraries.

The UDP can be purchased from Merton Link at the Civic Centre or from the Plans and Projects section Tel 020-8545-3041. To contact a planning officer about this document telephone 020-8545-3060/3053/3952 or email to; policyandinformationsteam@merton.gov.uk