

PLANNING APPLICATIONS COMMITTEE CASE OFFICER REPORT

18 May 2023

APPLICATION NO.

DATE VALID

22/P3686

16/12/2022

Site Address:

High Path Estate South Wimbledon SW19 2TG

Ward:

Abbey

Proposal:

Outline planning application (with all matters reserved, except in relation to parameter plans) for revised proposals for part of the phased regeneration of the high path estate, comprising demolition of all existing buildings and structures and the erection of buildings to deliver new homes, flexible non-residential floorspace (including retail, leisure, business and community uses); provision of public open space (including remainder of neighbourhood park) and other communal amenity spaces, including children's play space; public realm, landscaping, lighting; cycle parking and car parking, together with associated highways and utilities works. The application relates to phases 4-7b (based on the illustrative phasing).

Drawing Nos:

See Condition 3

Contact Officer:

Awot Tesfai

RECOMMENDATION

Grant Outline Permission Subject to conditions, referral to the Greater London Authority (under The Town and Country Planning (Mayor of London) Order 2008)) and completion of the Variation to S106 Legal Agreement.

CHECKLIST INFORMATION

Is a screening opinion required	Yes
Is an Environmental Statement required	No
Press notice	Yes
Site notice	Yes
Design Review Panel consulted	No

Number of neighbours consulted – 1034

External consultations – 26

Internal consultations – 20

Mayor of London Referral – Yes

Secretary of State Referral – No

Controlled Parking Zone – No

Public Transport Accessibility Rating (PTAL) – 4- to 6 a

Tree Protection Order – No

Flood Zone 1 and 2

Statutory Listed Building – Yes, near the Site (South Wimbledon Tube Station)

Locally Listed Building – Yes, near the Site

Conservation Area – No. Wandle Valley Conservation Area and Pelham Road Conservation Area are nearby.

Archaeological Priority Zone – Yes, partly.

1. **INTRODUCTION**

1.1.1 **Executive Summary**

1.1.2 This section explains what is to be assessed under this application and what is to be assessed later under future reserved matters application(s), and following that discharged under planning conditions and S106 Legal Obligations.

1.1.3 Section 92 of the Town and Country Planning Act 1990 defines “Outline Planning Permission” as planning permission granted with the reservation for subsequent approval by the Local Planning Authority of matters not particularised in the application (“reserved matters”).

1.1.4 Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be ‘reserved’ for later determination). The outline planning application that was presented to the Planning Applications Committee in March 2018 (and granted on the 29th April 2019 ref; 17/P1721) was granted with all matters reserved, meaning that all details relating to scale, layout, access, landscaping and appearance were to be assessed in the submission of reserved matters application(s).

1.1.5 This current submitted outline planning application seeks to revise the masterplan (for Phases 4-7B only, Phase 1 been built, phase 2 under construction, Phase 3 reserved matters application submitted – pending decision) which was approved

by the original outline permission granted under application ref; 17/P1721, as amended by ref; 22/P1740. It is also seeking approval with all matters reserved except in relation to the parameter plans which have been provided in relation to land use, layout, building heights, vehicular movement and access, open space and landscape and pedestrian and cycle movement.

1.1.6 Members should note that all other phases will continue to be delivered under the extant permission and have been considered in developing the revised proposals to ensure updated co-ordinated masterplan-wide strategies.

1.1.7 The five reserved matters which will come forward for approval via reserved matters application(s) are:

‘Access’ – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.

‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

1.1.8 Whilst the above matters have been “reserved” for further approval, and generally the principle of development had already been accepted in the original masterplan outline planning permission, this application itself is now considering only the planning aspects for the uplift to this proposed development. Planning officers would not be revisiting the planning considerations that had been reviewed and assessed in the masterplan outline permission ref; 17/P1721. The planning considerations for the uplift are reviewed and discussed in the main body of this report.

1.1.8 In determining this application, it is relevant to consider whether there have been any material changes in planning circumstances since the extant outline planning permission was granted. Since the granting of the outline planning permission on 29th April 2019, the Development Plan remains as the Core Planning Strategy 2011,

Site and Policies Plan (SPP) 2014, Estates Local Plan (ELP) 2018, South London Waste Plan 2012. Since the outline planning permission, the London Plan was updated and adopted in 2021. The National Planning Policy Framework has also been revised (2021).

1.1.9 It is worth pointing out that conditions and obligations which were imposed on the original outline consent which required the applicant to provide overarching documents demonstrating overview of masterplan-wide strategies in relation to matters such as: energy, refuse, arboriculture method statement, surface and foul water drainage strategy, parking management plan, estate road maintenance and access plan, roads plan and specification, and the delivery and service management plan, have been approved. These overarching documents were submitted and approved with the first reserved matters application (High Path Phase 2 (ref: 19/P1852)). The Applicant will be required where necessary to revisit the overarching documents and resubmit these for phases 4-7B, which will be appropriately worded within each relevant condition. Furthermore, for relevant topic areas the applicant will be required to submit for the Councils approval an updated detailed document. Members should therefore note that this gives the Local Planning Authority a further degree of control to ensure the development complies with all necessary planning standards.

1.1.9 Alongside the conditions, obligations were also secured through the section 106 Legal Agreement, which require additional information to be provided related to, but not limited to the New Homes Tracker, Notification of the Affordable Housing Provider, Lift Viability, and so forth. The use of obligations aid in the mitigation of the developments impact by working to increase public benefit and prescribing the nature of development e.g., ensuring a given portion of the housing is affordable. Officers will review the application in conjunction with the obligations to ensure that they are being met. Members should also note that the agreed S106 will undergo a deed of variation to ensure that any needs and requirements, as a result of the uplift, in the development are captured in an updated S106 legal agreement.

1.1.10 The principle of demolition, redevelopment and land uses were considered acceptable in the extant permission and this proposal which seeks to revise the outline application adding 568 homes and creating additional 227 affordable units. The proposals would be considered acceptable and in line with the Estates Local Plan and the London Plan, whereby intensification and higher density is supported.

1.2.1 **Background**

1.2.1 The approved outline planning application (ref: 17/P1721) was brought before PAC due to the development being a departure from the Development Plan with regards to the quantum of proposed non-residential floor space. Officers also considered it was appropriate for the development to be determined by Committee due to the scale and complexity of the proposals which concern the Council's involvement in subsequent compulsory purchase notices being served.

1.1.1 The application is being brought to the Planning Applications Committee for determination as officers and the Chair of PAC have agreed the item will be presented to the PAC as it is part of a major regeneration programme for the Borough by a registered affordable housing provider

- 1.1.2 This outline planning application has also been referred to the Mayor of London for Stage 1 and if PAC resolves to grant outline permission then the application will be referred to the Mayor of London (GLA) for Stage 2.
- 1.1.3 The decision for the outline planning application was also subject to S106 Legal Agreement being signed and finalised. The S106 Legal Agreement between Clarion and Merton was signed on 29th April 2019. As noted above, any relevant matters relating to the uplift in the development under this current revised outline application will be captured by way of deed of variation to the S106 Legal Agreement.
- 1.1.4 If approval is considered by PAC, then a decision notice would be issued following signing of the deed of variation of the S106 Legal Agreement and Stage 2 referral to the Mayor of London. Once these matters are satisfied and concluded then a decision notice would be issued for this outline planning application.
- 1.1.5 This application is an outline planning application for phases 4-7B following approval of outline planning consent ref;17/P1721, as amended by ref:22/P1740, with the following matters to be determined later at reserved matters application stage:
- SCALE
 - LAYOUT
 - ACCESS
 - LANDSCAPE
 - APPEARANCE

2. **SITE AND SURROUNDINGS**

- 2.1.1 High Path Estate is situated within Abbey Ward in South Wimbledon. The estate extends across 6.91 hectares. The application site is bounded between Merton High Street in the north, Abbey Road in the east, High Path in the south and Morden Road in the west. The Grade II Listed South Wimbledon Underground station is located to the north-west of the site, while to the south of High Path is the locally listed St John's Church and Merton Abbey Primary School.
- 2.2.1 The estate is made up of 608 residential units, a small portion of commercial and community uses, some open/play spaces, and about 422 car parking spaces (excluding garages and driveways). The residential units consist of a mix of social rented and private ownership (as a result of right to buy). The affordable homes are in the social rent and affordable rent tenure.
- 2.3.1 There are a mix of residential building typologies across the estate which reflect its 30 year build out period between 1950's – 1980's. The oldest part of the estate is on the west, adjacent to Morden Road: the 4-storey Priory Close, Gilbert Close, and Ryder House were built in the late 1950's. The centre of the estate, extending towards the east, was developed in the 1960's and includes: 4-storey Ramsey House, Eleanor House, a row of six 2-storey terraced houses on Pincott Road, 12-storey Marsh Court, May Court and Hudson Court, and a number of other 3/4-

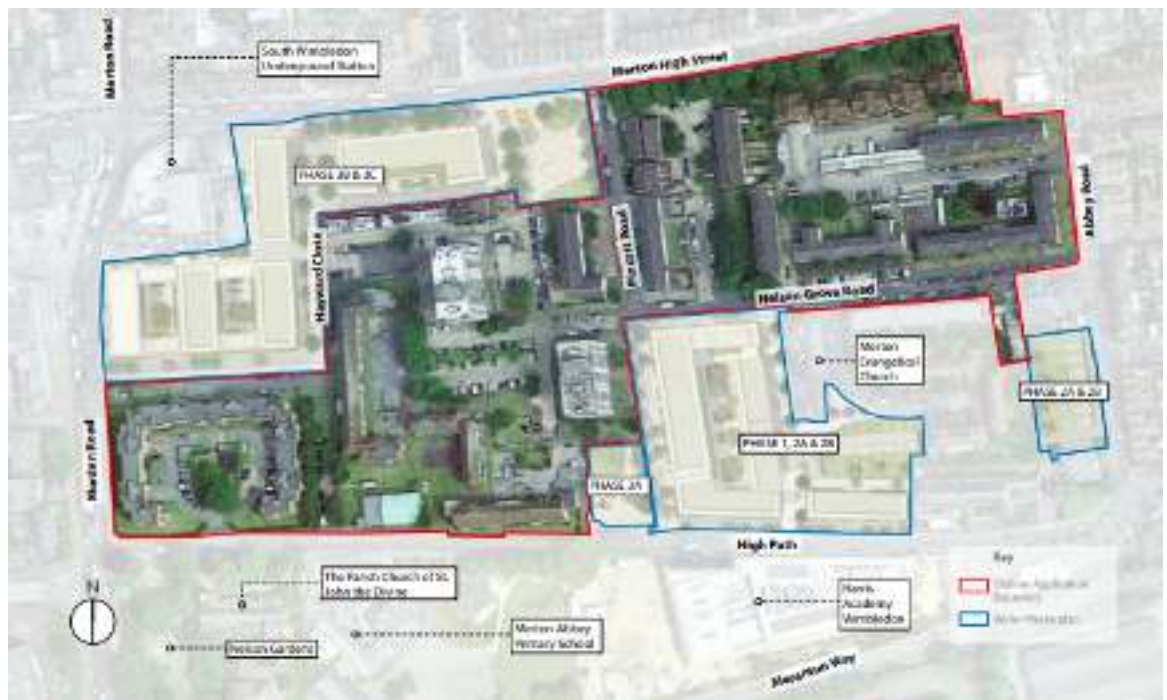
storey blocks distributed towards the east. The row of 3-storey buildings fronting Merton High Street, closest to South Wimbledon Station were built in the 1970's while the 2-storey buildings closer to Abbey Road, were built in the 1980's.

2.4.1 There is an existing convenience store on the corner of Pincott Road and Nelson Grove Road, and a nearby Community Centre. There are three public houses in close proximity to the estate although none are within the red line boundary of this application: The Trafalgar Pub is located on the corner of Pincott Road and High Path; Horse & Groom is on Merton High Street adjacent to South Wimbledon Station; and The Nelson Arms is on the corner of Abbey Road and Merton High Street.

3. CURRENT PROPOSAL

3.1.1 This application proposes revisions to parts of the masterplan relating to Phases 4 to 7B only. It seeks a new Outline Planning Permission for an uplift in development to Phases 4 to 7B with all matters reserved (except in relation to parameter plans). The proposed buildings will be constructed over a 15 year period of phased demolition and redevelopment, creating buildings up to 13 storeys/ 44.55m AOD in height. This revised outline planning application seeks an uplift in the proposed development comprising of up to 568 new homes as part of the maximum parameter scheme, providing a minimum 227 affordable homes. The proposed changes will be incorporated by increasing the heights of the blocks within key areas that allow flexibility in height increase and as supported by the Estate Local Plan. The height increase will form one – three storeys located on the north-east, mid-west and south-west sections of the estate.

Phases 4 to 7B in red line boundary below, overall site boundary in blue with other adjoining phases marked for member information.



Proposed building heights in Pashes 4 to 7B



3.2.1 In terms of non-residential development, there will be up to 5,000sqm of commercial/ non-residential uses within Phases 4-7B. When combined with earlier phases, the total non-residential use within the masterplan would be up to 7,200sqm. This provision would be a reduction from what had previously been agreed (9,900sqm).

3.3.1 In line with the previous masterplan, connecting Merton High Street with High Path, there will be a 7,500sq.m Neighbourhood Park over 60m wide through the middle of the estate, as well as additional associated landscaping in the form of communal courtyards, private gardens and public realm. Parts of the masterplan are to be delivered within Phase 3A and 3C, with the remaining areas being completed in Phases 4-7B.

3.4.1 The revised masterplan includes associated highways and utility works, 361 car parking spaces (286 within Phases 4-7B) and over 2,970 residential and visitor cycle parking spaces.

4. PLANNING HISTORY

4.1.1 There are numerous entries under the planning history of the estate, which is to be expected (considering its size and age of the estate), the most relevant have been listed below:

4.2.1 M/M6123 - Priory Close, Gilbert Close, & Becket Close - Erection of 124 flats, (amended to 108 flats); DEEMED CONSENT, 31/12/1951 –

4.3.1 M/M7170 - High Path Estate - Outline redevelopment providing a total of 345

dwellings comprising maisonettes, flats, bed sitting rooms and old peoples bungalows with 80 garages; GRANTED, 19/04/1956

- 4.4.1 M/M7586 - 25A High Path - Retrospective planning permission for the erection of a store building; GRANTED, 14/12/1957
- 4.5.1 M/M7497 - One four storey block of 34 flats, one block of 14 flats, one four storey block of 7 pairs of maisonettes, one four storey block of 30 flats and 6 houses; GRANTED, 16/09/1957
- 4.6.1 M/M9787 - May Court - Erection of two 12 storey residential blocks on sites west and east of Pincott Road; GRANTED, 17/12/1964
- 4.7.1 M/M9918 - May Court - Residential and shopping redevelopment; GRANTED, 25/03/1965
- 4.8.1 MER183/68 - Hudson Court - Erection of a 12 storey block of flats containing 66 units and 2 blocks of garages - 1 x 24 and 1 x 7, with formation of 104 parking spaces and 2 children's play areas; DEEMED CONSENT, 21/03/1968
- 4.9.1 MER/606/74 - Erection of 7 three storey blocks (block type a, 2 each containing nine 3 bed houses, 3 block type. B containing 24, three bed houses, block e containing 12 one bed flats, block f containing 3 two bed maisonettes) and one 2 storey block containing 5 three bed houses; DEEMED CONSENT, 30/01/1975
- 4.10.1 96/P0900 - Old Lamp Works - Change of use from general industrial (b2) use to office, warehousing and distribution (B1/B8) use; GRANTED, 29/10/1996
- 4.11.1 16/P3738 - Land to the north and east of Marsh Court, Pincott Road, bound by High Path, Pincott Road, Nelson Grove Road and Rodney Place inclusive of garages, Marsh Court Play Area and The Old Lamp Works, 25 High Path, London, SW19 2JL - Demolition of existing structures associated with the old lamp works, all garages (74 in total) and marsh court play area to provide residential accommodation (134 units - class c3) in buildings of three - nine storeys, provision of car parking (31 spaces including 5 disabled spaces), cycle parking (249 spaces), landscaping and public realm works together with associated utilities and infrastructure; GRANTED 05/10/2017
- 4.12.1 17/P1721 - Outline planning application (with all matters reserved, except in relation to parameter plans) for the comprehensive phased regeneration of high path estate comprising demolition of all existing buildings and structures; erection of new buildings ranging from 1 to 10 storeys max, providing up to 1570 residential units (c3 use class); provision of up to 9,900 sqm of commercial and community floorspace (inc replacement and new floorspace, comprising: up to 2,700 sqm of use class a1 and/or a2, and/or a3 and/or a4 floorspace, up to 4,100 sqm of use class b1 (office) floorspace, up to 1,250 sqm of flexible work units (use class b1), up to 1,250 sqm of use class d1 (community) floorspace; up to 600 sqm of use class d2 (gym) floorspace); provision of new neighbourhood park and other communal amenity spaces, incl. children's play space; public realm, landscaping, lighting; cycle parking (incl visitor cycle parking) and car parking (inc within ground level podiums), associated highways and utilities works - Grant Outline Planning

Permission subject to S.106 Obligation. 29-04-2019

4.13.1 19/P1852 - Application for approval of reserved matters (phase 2) following outline permission 17/p1721 for the comprehensive phased regeneration of high path estate comprising demolition of all existing buildings and structures; erection of new buildings ranging from 1 to 10 storeys max, providing up to 1570 residential units (c3 use class); provision of up to 9,900 sqm of commercial and community floorspace (inc replacement and new floorspace, comprising: up to 2,700 sqm of use class a1 and/or a2, and/or a3 and/or a4 floorspace, up to 4,100 sqm of use class b1 (office) floorspace, up to 1,250 sqm of flexible work units (use class b1), up to 1,250 sqm of use class d1 (community) floorspace; up to 600 sqm of use class d2 (gym) floorspace); provision of new neighbourhood park and other communal amenity spaces, incl. children's play space; public realm, landscaping, lighting; cycle parking (incl visitor cycle parking) and car parking (inc within ground level podiums), associated highways and utilities works – Approve Reserved Matters - 26/09/2019

21/P2806 - Application for Variation of Condition 3 to Outline Planning Permission reference 17/P1721 relating to Phase 3 of the High Path Estate redevelopment (with all matters reserved, except in relation to parameter plans) for the comprehensive phased regeneration of High Path Estate comprising demolition of all existing buildings and structures; providing up to 1570 residential units (C3 Use Class); provision of up to 9,900 sqm of commercial and community floorspace (inc replacement and new floorspace, comprising: up to 2,700 sqm of Use Class A1 and/or A2, and/or A3 and/or A4 floorspace, up to 4,100 sqm of Use Class B1 (office) floorspace, up to 1,250 sqm of flexible work units (Use Class B1), up to 1,250 sqm of Use Class D1 (Community) floorspace; up to 600 sqm of Use Class D2 (Gym) floorspace); provision of new neighbourhood park and other communal amenity spaces, incl children's play space; public realm, landscaping, lighting; cycle parking (incl visitor cycle parking) and car parking (inc within ground level podiums), associated highways and utilities works – Grant Variation of Condition – 21/01/2022 Having regard to the latest approved phasing plan, this now relates to Phases 2A and 2B.

4.14.1 22/P0085 – Approval for Reserved Matters (Phase 2A), Demolition of 10 garages on Nelson Grove Road) following Outline Planning Permission 17/P1721 relating to the Outline Planning Application (with all matters reserved, except in relation to parameter plans) for the comprehensive phased regeneration of High Path Estate comprising demolition of all existing buildings and structures; erection of new buildings ranging from 1 to 10 storeys max. providing up to 1570 residential units (C3 use class); provision of 9.900 sqm of commercial and community floorspace (inc. replacement and new floorspace, comprising: up to 2,700 sqm of use class A1 and/or A2 and/or A3 and/or A4 floorspace, up to 4,100 sqm of use class B1 (office) floorspace, up to 1,250 sqm of use class D1 (community) floorspace, up to 600 sqm of use class D2 (gym) floorspace); provision of new neighbourhood park and other communal amenity spaces, incl. childrens play space; public realm; landscaping, lighting; cycle parking (incl. visitor cycle parking) and car parking (inc within ground level podiums), associated highways and utilities works – Approve Reserved Matters 31/03/2022 – Having regard to the latest approved phasing plan, this now relates to Temporary Phase 2A.

- 4.15.1 22/P1653 – Application for Lawful Development Certificate for an Existing Operation relating to Implementation of Outline Planning Permission reference 17/P1721 in relation to Phase 2 of the High Path Estate Development. Granted 13/08/2022 - Having regard to the latest approved phasing plan, this now relates to Temporary Phase 2A.
- 4.16.1 22/P1740 - Application for variation of condition 8 (energy strategy), 11 (district heat network - London heat map), 26 (energy centre), 30 (noise mitigation) and 40 (combined heat and power) attached to LBM planning application 21/p2806 relating to application for variation of condition 3 to outline planning permission reference 17/p1721 relating to phase 3 of the High Path Estate redevelopment (with all matters reserved, except in relation to parameter plans) for the comprehensive phased regeneration of high path estate comprising demolition of all existing buildings and structures; providing up to 1570 residential units (c3 use class); provision of up to 9,900 sqm of commercial and community floorspace (inc replacement and new floorspace, comprising: up to 2,700 sqm of use class a1 and/or a2, and/or a3 and/or a4 floorspace, up to 4,100 sqm of use class b1 (office) floorspace, up to 1,250 sqm of flexible work units (use class b1), up to 1,250 sqm of use class d1 (community) floorspace; up to 600 sqm of use class d2 (gym) floorspace); provision of new neighbourhood park and other communal amenity spaces, incl children's play space; public realm, landscaping, lighting; cycle parking (incl visitor cycle parking) and car parking (inc within ground level podiums), associated highways and utilities works – Grant Variation of Condition - 14/10/2022
- 4.17.1 22/P2199 - Application for approval of reserved matters (Access, Layout, Scale, Landscaping and Appearance) relating to Phase 3A of the High Path Estate regeneration. This phase of works comprises the demolition of the existing houses at 50-60 Pincott Road and the provision of a multi use games court including associated landscaping, lighting and highways works. Relating to the application for Variation of Condition 3 to Outline Planning Permission reference 22/P1740 relating to Phase 3 of the High Path Estate redevelopment (with all matters reserved, except in relation to parameter plans) for the comprehensive phased regeneration of High Path Estate comprising demolition of all existing buildings and structures; providing up to 1570 residential units (C3 Use Class); provision of up to 9,900 sqm of commercial and community floorspace (inc replacement and new floorspace, comprising: up to 2,700 sqm of Use Class A1 and/or A2, and/or A3 and/or A4 floorspace, up to 4,100 sqm of Use Class B1 (office) floorspace, up to 1,250 sqm of flexible work units (Use Class B1), up to 1,250 sqm of Use Class D1 (Community) floorspace; up to 600 sqm of Use Class D2 (Gym) floorspace); provision of new neighbourhood park and other communal amenity spaces, incl children's play space; public realm, landscaping, lighting; cycle parking (incl visitor cycle parking) and car parking (inc within ground level podiums), associated highways and utilities works. Approve Reserved Matters 12/12/2022
- 4.18.1 22/P3688 - Application for approval of reserved matters (phases 3b & 3c) following outline permission 17/p1721 (as amended by planning permission reference 22/p1740). demolition and site clearance and the construction of buildings for residential dwellings (and associated communal open space and play space), non-residential floorspace and an energy centre; public open space comprising a new public square, public realm and landscaping works; cycle and car parking spaces

together with associated highways and utilities works including underground refuse stores. Pending Consideration.

5.0 **CONSULTATION**

EXTERNAL CONSULTEES

5.1.1 **Greater London Authority**

Stage 1 comments

- 5.1.2 Land use principles: The principle of development is accepted. The development meets the requirements of London Plan policy on estate redevelopment and responds positively to the Mayor's Good Practice Guide to Estate Regeneration - Site plan indicating the location of different tenures should be provided prior to Stage 2 to demonstrate that they are dispersed throughout the development to foster mixed and inclusive communities. GLA note that the approach as shown in the applicant's supporting document is acceptable.
- 5.1.3 Housing and affordable housing: The development is following the Viability Tested Route. The overall masterplan proposes an uplift in the amount of affordable housing on the site compared to existing. GLA officers are scrutinising the viability information provided to ensure that the maximum amount of affordable housing is provided. The proposed tenure of the affordable rented products must be clarified prior to Stage 2.
- 5.1.4 Urban Design and Heritage: The development layout follows the same principles as the extant outline planning permission and is broadly accepted. Initially it was noted that the increased building heights could have the potential to create a monolithic built form, and greater variation of heights and architectural expression should be embedded into the Design Code to prevent this. Following further discussions with GLA officers and subsequent update to the Design Code, it is now considered the revised outline proposals would better secure adequate variation and prevent monolithic form.
- 5.1.5 Transport: Contributions are requested towards Healthy Streets improvements and a feasibility study into Step Free Access at South Wimbledon Station. Further information is required in respect of car and cycle parking and delivery and servicing arrangements.
- 5.1.6 In terms of energy, sustainable development and the environment, this would require resolution prior to the Mayor's decision making at later stage 2. It is acknowledged that the applicants have provided thorough response to both the GLA and the Council.
- 5.1.7 **Metropolitan Police (Designing out crime unit)**
- 5.1.8 The Designing Out Crime Officer had consultations with the Applicant prior to this application, with regards to earlier phases, with security measures and Secured by Design principles included in the design and build. Security measures should be implemented in the remaining phases. A planning condition has been

recommended in order to achieve the principles and objectives of Secure by Design to improve community safety and crime prevention.

5.1.9 Environment Agency

5.1.10 The Environment Agency had no comments to make on the planning application as it falls outside their remit as a statutory planning consultee.

5.1.11 Transport for London

5.1.12 In summary, TfL have identified mitigation measures to be secured by planning conditions and obligations. The applicant has issued a response to TfL and LBM officers are working with TfL and the applicants to address these matters which relate to financial contributions.

5.1.13 Historic England (GLAAS)

5.1.14 The planning application is not in an area of archaeological interest. The site is partially within an Archaeological Priority Area covering the site of Merton Place, Lord Nelson's House. Deposits relating to Nelson's house, associated ancillary buildings and formal gardens may survive, along with earlier water features shown on historic maps which may relate to Merton Priory. A mid-19th century chapel and burial ground were located in the western part of the site, and there is potential for some un-cleared burials to survive on the site, despite the area being subsequently built on. The comprehensive redevelopment of the site will have a significant impact on any buried archaeological remains surviving on the site. The proposed buildings are not to include basements, however activities such as demolition and ground clearance of the existing building, including grubbing out foundations, will have an archaeological impact, as will piling, pile probing and excavation for ground beams, pile caps and utility works. The proposed development would be considered acceptable subject to a two-stage archaeological condition.

5.1.15 Historic England (Development Management)

5.1.16 No comments received.

5.1.17 Sports England

5.1.18 The site is not considered to form part of or constitute a playing field as defined The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595), therefore Sport England has considered this a non-statutory consultation.

5.1.19 Natural England

5.1.20 Natural England has no objections on this proposed development as it is considered the housing development is unlikely to have a likely significant effect on these sites due to the provision of onsite green space and larger areas like Morden Hall Park located nearby.

5.1.21 **Thames Water**

5.1.22 Thames Water have no comments to make on this revised application. Comments had been provided on the approved extant permission and given that the proposed uplift would have no significant changes to the layout, there would be no significant concerns to raise.

5.1.23 **London Borough of Croydon**

5.1.24 No comments received.

5.1.25 **London Borough of Wandsworth**

5.1.26 No comments received.

5.1.27 **London Borough of Lambeth**

5.1.28 No comments received.

5.1.29 **London Borough of Sutton**

5.1.30 No comments received.

5.1.31 **Royal Borough of Kingston**

5.1.32 No comments received.

5.1.33 **London Fire and Civil Defence Authority**

5.1.34 No comments received.

5.1.35 **Merton Centre for Independent Living**

5.1.36 No comments received.

5.1.37 **South London Crematorium**

5.1.38 No comments received.

5.1.39 **Councillors**

5.1.40 No comments received.

5.1.41 **Sutton & East Surrey Water Company**

5.1.42 No comments received.

5.1.43 **UK Power Networks**

5.1.44 No comments received.

5.1.45 **Network Rail**

5.1.46 No comments received.

5.1.47 **National Grid Plant Protection**

5.1.48 No comments received.

5.1.49 **Design Council**

5.1.50 No comments received.

5.1.51 **British Telecom**

5.1.52 No comments received.

INTERNAL CONSULTEES

5.1.53 **Environmental Health – Contaminated land**

5.1.54 Environmental Health (contaminated land) have raised no objections to this proposed application subject to compliance with the recommended conditions.

5.1.55 **Environmental Health – Air Quality**

5.1.56 Extensive discussions have taken place with the Council's Air Quality Officer.. It is noted from the applicants air quality assessment that the site can be considered as 'air quality neutral' in terms of building and transport emissions. The Councils Air Quality Officer has stated that mitigation is recommended for the most at-risk properties situated close to the Merton High Street and Morden Road. This will be further assessed once detailed reserved matters applications and relevant air quality conditions have been submitted at later stage.

5.1.57 **Environmental Health – Noise**

5.1.58 No objections raised to this proposed outline application subject to compliance with the recommended conditions.

5.1.59 **Transport and Highways**

5.1.60 Several discussions have taken place between LBM Transportation and Highway Officers related to the proposed transportation and estate road strategies during the 1 year-long pre-planning application discussions. For the purposes of this application, all comments have been resolved and no objections have been raised subject to conditions and S106 obligations (continuation of previously agreed obligations).

5.1.61 **Trees**

5.1.62 LBM Tree Officer reviewed the arboriculture method statement that was submitted

with this revised outline planning application and confirmed acceptability of the document. The proposal is acceptable subject to condition.

5.1.63 Open Space and Play Space

5.1.64 No objections were raised for this scheme as the principal of development which includes adequate amount of play space and open space is considered acceptable. The maintenance and management of open space and play space have been appropriately secured under Schedule 13 of S106 Legal Obligation that was agreed as part of the original outline planning consent.

5.1.65 Urban Design

5.1.66 LBM Urban Design officers were involved in 1 year-long pre-planning application discussions. No objections have been raised to this outline application. Officers will review detailed scheme at reserved matters stage.

5.1.67 Housing Policy

5.1.68 It is noted that the applicant has proposed to provide 40% of the uplift in homes (over and above the original outline permission) as affordable housing. This revised outline application is therefore compliant with London Plan Policies H4 & H8, Merton's adopted Core Planning Strategy Policy CS8 and Merton's adopted Sites and Policies Planning Policy DM H3.

5.1.69 Climate Change and Energy

5.1.70 Upon review of the energy strategy, and other associated energy related documents, LBM Officers are satisfied with the proposed energy strategy for this outline planning application subject to conditions, which have been imposed.

5.1.71 Refuse

5.1.72 There are no obvious concerns at this stage, LBM will work with all concerned at each stage to review and implement a more detailed refuse strategy, incorporating local service requirements and operational risk assessments.

5.1.73 Street Works

5.1.74 No comments received.

5.1.75 Public Health

5.1.76 No comments received under this application, however Public Health previously commented that the application was acceptable. This uplift would be an evolution of the extant permission. Therefore, there are no issues in terms of public health.

5.1.77 Lighting

5.1.78 LBM Lighting Officer has raised no objections to the proposed lighting strategy. Details of external lighting are to be secured by condition.

5.1.79 **Flood Risk and Drainage**

5.1.80 There are no objections for this application subject to compliance with the recommended conditions.

5.1.81 **Health and Safety Executive**

5.1.82 A response has been provided in relation to fire service vehicle access (commensurate with the type of application i.e. in outline). No concerns raised in this respect. At this Outline Planning stage, HSE had stated that they were unable to provide comment and had recommended some conditions should the local planning authority be minded to grant outline planning permission. Officers have noted the recommendations and will apply these to any such consent. HSE will also be consulted once the reserved matters detailed design has been submitted.

6 **NEIGHBOURHOOD CONSULTEES**

6.1.1 The planning application was publicised by means of site and press notices, together with individual letters to 1034 nearby addresses sent on 18th January 2023. The Council received 1 neutral comment and 2 objections.

6.1.2 All the representations received are summarised by subject matter below:

Table 1: Neighbour Letters Received

Neutral comment	Officers response
<i>Wimbledon Swifts</i> <i>The proposed building project could present a golden opportunity to help local swifts through including artificial nest sites, i.e.. integrated swift bricks, into the new construction.</i>	LBM Officers have reviewed the applicants Ecological Walkover which recommends that a selection of bird and bat boxes would be installed within the façade of the new buildings aimed at urban and local BAP species such as house sparrow and swifts.
Objections received	Officers' response
<i>Merton High Street</i> Proposed development would cause overshadowing to neighbours flat blocking out the light and also the building has its gas meters on the side of the building that you wish to build on.	LBM Officers had undertaken a site visit to determine the impact on this neighbour. The neighbours property in question is situated at a total distance: 106.13 m (348.19 ft) from the nearest part of the development along Abbey Road. The closest part of the development along Abbey Road would comprise of maximum 6 storeys high and minimum of 3 storeys high. As such given the distance from this neighbour, the proposal is not considered to have a significant impact in terms of loss of light and therefore no harm or impact on amenity would be caused onto this neighbour. In relation to the gas meter for this neighbour,

	<p>the development is not situated within close proximity to this site or their gas meter.</p>
<p><u>Wimbledon Society</u></p> <ol style="list-style-type: none"> 1. There are likely to be high numbers of single aspect flats mainly due to the layout of the blocks. 2. The proposed density is well above the earlier London Plan density Matrix. 3. The flats face out onto other high blocks less than 20m away, the result is that this daylight angle for some is nearly 60 degrees, far from the required standard. 4. The building form would suggest that the internal parts would be narrow, unlit and unventilated corridors. 5. Given the height of the new blocks, the proposal would need to consider two escape/access stairs rather than one. 	<ol style="list-style-type: none"> 1. The proposal is still at outline application stage. The internal layouts will be worked up later at reserved matters stage. The layout of the blocks will be designed to consider impact on neighbouring amenity and the provision of suitable internal layouts in accordance with the submitted Design Code which provides a commitment to consider maximising the potential for dual aspect homes. Officers are satisfied that this will be further investigated later at reserved matters stage 2. Although planning officers no longer use the density matrix to assess major developments, it is still important to point out the following facts as elements of density are still relevant to overall design, scale and massing. The site is located within an Opportunity Area as noted in the London Plan 2021. The site is also located within an area with excellent public transport accessibility 'PTAL rating 4-6a', and a new local centre is to be created around South Wimbledon Station enhancing the amenities and local facilities available in the area. A new neighbourhood park is being created to ensure greater open space. The site is therefore suitable and capable to accommodate the proposed development. GLA officers are also satisfied that the density, scale and massing of the proposals are acceptable in principle. 3. There is considered to be sufficient separation distance between the new blocks. Furthermore, GLA officers acknowledge that the scale, height massing is acceptable in principle and that details which have been referred to in the Design Code could be well incorporated to ensure the proposal has a non monolithic design suitable in built form and design, and that distances between neighbouring blocks and houses are appropriate. It is also worth noting that the layout of the proposals have not changed significantly from the extant permission. The Applicant has also submitted a Daylight, Sunlight and Overshadowing Self-Test Assessment which has been carried out using the façade

	<p>analysis of the illustrative scheme. This demonstrates that the scheme has the potential to receive good levels of daylight and sunlight, above the minimum BRE targets. At reserved matters stage, further testing will be carried out to inform the internal layout and elevation design in order to achieve sufficient levels of daylight. It is proposed that a planning condition will be attached to secure this assessment of internal light levels.</p> <p>4. This application is for outline permission with all matters reserved except for the parameter plans. The details of the internal layout will be assessed at later reserved matters stage. The design code that has been submitted also provides some relief that the proposal will be built to high standard, which will provide sufficient sized corridors that are appropriately ventilated and where possible, naturally lit.</p> <p>5. The Council has consulted with the 'Health and Service Executive' (HSE). The applicant has submitted a 'Fire Statement' having regard to the outline nature of the application. This was revised to take account of updated guidance from the Mayor of London in February 2023 about staircases in tall buildings. The statement confirms that blocks exceeding the 30 m threshold will be provided with two protected stairs serving all levels, and that the fire strategy for each phase will be developed to comply with the latest fire safety standards at the time.</p> <p>HSE have stated that they are not able to comment at this stage and will do so once detailed reserved matters applications are submitted.</p>
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7.0 **POLICY CONTEXT**

7.1.1 By virtue of S38 (6) of the Planning and Compulsory Purchase Act (2004), the starting point for the consideration of this outline planning application is the Development Plan. The Council is required to make decisions in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the London Borough of Merton includes:

- The London Plan (2021)
- Merton Estates Local Plan (2018)
- Merton Core Planning Strategy (2011)
- Merton Site and Policies Plan (2014)

Material considerations

- National Planning Policy Framework (2021)
- GLA Supplementary Planning Guidance
- LBM Supplementary Planning Guidance

7.1 National Planning Policy Framework (2021)

7.1.2 The NPPF (2021) is material to this application, but the specific policy areas considered directly relevant are as follows:

- Achieving sustainable development.
- Delivering a sufficient supply of homes
- Building a strong, competitive economy.
- Ensuring the vitality of town centres.
- Promoting healthy and safe communities.
- Promoting sustainable transport.
- Making effective use of land.
- Achieving well-designed places.
- Meeting the challenge of climate change, flooding and coastal change.
- Conserving and enhancing the natural environment.
- Conserving and enhancing the historic environment.

7.2 The London Plan (2021)

7.2.1 The London Plan (2021) is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital for the next 20-25 years.

7.2.2 The London Plan was published in March 2021. The policies relevant to this application are:

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering the homes Londoners need

GG5 Growing a good economy

GG6 Increasing efficiency and resilience

SD1 Opportunity Areas

SD6 Town centres and high streets

SD7 Town centres: development principles and Development Plan Documents

SD10 Strategic and local regeneration

H1 Increasing housing supply

H4 Delivering affordable housing

H6 Affordable housing tenure

H8 Loss of existing housing and estate redevelopment

H10 Housing size mix

D2 Infrastructure requirements for sustainable densities

D3 Optimising site capacity through the design-led approach

D4 Delivering good design
 D5 Inclusive Design
 D6 Housing quality and standards
 D7 Accessible housing
 D8 Public Realm
 D9 Tall Buildings
 D11 Safety, security and resilience to emergency
 D12 Fire Safety
 D13 Agent of change
 D14 Noise
 S1 Developing London's social infrastructure
 S2 Health and social care facilities
 S4 Play and informal recreation
 S5 Sports and recreation facilities
 E1 Offices
 E2 Providing suitable business space
 Policy E8 Sector growth opportunities and clusters
 Policy E9 Retail, markets and hot food takeaways
 T1 Strategic approach to transport
 T2 Cycling
 T3 Transport capacity, connectivity and safeguarding
 T4 Assessing and mitigating transport impacts
 T5 Cycling
 T6 Car parking
 T6.1 Residential parking
 T7 Deliveries, servicing and construction
 HC1 Heritage conservation and growth
 G1 Green Infrastructure
 G4 Open space
 G5 Urban greening
 G6 Biodiversity and access to nature
 G7 Trees and woodlands
 G8 Food growing
 S11 Improving air quality
 S12 Minimising greenhouse gas emissions
 S13 Energy infrastructure
 S14 Managing heat risk
 S15 Water Infrastructure
 S16 Digital connectivity infrastructure
 S17 Reducing waste and supporting the circular economy
 S112 Flood risk management
 S113 Sustainable drainage

7.3 London Borough of Merton LDF Core Planning Strategy (2011)

7.3.1 The relevant policies in the Merton LDF Core Planning Strategy (2011) are:

CS.1 Colliers Wood;
 CS. 7 Centres
 CS.8 Housing choice;
 CS.9 Housing provision;

CS.12 Economic development,
CS.13 Open space, nature conservation, leisure and culture
CS.14 Design;
CS.15 Climate change;
CS.16 Flood risk management;
CS.18 Active transport;
CS.19 Public transport
CS.20 Parking servicing and delivery;

7.4 London Borough of Merton Site and Policies Plan (2014)

7.4.1 The relevant policies in the Merton Site and Policies Plan (2014) are:
DM H2 Housing mix
DM H3 Support for affordable housing
DM D1 Urban design and the public realm
DM D2 Design considerations in all developments
DM D4 Managing heritage assets
DM F1 Support for flood risk management
DM F2 Sustainable urban drainage systems (SuDS) and; Water Infrastructure
DM O1 Open space
DM O2 Nature conservation, trees, hedges and landscape feature
DM T1 Support for sustainable transport and active travel
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards
DM R2 Development of Town Centre Type Uses outside Town Centres
DM C1 Community Facilities

7.5 London Borough of Merton Estates Local Plan (February 2018)

OEP 1 Vision
OEP 2 Strategy
OEP3 Urban Design Principles
EP H1 Townscape.
EP H2 Street network
EP H3 Movement and access
EP H4 Land use.
EP H5 Open Space.
EP H6 Environmental protection.
EP H7 Landscape
EP H8 Building heights.

7.6 OTHER DOCUMENTS AND GUIDANCE

Mayor's Affordable Housing & Viability SPG (August 2017)
Mayor's Housing SPG (March 2016)
Mayor's Play and informal Recreation SPG (2012)
Mayor's Homes for Londoners Good Practice Guide to Estate Regeneration (February 2018)
London Borough of Merton's 'Air Quality SPD' (June 2021)
London Borough of Merton's 'Character Study' (2021)
London Borough of Merton's 'Sustainable Drainage Systems' (SUDS) (2020)
London Borough of Merton's 'Development Viability SPD' (2018)
London Borough of Merton 'Planning Obligations SPD' (2006)

8 **KEY PLANNING CONSIDERATIONS**

The main issues which shall be examined within this report relate to the following:

9. Principle of Development and Land Use;
10. Housing Mix;
11. Affordable housing on the site including the proposed tenure;
12. Reserved Matters (Access, Scale, Layout, Appearance and Landscaping)
13. Heritage and Townscape Impact;
14. Provisions of Mix of uses – residential and retail;
15. Impact on residential Amenity;
16. Design Review Panel;
17. Standard of Accommodation and Future Occupiers;
18. Nature Conservation;
19. Public Open Space and Amenity Space;
20. Noise and Vibration;
21. Energy and Sustainability;
22. The acceptability of the scheme in terms of the environmental impacts; Air quality and Ground Condition Assessment;
23. Transport Consideration;
24. Flood Risk & Drainage;
25. Trees;
26. Refuse and recycling, food waste;
27. Archaeology;
28. Secured by design;
29. Fire Safety Requirements;
30. Resident & Stakeholder Engagement;
31. Wind Microclimate Assessment;
32. Primary Healthcare;
33. EIA Screening;
34. Conclusion;
35. s106 Heads Of Terms
36. Recommendation;
37. Conditions and Informatives.

9 **Principle of Development and Land Use**

9.1.1 In accordance with the Policies Map of Merton's Local Plan, the site is designated as:

- Flood Zone 1 (Partial)
- Flood Zone 2 (Partial)
- Archaeological Priority Zone (Partial)
- Wandle Valley Regional Park 400m Buffer (Partial)

9.1.2 The site is identified in the London Plan 2021 as an area suitable for intensification of development and therefore considered an opportunity area suitable for regeneration. Policy SD1 of the London Plan identifies opportunity areas as locations with development capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public

transport connectivity and capacity. Opportunity Areas typically contain capacity for at least 5,000 net additional jobs or 2,500 net additional homes or a combination of the two.

- 9.1.3 London Plan policy SD1 identifies a number of key factors in decision making in these areas including seeking to optimise residential outputs and densities, providing necessary social and other infrastructure to sustain growth and where appropriate containing a mixture of uses. Decisions should support wider regeneration and should integrate development proposals to the surrounding areas.
- 9.1.4 The housing target for the London Borough of Merton in the current London Plan (Table 4.1) which sets a 10 year target for net housing completions (2019/20 - 2028/29) is 9,180. The London Plan encourages and offers support for the development by boroughs of suitable strategies to realise the potential of intensification areas.

Estates Local Plan

- 9.1.5 Since 2014 the Council has been exploring the regeneration of the High Path Estate and two other large housing estates managed by the applicant (Eastfields and Ravensbury Estates) in consultation with residents, the Mayor of London, TfL, Clarion and other statutory consultees and stakeholders. This was carried out via the preparation of the Merton's Estates Local Plan, which started in 2014 and following extensive public consultation and an independent examination, was formally adopted in February 2018.
- 9.1.6 Merton's Estates Local Plan's purpose is to shape and guide any redevelopment proposals on this and the other two estates that come forward within the next 10-15 years. The plan was adopted by Merton Council in February 2018 and is part of the Development Plan, It is therefore a material consideration in planning, for the delivery of new homes and to meet housing targets, improve the building fabric and to improve infrastructure on the three estates.
- 9.1.7 When Merton Council transferred its housing stock to Clarion, part of the transfer agreement was for Clarion to improve the quality of accommodation up to Decent Homes standard. Clarion identified that the work required significant maintenance, refurbishment, and financial investment to achieve the required standard and narrowed down their options to the most cost-effective way of delivering longer term sustainable Decent Homes standards through regeneration which allows for the provision of new, well designed, energy-efficient homes that will meet the needs of residents now and in the future.
- 9.1.8 Paragraph 1.33 of the adopted Estates Local Plan states:

"It is the council's view, supported by Clarion Housing Group's evidence that whilst incremental refurbishment and Decent Homes works would improve the internal housing quality in the short to medium term, regeneration provides an opportunity to deliver comparatively more significant positive changes to the three neighbourhoods and a once in a generation opportunity to improve the quality of life for current and future residents."

9.1.9 A key principle of the estate regeneration, as set out in Estates Local Plan Policy OEP 2 Strategy (c.) is that development proposals are consistent with a single linked regeneration programme for all three estates. Paragraph 2.8 of the Estates Local Plan clarifies that the regeneration of all three estates as part of a single comprehensive programme has been presented to the Council as the basis of being able to viably deliver regeneration and that it is on this basis that the Council is considering deliverability. The applicant's viability assessment, and the Council's independent review of the same, links the regeneration of the three estates on viability grounds, with High Path providing surplus to fund the regeneration of Eastfields and Ravensbury.

9.1.10 Alongside this in Estates Local Plan Policy OEP.2. para 2.10 states:

“A key expectation of any regeneration proposal that comes forward will be a commitment to keeping the existing community together in each neighbourhood and for existing residents to have a guaranteed right to return to a new home in their regeneration neighbourhood.”

Assessment of the quantum and mix of affordable housing has had regard to this Local Plan policy requirement and the agreed S106 obligations ensure that the development will provide affordable housing on a like-for-like tenure for returning residents, and that the three regeneration schemes are linked.

9.1.11 A string of benefits related to regeneration are identified in the ELP para. 1.34, including high quality well-designed neighbourhoods, wider housing mix, more private space for residents, better quality green spaces and community facilities and the creation of job opportunities.

9.1.12 This is in line with Section 11 paragraph 119 of the National Planning Policy Framework 2021 (NPPF) titled 'Making Effective Use of Land' this encourages the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of a high environmental value.

9.1.13 The proposal is in accordance with Core Planning Strategy 'Strategic Objective 3' which seeks to provide new homes and infrastructure within Merton's residential areas, through physical regeneration and effective use of space. In order to meet the aspirations of the strategic objective the following is expected to be delivered through the plan period; provision of higher density new homes and associated infrastructure and social facilities, supporting incremental growth in residential areas across the Borough, protecting areas of the Borough for uses other than residential and delivering community services and infrastructure to support new homes.

9.1.14 With respect to Policy CS9 of the Core Planning Strategy paragraph 18:43 noted in the justification section of the policy which recognises opportunity areas for new residential developments through regeneration of Brownfield sites. This policy supports the provision of well-designed housing, including the redevelopment of poor quality existing housing. Specifically, this proposal would enable the net gain of additional units whilst increasing the size and quality of dwellings across the site, in addition to providing a more balanced mix of units across the site.

- 9.1.15 Merton's Estates Local Plan sets out the vision for High Path Estate as a "New London Vernacular." Policy EP H1, paragraph 3.134 titled 'Townscape' notes that townscape features should be used as a design framework in which to deliver the vision for High Path of an interpretation of the New London Vernacular. Within this framework proposals should create a strongly urban re-imagining of this style with excellent access to public transport. Proposals will be expected to integrate well with the surrounding urban form in terms of layout, scale and massing, whilst making the best possible use of land. How successfully this is done will be a key requirement against which design quality is assessed.
- 9.1.16 It is considered that the Outline Planning Application sets the framework for the delivery of the High Path vision as set out in the Estates Local Plan, with details being addressed in subsequent reserved matter phases over a 10–15-year period.
- 9.1.17 In terms of the proposed demolition, it has already been accepted in the original masterplan consent for Phases 2 – 7 under application reference 17/P1721, as amended by application reference 22/P1740 that the existing buildings are not unique insofar as they are post war purpose-built homes ranging between 2 – 12 storeys. Therefore, it is noted that the site is not subject to any form of historic designation, demolition cannot be opposed. The buildings do not possess any significant architectural quality and their contribution to the visual amenity of the area is considered neutral.
- 9.1.18 For the reasons outlined above, officers are of the view that the proposed revised outline planning application which proposes an intensification in the redevelopment of the site would be acceptable in principle. The proposal would represent a more efficient use of land, aligning with the land use-based policy objectives of the Estates Local Plan 2018 and Core Planning Strategy Objectives 2011, in addition to the sustainable development mandate provided by the NPPF 2021. Policy EP H4 acknowledges that High Path and most of the surrounding area streets are predominately residential. High Path is located within an area with a good level of Public Transport Accessibility (PTAL 4 – 6a). Development proposals must make more efficient use of land by providing schemes which are higher than the current density and result in improving the urban design quality of the estate.
- 9.1.19 Therefore, taking into consideration the good level of public transport accessibility, development proposals should contribute to the delivery of a sustainable neighbourhood by building more and better quality homes and demonstrate how the density responds to the local context, particularly in terms of design. Proposals should demonstrate graphically how density is sympathetic to the surrounding townscape and distributed in appropriate locations in a mix of buildings to deliver a variety of well-designed new homes and public spaces. As discussed further in this report, the proposals as noted in the design code have been designed to a high level both internally and externally. The applicants will be required to provide details at each reserved matters application.
- 9.1.20 The principle of demolition, redevelopment and land uses were considered acceptable in the extant permission and this proposal which seeks to revise the outline application adding 568 homes and creating additional 227 affordable units would be considered acceptable and in line with the Estates Local Plan and the London Plan, whereby intensification and higher density is supported

9.1.21 It is also worth pointing out to members that High Path is expected to fund the regeneration of the other two estates (Eastfields and Ravensbury), whereby all three schemes will deliver 2.3 years of housing supply. The proposed regeneration at High Path will provide considerable public benefits, including: the socio economic benefits of increased jobs and local spend; improved community facilities including a replacement church hall and better quality open space/play and recreation facilities; better quality homes for residents, including affordable provision; urban greening and environmental benefits such as carbon reduction and greater biodiversity.

10 **Housing Mix**

10.1.1 Section 11 of the NPPF points out the importance of sustainable development which involves seeking positive improvements in the quality of the built environment including widening the choice of high quality homes. The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic trends, market trends and the needs of different groups should be provided.

10.1.2 Paragraph 124 of the NPPF also recognises that Planning policies and decisions should support development that makes efficient use of land, taking into account a) the need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.

10.1.3 London Plan Policy H10 titled 'Housing Size Mix' further seeks a more balanced mix of tenures in all parts of London. The policy stresses that new schemes should generally consist of a range of unit sizes to determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme. This is emphasised within the Mayor's Housing SPG which provides further guidance to aid the delivery of a wide choice of quality homes and a mix of housing that meets local and strategic demand.

10.1.4 The 2017 London Strategic Housing Market Assessment (SHMA) estimated the unit size mix of new homes required to meet London's current and projected housing needs using three different scenarios, the results of which are set out in the SHMA report addendum. The main factors influencing this size mix include the projected growth in different household types, assumptions about under-occupation, and the substantial number of overcrowded households in London, whose needs can be addressed by providing family-sized homes but also smaller homes for concealed households to move into.

10.1.5 At the local level, the Council's Sites and Policies DM H2 requires mixed and balanced communities and sets out the Council's priority for a choice of housing with respect to dwelling size and type in the borough. The draft Local Plan Policy DM H2 recognises that housing mix must contribute to meeting the needs of different households such as families with children, single person households and older people by providing a mix of dwelling sizes, taking account of the following borough level indicative housing mix: 33% 1- bedroom units, 33% 2-beds, and 34% three plus beds. The policy supporting text states that the borough level housing mix will be

applied having regard to relevant factors, including individual site circumstances, site location, identified local needs and economics of provision.

10.1.6 Policy DM H2 (Housing Mix) states that “residential development proposals will be considered favourably where they contribute to meeting the needs of different households such as families with children, single person households and older people by providing a mix of dwelling sizes, taking account of the borough level indicative proportions concerning housing mix.”

10.1.7 The draft Local Plan seeks to ensure that Merton’s existing and future residents have a choice of different types, sizes and costs of homes through draft Policy H11.1. This will be achieved through encouraging socially mixed, inclusive and sustainable residential development. The policy aims for a strategic target of 50% affordable housing across the borough, with a tenure split of 70% low cost rent and 30% intermediate (including 25% first homes).

10.1.8 Draft Policy H11.2 outlines the boroughs objectives to deliver a minimum of 12,376 additional homes for the period 2021/22 – 2036/37. LBM will work with housing providers to optimise house building, support well designed homes on a range of scales, support the redevelopment of poor quality existing housing and proposals to improve the quality of homes.

10.1.8 The Applicant has submitted an illustrative accommodation schedule which demonstrates that the proposals can comprise a sustainable mix of tenure and dwelling types and sizes, that will deliver a wide choice of high quality homes in a mix of unit sizes, types and tenures in accordance with the aims and objectives of local, regional and national planning policies, with particular consideration given to the housing need of existing residents. The proposed development comprises a high proportion of one and two bedroom units.

10.1.9 The illustrative scheme for Phases 4-7B provides the following mix of unit sizes;

1 bed units (36%),
2 bed units (54%),
and 3 bed units (10%).

10.1.10 The mix of dwelling types and size within this proposal is addressing the identified needs for the site, with the maximum illustrative accommodation schedules outlining provision for smaller and family households. Consideration has been given to the needs of existing residents (not already re-housed into earlier phases), the site circumstances and location, local needs, and the economics of provision.

10.1.11 The applicants have also demonstrated that the mix in unit sizes has arisen from their understanding of the needs of their current tenants and the research that they have undertaken within their supporting evidence. In accordance with London Plan Policy H10, consideration has also been given to the site’s location close to a station and town centre where a higher proportion of one and two bed homes are generally more appropriate, the aim to optimise housing potential and high-density characteristics of the proposals, the need for additional family housing and the role of one and two bed units in freeing up existing family housing, the ability of new development to reduce pressure on conversion, subdivision and amalgamation of

existing stock, the need to deliver mixed and inclusive neighbourhoods, and the range of tenures within the scheme.

10.1.12 Although the percentage of three-bedroom family units are lower than the indicative proportions outlined in the Local Plan, it is noted that the policy provides borough-wide proportions and does not set out a site specific requirement. When considered alongside earlier phases, the proportion of 3 bed units is expected to increase to 12%. This would be considered acceptable, as the proposed mix has been developed following careful consideration of the local characteristics of the site, market trends and demands, demographics and the desire to optimise the development potential of this brownfield regeneration site.

10.1.13 Overall, the proposed mix provides a range of unit types and sizes across the development and is considered wholly appropriate for the borough. The variety of units proposed would assist in creating a socially mixed and balanced community whilst meeting identified local needs, in accordance with the objectives the NPPF, London Plan Policy H10, CPS Policy CS 8, SPP Policy DM H2 and draft Local Plan Policy H11.3.

10.1.14 It should be noted that while the applicant has presented an indicative housing mix as part of this revised Outline Planning Application, the precise housing mix is not for final approval as part of this Outline Planning Application. Over the 10–15-year lifetime of this project there is likely to be changes to many of the elements that influence housing mix, including statutory planning policies, the needs of existing residents, housing need and demographic trends in Merton, development viability, guidance and other material considerations. At each Reserved Matters stage the applicant will be required to specify the housing mix proposed for that phase, and that will be considered by the Local Planning Authority against the statutory development plan and other material considerations in place at the time of the application.

11 Affordable housing on the site including the proposed tenure

11.1.1 Section 5, paragraph 62 of the NPPF 2021 recognises the importance of delivering a sufficient supply of homes and identifies that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families and travellers, people who rent their homes and people wishing to commission or build their own homes.

11.1.2 Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and

b) the agreed approach contributes to the objective of creating mixed and balanced communities.

11.1.3 CPS Policy CS 8 sets out a borough-wide affordable housing target of 40% for the period 2011- 2026. London Plan Policy H4 sets a strategic target for 50 per cent of

all new homes delivered across London to be genuinely affordable. London Plan Policy H8 requires applications to follow the 'Viability Tested Route', as does the draft Local Plan, in determining whether estate regeneration proposals can deliver an uplift in affordable housing, following the replacement of existing housing and affordable housing.

11.1.4 As required by London Plan Policy H8, demolition of affordable housing should not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace. The extant permission approved under planning approval ref 17/P1721 (as amended by approval reference 22/P1740) ensured the delivery of replacement affordable homes for existing residents and an uplift in affordable housing (by habitable room and by floorspace). The S106 agreement secured this via obligations requiring the delivery of 357 affordable homes across the masterplan in the affordable rent/social rent tenure.

11.1.5 The proposals will deliver a further uplift in affordable housing. Out of the total 568 additional units to be delivered in phases 4-7B, it is expected that 227 of these homes will be provided as affordable housing. Furthermore, the approved affordable housing under the extant permission comprising of 357 homes, will continue be provided in the social rented or affordable rented tenure in accordance with the terms of the S106 agreement, as these are being provided to re-house existing residents.

11.1.6 As such 40% of the additional housing delivered by the revisions to the masterplan will be delivered as affordable housing assuming Grant Funding and Clarion Housing Group will be the registered provider. The applicant has submitted detailed viability information to be scrutinised by the Council and the Mayor of London, to determine whether a greater level of affordable housing could viably be supported. The Council has employed independent viability assessors to scrutinise the results. The viability information considers the viability of the revised masterplan proposal for High Path, and the viability of Eastfield and Ravensbury as well. The Councils independent viability assessor has agreed with the Applicants conclusion that no additional affordable housing can be committed to at this time. Therefore, the proposal would be compliant with national and local planning policy and standards to ensure the needs of the local community is met.

11.1.7 The S106 agreement entered into in April 2019, includes mechanisms to review the viability of the project at regular intervals (mid-stage reviews) and close to completion (late stage review), such that should the viability of the project improve, additional affordable would be secured. It is proposed that the triggers for viability review will be amended as part of the deed of variation to the S106 agreement to reflect the additional homes now proposed.

11.1.8 **Tenure Split**

11.1.9 The London Plan recognises the importance of tenure splits between low-cost rent and intermediate affordable housing products. Core Planning Strategy Policy CS8 sets out a target tenure split of 60% social/affordable rent and 40% intermediate. The proposed additional affordable homes to be provided in the uplift will be provided in an affordable tenure split of 60% rented and 40% shared ownership. The proposal is therefore compliant with Core Planning Strategy Policy CS8.

11.1.10 The emerging Local Plan sets out an affordable housing tenure split policy requirement of 70% low cost rented and 30% intermediate. This is in conformity with London Plan Policy H6. The Local Plan preparation is at the Examination Stage, with the Inspector's Report due. Whilst the materiality and weighting of the emerging Local Plan has increased, given its significant stage, policies within it cannot be applied until it is fully Adopted. Until then, Merton's Adopted Core Strategy Plan (2011-2026) applies, which includes Policy CS8 that sets out the affordable housing tenure split requirement as 60% social rented and 40% intermediate and Sites and Policies Plan (2014-2024). Policy DM H3 sets out an affordable housing tenure split requirement of 60% social and affordable rent and 40% for intermediate rent or sale.

11.1.11 All units, irrespective of tenure, would be designed and built to the same external specification. These measures would ensure that the affordable units are genuinely tenure blind and would assist in providing a more mixed and balanced community within the scheme.

11.1.12 The level and mix of affordable housing provision has been carefully considered having regard to viability, planning policy guidance, local housing need and market requirements. The scheme would provide 40 of the additional residential properties (over and above the homes approved under the original outline permission) for affordable housing, with no net loss of the existing homes. London Plan Policy H8 requires the maximum reasonable amount of affordable housing to be delivered in all residential developments above ten units and provide for mixed and balanced communities. Merton's Core Planning Strategy policy CS.8 seeks a borough-wide target of 40% having regard to site characteristics such as site size, site suitability and economics of provision such as financial viability issues and other planning contributions. As such this proposal would be compliant with national and local planning policies to ensure the required amount of affordable housing is proposed for the uplift to phases 4-7B.

11.1.13 **First Homes Assessment**

11.1.14 The GLA's First Homes Planning Practice Note was published in July 2021. First Homes are a type of discounted market sale (DMS) housing introduced by national planning policy as an affordable housing product that meets the definition set out in the NPPF (2021). To qualify as First Homes, homes must have a minimum discount of 30% to market value, secured in perpetuity through legal agreement. On first sale, these homes must have a purchase price that does not exceed £420,000 (in London) after the discount has been applied. First Homes are to be sold to first time buyers with an annual gross household income no greater than £90,000 (in London) and a minimum of 50% of the purchase price must be met through obtaining a mortgage.

11.1.15 Having regard to the GLA's First Homes Planning Practice Note (July 2021), the Applicant does not intend to propose First Homes as part of the tenure mix at this time as the affordable housing offer is considered to be the maximum viable amount and meets local need. As such the Council is satisfied with this approach and considers this to be in line with the London Plan Policies and the GLA's First Homes Planning Practice Note.

11.1.16 **Build to Rent**

11.1.17 In terms of Build to Rent, officers confirm that the flexibility built into the original outline permission will continue, such that the Build to Rent homes can be delivered as part of the tenure mix. Officers also note that the s106 obligations that were previously agreed in relation to Build to Rent, would continue to apply to this permission if granted.

11.1.18 **Viability Review**

11.1.19 SQW are independent viability assessors that have been involved with undertaking financial viability review for Merton's Estate Regeneration Projects since the original outline planning applications were submitted back in 2017. SQW have provided independent financial review for this current revised outline planning application. The points noted below have been provided following dialogue and independent review of estate regeneration projects as required by the agreed s106 legal agreement.

11.1.20 SQW is satisfied to sign-off the S106 viability review MERP as a whole which has been undertaken pursuant to the viability review mechanism embedded in the extant S106 Agreement (in parallel to the determination of the outline planning application). The programme is significantly unviable and does not generate any additional surplus which could support any additional affordable housing.

11.1.21 SQW's viability review of the outline planning application is still ongoing but even with the additional density and development outputs identified in Clarion's submission, the programme appears to remain significantly unviable and SQW consider it unlikely that any additional affordable housing could be justified on a viability basis. This review will be concluded prior to Stage 2 referral back to the GLA. Given wider market challenges – construction cost inflation, increased interest rates impacting development finance, buyer demand and mortgage availability, and overall flat (if not declining) house price growth – it is not anticipated this interim position will change, but if it does then any additional affordable housing would be captured as part of the S106 process.

11.1.22 Clarion have indicated they remain committed to delivery of MERP, notwithstanding the challenging financial viability of the programme.

11.1.23 The extant S106 Agreement – which will be amended and updated should permission be granted for the outline planning application – includes viability review mechanisms which are triggered at different stages of the c. 15 year delivery programme for MERP. These viability mechanisms will remain as part of the S106 Agreement and will allow the Council to scrutinise the financial performance of MERP throughout the delivery process. Should any financial surplus be identified then the S106 Agreement includes provisions for the Council to secure additional affordable housing delivery, thus protecting the Council's position.

12 **Reserved Matters (Access, Scale, Layout, Appearance and Landscaping)**

12.1.1 Outline planning permission is sought with all matters reserved to be dealt with at a later stage. Updated parameter plans, and design coding principles are provided in the application, to inform the detailed, **Layout, Scale, Access, Appearance and**

Landscaping, proposals which will be submitted as Reserved Matters should this revised outline planning application be granted.

12.1.2 **Layout**

12.1.3 The character areas created by the streets and the buildings throughout High Path are outlined within the Design Code as the following character areas/layout.

- St. John's Mews;
- Merton High Street;
- Morden Road;
- High Path;
- Garden Street;
- Park Street;
- Inner Street;
- Abbey Road;
- Nelson's Yards;
- Old Works Court (This character area will be delivered via Phase 1 and Phases 2A&2B)

12.1.4 The overall design strategy has been well-considered at the masterplan stage and the layout provides clear linkages through the site integrating with the existing urban fabric of the area.

12.1.5 The proposal also links well with the surrounding streets further afield like Merton High Street, Morden Road and Abbey Road. It is stated in the Estates Local Plan Policy EP H1 that any proposed development should ensure the layout of the estate is designed to seamlessly integrate into the surrounding area. It will also help enable any future development on adjacent sites and the wider area to integrate well with the estate. Examples include the area to the southern side of High Path and northern side of Merantun Way. The creation of streets that meet the edges of the estate, and can go beyond them at a later date, is therefore of key importance.

12.1.6 Following one year of pre-planning workshops with the applicants between 2021 and 2022, the revised proposal had undergone various iterations which were tested and assessed at length by planning officers, urban designers, and the applicant's design/planning team.

12.1.7 The proposed layout remains generally consistent with the approved masterplan and would continue to ensure the creation of a series of perimeter blocks that allow for the creation of a series of direct north to south, and east to west access routes through the masterplan. This will re-instate an urban grid pattern connecting to the street network to the north on the opposite side of Merton High Street. The layout of the neighbourhood park remains a crucial element of the proposal which will connect the north and south side from Merton High Street to High Path (street). The layout of the blocks along this parameter will contain active frontages with the non-residential part of the development sited at ground level of the blocks fronting the neighbourhood park. Furthermore, members should note that layout will be assessed thoroughly at the detailed stage when reserved matters application is submitted, whereby the Council's planning officers/urban designers will review and assess the details.

12.1.8 **Scale**

12.1.9 The development proposals include the erection of new buildings ranging from 1 to a maximum of 13 storeys. The applicants have provided an illustrative masterplan (see below) to aid the assessment of this application, and have also amended the Design Code to reflect the changes and to ensure that the detailed proposals deliver a high design standard. Members should note that the scale and massing responds to the site context and is broadly consistent with the aims and objectives of the Estate Local Plan that recognises opportunity areas for further intensification. The design has also considered neighbouring context in line with policy by ensuring lower scale development is proposed along Abbey Road (up to 4 storeys), with increased heights proposed towards the western part of the masterplan where heights will extend up to 11 (along Morden Road) and up to 13 storeys (along the Garden Street and the western side of the Neighbourhood Park).

illustrative masterplan



12.1.10 The applicants further state the rationale for the revised uplift in key areas that is supported by local planning policy. 'Along Merton High Street the proposals will rise up to 7 to 8 storeys, and setbacks are embedded within the parameters to secure a transition in scale. Internally along Nelsons Yards, the scale of development will include reduced built form of up to 3 storeys along the southern edge of the street, and along the new east-west Inner Street, the scale of development will include lower buildings of up to 3 to 5 storeys. Along St Johns Mews, heights will be restricted to up to 4 storeys. Along High Path, reduced heights are proposed up to 4 and 5 storeys high. The approach to buildings heights has been carefully considered to transition from the surrounding context, and to suit the distinct character areas that are to be created as part of the masterplan. The Design Code includes design principles to inform the massing approach at reserved matters stage, and this includes the consideration of appropriate setbacks to allow for gradual shift to lower heights as the development approaches the surrounding residential areas, open space and

main roads. The Design Code has also been updated to ensure that monolithic buildings are avoided. This includes set back upper floors, the expression of hierarchy within an elevation of base, middle and top and the inclusion of a visual break within wider elevations.

- 12.1.11 Although the proposed increase in scale and massing does not accord with all parts of the Estates Local Plan Policy EP H8, it is also acknowledged within this same policy that redevelopment of the estate must create a consistent character that fits in harmoniously with the surrounding development. The prevailing height across the estate must be lower than the existing heights along Morden Road, but could be moderately higher than the existing heights in the more sensitive areas of High Path, Abbey Road, Rodney Place and Merton High Street. Building heights must be based on a comprehensive townscape appraisal and visual assessment.
- 12.1.12 Officers have reviewed this illustrative revised masterplan and consider the design rationale in terms of the scale and massing. The Estates Local Plan states that taller buildings may be considered appropriate to facilitate intensified use of the site. Such buildings must be located appropriately and relate well to the surrounding context and public realm, particularly at street level. The height increases have been applied to certain parts of the estate which have been well considered and sited in relation to other buildings, the neighbourhood park and the public realm. As such the proposed building height increases would provide a positive contribution to the existing townscape, character and local distinctiveness of the area. Noting that scale is reserved, and details will be examined later at reserved matters stage, however the principle of the changes are considered acceptable and broadly consistent with the Estates Local Plan and Local Plan Policies. Furthermore, the proposed uplift as a result of this revised outline planning application has been tested to ensure no harm would arise as a result of scale and massing. In principle the changes are considered acceptable and are discussed further in this report within the daylight/sunlight and overshadowing assessment. The new uplift has considered the height, scale, and boundaries of the surrounding buildings, character, and residential amenity to ensure that the scale of the proposed development compliments and adds to the existing neighbourhood. Increased height has been concentrated towards the north-east, west midline of the entire development and south-west of the masterplan development. As such the proposal remains in accordance with national and local planning policy. Officers will review and assess further details at reserved matters stage.

Illustration showing heights



12.1.13 **Access**

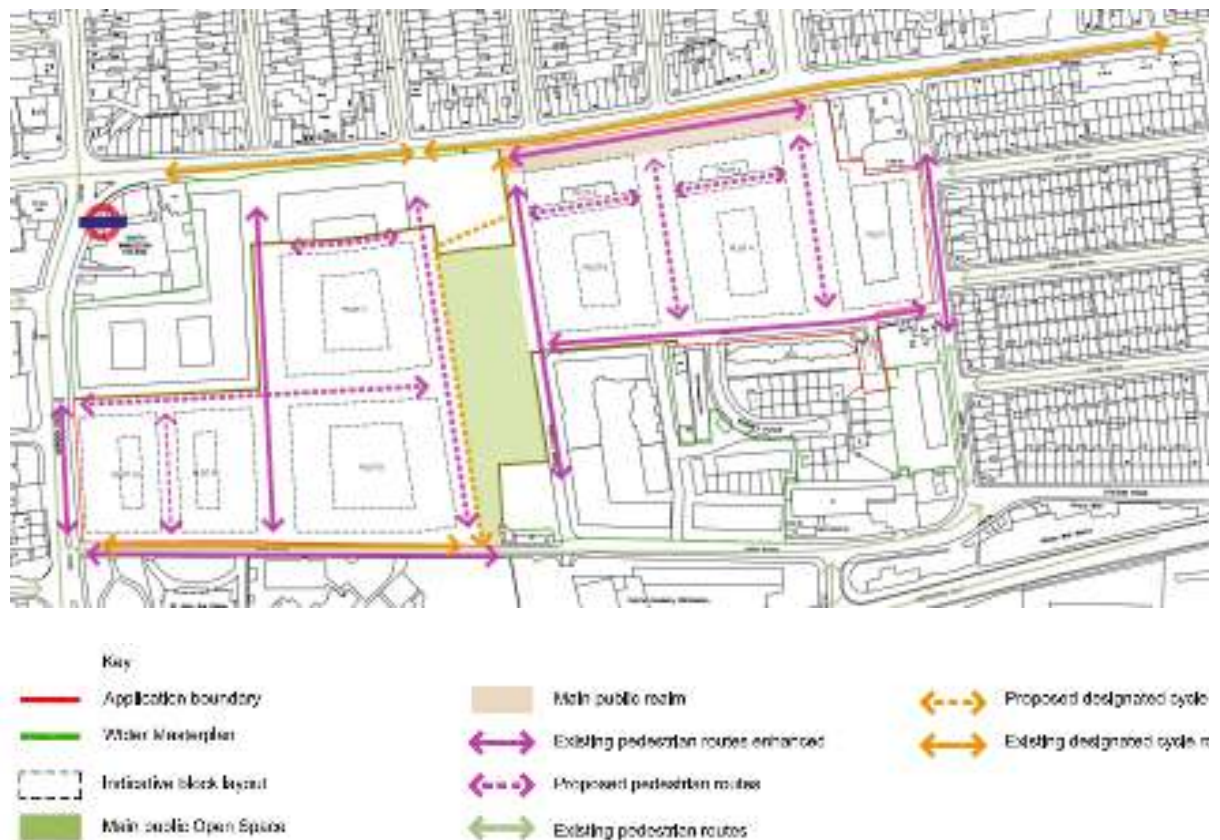
12.1.14 Access will be another crucial element of the detailed design and assessment in the reserved matters application. For the purpose of this revised outline planning application officers have reviewed the illustrative design where access is concerned which have also been captured with the updated design code. There are no changes to the design relating to access from what was considered at the masterplan stage. Members should note that the approved masterplan had designed the access in order to make the environment a more social space by reducing the dominance of vehicles and creating streets for “people friendly” environments.

12.1.15 The masterplan is therefore considered to be an urban design led scheme which takes into regard not only the buildings but also the spaces and networks surrounding the building which as a result would underpin a more robust sense of space. This has been done by creating diverse and distinct locations with varying road hierarchy that comprises of shared surface street designs. The area around the proposed neighbourhood park, Pincott Road, Nelson Road and other connecting streets within the illustrative masterplan will form part of the improved ‘people friendly’ environments, whereby access is at the forefront of design. This also takes into consideration inclusive access for all, meaning wheelchair, disability access, push prams, walking and cycling will be improved and designed into the scheme.

12.1.16 Cycle Parking

12.1.17 The applicants have provided further clarification in regard to the uplift relating to cycle and pedestrian access routes. The proposals include the provision of a new cycle route link between the existing east to west cycle track along Merton High Street with the existing west to east cycle track along High Path. Existing vehicular access points will be retained into the site including along High Path, Merton High Street and Abbey Road; however, these junctions will be subject to minor amendments to accord with the final design at Reserved Matters stage.

Cycle and Pedestrian access routes



12.1.18 Cycle parking is to be provided in line with policy requirements (1 space for 1B1P units, 1.5 spaces for 1B2P units, and 2 spaces for units with 2 bedrooms or more). Cycle parking will also be provided for the non-residential uses to accord with the London Plan.

12.1.19 The environment around the existing and new streets will be improved by the passive surveillance provided by the new development, which will front onto these streets and provide ground level activity with non-residential uses, front doors to the residential units, and residential core entrances.

12.1.20 Vehicle Parking

12.1.21 Up to 361 total car parking spaces are proposed across the Estate (against an approximate 422 existing spaces) in Phases 1-7B. 304 spaces were approved in the

extant permission. Phases 4 to 7B therefore provides an uplift of up to 57 spaces. The additional spaces will be provided as wheelchair accessible bays. 286 car parking spaces are associated with Phases 4-7B, which represents approximately 0.17 spaces per unit for the proposed 1,651 units. At least 20% of all spaces will be provided with electric vehicle charging points, and the remaining provided with passive provision so that charging points can be provided in the future.

12.1.22 **Access for Refuse and service vehicles**

12.1.23 The masterplan had given significant consideration for servicing and refuse strategy as already approved via the extant permission. It is intended that the proposed scheme will provide Underground Refuse Systems (URS) throughout the masterplan for the use of resident's general waste and recycling. It is noted that some houses in the masterplan where a URS cannot be implemented will instead have a standard collection. The proposed non-residential uses are likely to have their general waste and recycling collected by standard refuse vehicles via LBM or a separate private contractor. This will be assessed at the detailed reserved matters application stage. The applicants have submitted an illustrative design showing vehicle tracking to demonstrate how large service and emergency vehicles could adequately access the site. In principle these were agreed at the extant masterplan permission and, there are no changes in this revised outline application. Furthermore, conditions will be imposed to ensure LBM transport and highway officers will appropriately sign off relevant plans at appropriate stages of the design.

12.1.24 **Inclusive Design**

12.1.25 LP Policy D7 'Accessible Housing' requires 10% of the total homes to be M4(3) 'wheelchair user dwellings', and all other dwellings to be M4(2) 'accessible and adaptable dwellings'. This is to provide suitable housing and genuine choice to London's diverse population. At least 10% of the proposed homes are to be M4(3) 'wheelchair user dwellings' in accordance with policy requirement. The remainder of the units are to be M4(2) 'accessible and adaptable dwellings'.

The applicants have submitted an Inclusive Design Strategy, officers have reviewed this and consider this to be in accordance with current London Plan policies and Local Plan policies. The proposal for inclusive design remains unaltered from the approved masterplan, as such the principle of this is still regarded acceptable for this revised outline application. Members should note that more detailed design for inclusive access for all would be provided when reserved matters application(s) are submitted. In this case officers are satisfied with the applicant's inclusive design strategy.

12.1.26 **Appearance**

12.1.27 As reflected in NPPF, London Plan 2021, Sites and Policies Plan 2014, and the Estate Local Plan Policies 2018, all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. To do so, developments should be sensitive to the surrounding form, scale, materials, and architectural detailing. SPP Policy DM D2 states that new developments should enrich the built environment and create places and buildings that are high quality, attractive, sustainable, easy to use, and safe.

- 12.1.28 The applicants have provided different character areas (as noted below) for the proposal that would inform the design, architectural vision and principles for each of the building typologies and appearance.
- 12.1.29 Park Character – The Park architecture is inspired by the Victorian and Edwardian mansion blocks.
- 12.1.30 Merton High Street Character – The elevations along Merton High Street take cues from the existing high street architecture opposite, as well as other similar precedents across London.
- 12.1.31 Garden Street Character – The garden streets provide greenery creating intimate environments along the new north-south links.
- 12.1.32 High Path Character – The buildings along High Path present variation in the architectural treatment and palette of materials, creating a diverse streetscape along the southern edge of the masterplan.
- 12.1.33 Morden Road Character – Morden Road architectural influences respond to the environmental characteristics of this main vehicular route, as well as the long-distance urban vistas generated by the proposed buildings.
- 12.1.34 Inner Street Character – The buildings along the inner street are low scale elements articulating the break between the higher North/South running buildings.
- 12.1.35 Nelson's Yard Character – Nelson's Yards is a unique urban environment delivering creative workshops within a shared surface street, parallel to Merton High Street.
- 12.1.36 Mews Character – This character area integrates urban and architectural features inspired by historic mews, creating quiet, intimate residential environments.
- 12.1.37 Abbey Road Character – Abbey Road defines the eastern edge of the masterplan, with the proposed maisonettes, which can deliver in transition between new and existing.
- 12.1.38 The vision for the character areas would respond to each typology, thus creating distinctive areas. Generally, the material considered will be brick, however there will be other styles/patterns/colour of brick that will be used in the different building typologies and especially at different parts of the building to articulate the scale, massing, and appearance. Elevation design treatments along with facades and rooflines have been captured within the design code to inform and guide the development.
- 12.1.39 Overall, it is considered that the revised proposal would continue to provide good quality design that takes on board local characteristics, which would inform the design and appearance of the new development in accordance with the Estates Local Plan Policy OEP3. Officers are therefore satisfied in principle and will later revisit the appearance of the development at reserved matters stage and via conditions relating to sample materials.

12.1.40 Landscaping

12.1.41 The proposed development is within Wandle Valley Regional Park buffer. Policies (CS5) CS13 para 21.13 states: 'In line with Chapter 15 'Wandle Valley Sub-Area – Policy 5' in creating a linked green infrastructure network, development within 400m of the Wandle Valley Regional Park boundary will be required to consider its relationship to the park in terms of visual, physical and landscape links, to ensure that new development enhances the accessibility and attractiveness of the park. Our aspiration is to ensure the arrangement of buildings within new developments complement the existing green corridors and prevent disjointed pedestrian and cycle accessibility, removing physical barriers such as railings and built form that disrupt continuity and access into and around the park. As identified in Chapter 22 'Design – Policy 14' we will enhance the legibility and reinforce the green character of the borough'.

12.1.42 As noted above the proposal would continue to provide a new Neighbourhood Park centrally linking High Path to Merton High Street. This will deliver approximately 7,428 sqm of publicly accessible open space in total, which takes into consideration all phases 1-7B. Parts of the park, namely the public square at its northern end and multi-use games court at its southern end are to be delivered in earlier phases via the extant permission. Communal amenity spaces are proposed within the perimeter blocks and on upper-level terraces providing semi-private amenity for residents. In addition, private amenity space will be provided to all new homes in the form of balconies, terraces, or gardens. Children's play space will be incorporated within the new park and in the communal amenity areas. A new landscaped public realm will also be provided throughout the rest of masterplan areas.

12.1.43 The GLA 'Play and Informal Space' SPG provides a requirement of 10sqm of play space per child, which results in an estimated requirement for 6,310sqm for Phases 4 -7B using the maximum accommodation schedule.

12.1.44 Approximately 3,140sqm can be accommodated within courtyards and roof terraces, while the remaining 3,170sqm can be provided within the new park. The applicants have provided a break down for the provision for play space by age, this demonstrates how together with earlier phases, the masterplan will cater for all age groups, (see table below for the estimated play provision).

Phase	Under 5 Provision (sqm)	Over 5 Provision (sqm)
4	1241	1530
5B	900	788
6B	516	450
7B	483	412

Estimated Play Provision

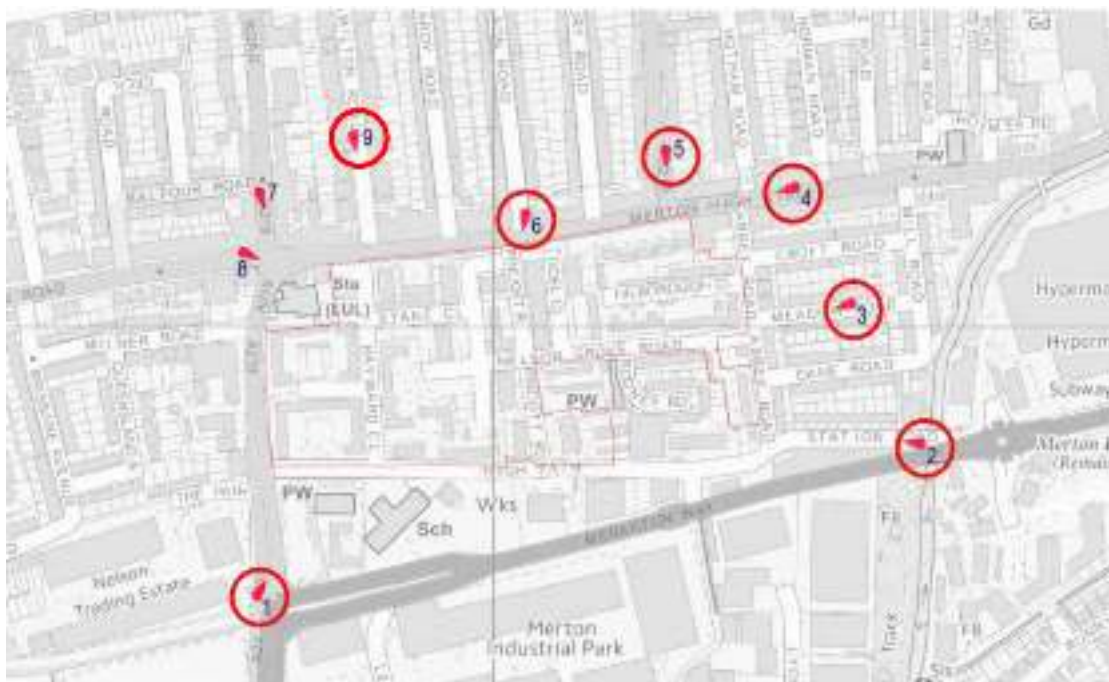
12.1.45 Officers are satisfied that the proposed revised outline application with uplift in homes can provide a sufficient quantum of the different age-related types of play spaces, on site. Members should note that any consent to this revised outline application would

be accompanied by a suitably worded planning condition to ensure the submission of play space for each phase is met.

13 Heritage and Townscape Visual Impact Assessment

- 13.1.1 London Plan Policy D9 and draft Local Plan Policy D12.6 notes that tall buildings should consider their settings, local heritage assets, be of exemplary design and architectural quality, ensure that ground and local levels are designed at a human scale, provide high quality public open space (or preserve the quality of existing public open space) and mitigate for microclimatic impacts. Furthermore, it must be demonstrated that local infrastructure is capable of accommodating the quantum of development and that the development maximises employment and social benefits.
- 13.1.2 High Path Estate is located in an Area of Intensification and in an area with access to public transport (PTAL 4-6a). Supporting text to Policy CS14 of the Council's Core Strategy at paragraph 22.20 states that tall buildings may be suitable in areas of the borough where three factors are present: regeneration or change is envisaged; good public transport accessibility; and, existing higher building precedent. Policy EP H8 of the Estates Local Plan states that taller buildings may be considered appropriate to facilitate intensified use of the site. Such buildings must be located appropriately and relate well to the surrounding context and public realm, particularly at street level.
- 13.1.3 A Heritage, Townscape and Visual Impact Assessment has been prepared by Savills. The purpose for this assessment is to determine any likely impact of the revised outline application on the heritage and townscape.
- 13.1.4 It is vital to point out that the revised outline proposals are an addition to the approved masterplan which have been designed to retain many of its principles such as the access and movement strategy, the layout and street network, open space and public realm strategies, and principles of high-quality architecture and landscaping. The main revisions involve an amended scale and massing strategy, which enables the delivery of a greater number of new homes, including affordable housing.
- 13.1.5 Members should note that an extensive year-long pre-planning application discussion had taken place between LBM officers and the applicants along with their consultants. The Council reviewed various iterations of the revised masterplan over the pre-planning application stage. A final preferred design approach had then been agreed in principle with the GLA's input and other technical experts within the Council.
- 13.1.6 As part of the outline application stage, the applicants had been advised to provide a 'Townscape and Heritage Impact Assessment' with views taken from various parts surrounding the estate. Nine views have been considered as part of this assessment, including reviews from Morden Road, Station Road, Meadow Road, Abbey Parade, Haydons Road, Nelson Road, Merton Road, Kingston Road and Hamilton Road.

Views to assess Townscape and Heritage Assessment



13.1.7 Planning officers and conservation and design officers have reviewed the assessment. Officers are satisfied that although there would be height increase in areas, the impact would be mitigated through intelligent design solutions. The scale and massing of this proposal would be reduced by incorporating setbacks at top floor levels and by applying varying materials to help break up the massing. The proposal would therefore take into consideration surrounding heritage context and public realm, particularly at street level. This revised outline application is assessing the height parameters and the design code. Specific details would be submitted under separate reserved matters applications and conditions relating to materials, which would be appropriately assessed by the LPA.

13.1.8 **Assessment of harm to Heritage Assets**

13.1.9 In accordance with Section 16 of the NPPF (2021) titled 'Conserving and enhancing the historic environment', when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed

buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

13.1.10 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

13.1.11 The NPPF requires an assessment of harm to heritage assets in accordance. Officers have reviewed the applicant's heritage assessments and also considered the nine views that have been undertaken to consider any likely impact on the nearby heritage and conservation assets. The sites identified below are located within close proximity to High Path Estate, which are recognised for their architectural and historic interests.

13.1.12 St Johns Church, High Path

13.1.13 This is a stone built gothic church, which dates from the 19th century. The main features of interest are the squat tower, the large west-facing window, and the roof which is covered in greenish coloured slate. The nave and aisle each have separate gabled roofs. No significant modifications are evident. The significance of St John's Church is derived from its architectural/artistic and historic interest. The church itself is of Darley Dale gritstone construction with a green Westmoreland slate roof, and features of note include its squat tower and west-facing window, with both the nave and aisle having separate gabled roofs, as highlighted in the local listing description. Though the church was damaged by bombing during World War Two, the building was sensitively repaired by the mid-1950s and overall the heritage interest of St John's Church is considered to be low-moderate (as derived from its architectural/artistic and associative historic interest).

13.1.14 The setting of St John's Church is considered to make a positive contribution to this significance. When viewing the setting of the church in relation to the High Path Estate, it is clearly evident that the immediate setting of Nelson Gardens and associated Vicarage are well screened by large mature green vegetation, which creates a secluded environment within the wider context.

13.1.15 Overall, the proposals are considered to result in no harm to the heritage significance of the locally listed St John's Church. The main reasons being the limited contribution made by setting to the significance of the heritage assets, the well screened nature of the heritage assets by large green vegetation, the limited view of Nelsons Gardens, the well-considered designs of the buildings and the overall public benefits that the proposal seeks to offer. As such officers are satisfied that this illustrative revised masterplan would have no harm to heritage significance of the locally listed St John's Church.

13.1.16 South Wimbledon Station

13.1.17 The heritage assessment identifies the significance of the Grade II listed South Wimbledon Station, this site is derived from both its architectural and historic interest. This architectural interest is primarily derived from its main façade, and its simple art deco style typical of Charles Holden's early style, whilst this link with such a

renowned architect also contributes to the building's associative historic interest. The station's key role in relation to the rapid growth of Merton during the 20th century and its use as a bomb shelter during World War Two also provide further historic interest. The existing setting of South Wimbledon Station is of poor quality and is not considered to contribute to the heritage significance of the listed building.

13.1.18 The location of Phase 3 in relation to South Wimbledon Station means that Phase 4-7B is largely obscured from its setting, resulting in limited inter-visibility between the Proposed Development and the listed building. Phase 4-7B is therefore considered to have a minimal cumulative impact here and will result in no harm to the significance of the Grade II listed South Wimbledon Station. The Heritage, Townscape and Visual Impact Assessment produced to accompany the Phase 3 Section 73 outline application (ref: 21/ P2806) also concluded that there would be no harm caused to South Wimbledon Station.

13.1.19 Wandle Valley Conservation Area

13.1.20 The Wandle Valley Conservation Area is located to the east of the Site and is divided into several character areas. The character area closest to the Site is Area 3: Merton Priory, the western boundary of which extends to the end of Station Road, east of the Site. This part of the conservation area relates to the site of the former Merton Priory (no longer extant above ground but designated as a scheduled monument) and the textile industry which evolved around the river here following the dissolution, as seen through the collection of locally and statutory listed buildings at Merton Abbey Mills.

13.1.21 The River Wandle is the focus of the conservation area, and its historic interest is primarily derived from the way in which it demonstrates the development of this part of Merton around the river. The conservation area also derives archaeological interest from its evidence for earlier phases of development here, such as the remains of Merton Priory. The architectural interest of the Wandle Valley Conservation Area is derived from its surviving historic buildings, such as those at Merton Abbey Mills, and the 17th century wall running along part of Station Road, thought to be constructed from the remains of the Priory. The wider setting of the Wandle Valley Conservation Area is mixed in character, primarily comprised of unsympathetic late 20th and 21st century development. The setting of the conservation area is therefore not considered to contribute to its significance.

13.1.22 The minor proposed increase of one-three storeys in the parameter plan for this area is therefore not considered to represent a significant increase in massing over the consented condition, whilst the site is not considered to contribute to the significance of the conservation area as outlined above. The Proposed Development will therefore result in no harm to the significance of the Wandle Valley Conservation Area.

13.1.23 Locally listed buildings at Nos. 1-16 Rodney Place

13.1.24 These locally listed buildings were constructed in the early 20th century by the City and South London Railway as housing for railway workers. The houses were arranged in a horseshoe and were constructed to Tudor Walters space standards, with a variety of facilities across the different cottages, including some with upstairs

bathrooms. The cottages possess architectural interest as good examples of early 20th century workers' cottages, in stock brock with red stock corbels and vertical detailing. The wider setting is not considered to contribute to the significance of the locally listed buildings, with significance instead derived from their interrelationships within the planned horseshoe arrangement.

13.1.25 As noted in the heritage assessment; the proposed increase to the consented parameter plans in the vicinity of Rodney Place is limited to a single storey along Nelson Grove Road, whilst some sections of these blocks have been reduced in height by one-two storeys. This minor increase over the consented condition is considered to result in a negligible increase in overall impact, whilst the contribution made by setting to the locally listed buildings is primarily derived from their interrelationships rather than the wider context. The Proposed Development will therefore result in no harm to the locally listed buildings on Rodney Place.

13.1.26 No. 25 Abbey Road

13.1.27 The building is visible on Ordnance Survey mapping from 1874 onwards, as shown within the submitted heritage statement. The building in this location appears to have undergone alterations and extensions over time, as can be seen from its current form. Architecturally the building is in brick with white render and blue ornamentation, including pilasters and an elaborate arched doorway at ground floor level. These features contribute to the building's architectural interest, as an example of Victorian public house style here. The setting of No. 25 Abbey Road is mixed in character and makes a limited contribution to the significance of the locally listed building.

13.1.28 There is no increase in height proposed to the consented block immediately to the north of No. 25 Abbey Road, which will remain at four storeys. The block behind this to the north-west of the locally listed building will increase in height by three storeys, though this will be read as a step-up from the lower massing along Abbey Road towards the inner part of the site, and is therefore not considered to result in an adverse impact within the townscape here.

13.1.29 Setting is also considered to make a limited contribution to the significance of the locally listed building as described above, with the area of the site currently comprising later 20th century development which does not contribute to this setting. The Proposed Development is therefore considered to result in no harm to the locally listed No. 25 Abbey Road

13.1.30 The Nelson Arms Public House

13.1.31 This property dates to the late 19th century and was originally constructed as a public house. It primarily derives its significance from its architectural interest, as a distinctive feature within the surrounding townscape. This includes the octagonal brick corner tower with conical tiled roof, the tiled tableau at first floor level depicting HMS Victory and the burgundy-tiled ground floor façade, with pilasters, corbels and fascia. The historic interest of the locally listed building is derived from the way in which it illustrates the development of Merton during this period, and the continued conscious historic association with Admiral Nelson in this area. The building is described in the local listing as being different to its surroundings and not relating to other buildings in the vicinity. The building's corner location along Merton High Street

does however reflect its original function, and setting is therefore considered to make a minor contribution to its significance.

- 13.1.32 The proposed increase in height to the consented parameters in the immediate context of the Nelson Arms is limited to a single storey, whilst the increase in height to blocks along Merton High Street is limited to two storeys. This increase over the consented massing has been designed in order to reflect the existing context of the street-scene, whereby though there is an increase in height the massing still steps up towards the inner part of the site, away from the high street. Set-backs to the upper storeys of these blocks are also a key part of the proposed Design Code here, mitigating the overall increase in scale. The proposed Design Code also seeks to address the materiality of the locally listed pub, stating that: 'Reference to materials articulation and proportions should be integrated in the adjacent block on Merton High Street to reinforce the frontage and existing street character' (pg. 59). The Proposed Development is therefore considered to be sympathetic to the locally listed Nelson Arms Public House and will result in no harm to this heritage asset.
- 13.1.33 Officers have reviewed the applicants submitted heritage assessments and assessed these against the townscape views and parameter plans that have also been submitted. Officers have taken section 16 of the NPPF into consideration when assessing impact on the significance of the heritage assets. As this is an outline planning application, officers reviewed the parameter plans, which informs the overall scale and massing of the proposed development. Officers note that the extant approved parameter plans were considered acceptable and overall the revised parameter plans comprising building height increase of one-three storeys is not considered to result to any no harm on the heritage significance of any of the identified heritage assets, particularly the locally listed St John's Church which is considered to be most sensitive to the Proposed Development.

14 Provisions of Mix of uses – residential and retail

- 14.1.1 In addition to residential use proposed, the scheme incorporates the provision of non-residential use with flexible Use Class E and/or Class F1(f) and/or Class F2(b) and/or Sui Generis ('Drinking Establishment'). The majority of these uses would be located on the ground floors of various blocks mainly along the northern part of the masterplan along Merton High Street, Morden Road and facing the neighbourhood park which runs north to south connecting Merton High Street and High Path (street). The upper floors are expected to all comprise of residential uses.
- 14.1.2 Section 7 paragraph 87/88 of the NPPF states that Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

- 14.1.3 A Commercial Floorspace Assessment has been prepared by Savills. The report states that the total non-residential floorspace proposed as part of this application would be 5,000 sq. m. This would also include the community floorspace with Class E uses capped at 4,500 sq. m. The Class E uses comprise of; commercial, business and Service uses (flexible), Retail, cafes and restaurants, Indoor sport, recreation or fitness, financial and professional services, medical or health services, creche, day nursery or day centre, including other employment uses. The proposal would provide a majority of the non-residential floorspace along Merton High Street and Morden Road with some floorspace potentially fronting the Neighbourhood Park along Pincott Road.
- 14.1.4 The Site is not currently within an adopted centre. However, part of the Site will form part of the proposed new Local Centre for South Wimbledon as defined within the emerging Local Plan. The emerging Local Plan recognises South Wimbledon as a distinctive neighbourhood, with aspirations to create a new Local Centre at the heart of the South Wimbledon, focussed around the underground station and the junction where Morden Road, Merton Road, Kingston Road and Merton High Street meet; The emerging Plan seeks to support shops, services and businesses commensurate with a local centre, particularly those that serve the day-to-day needs of local residents. The proposed non-residential floor space which includes the setting of an improved community centre would support the local communities needs and enhance the streetscene and public realm in South Wimbledon, particularly along the main roads where most travel takes place.
- 14.1.5 The emerging Local Plan seeks to ensure new employment floorspace is located in defined centres or areas that are 'accessible'. Emerging Policy 13.2 states that smaller offices (such as that proposed at the Site) will be supported in town centres or in areas with good access to public transport (PTAL 4 and above 6). As noted in the applicants commercial floorspace assessment, the commercial uses would be located within the boundary of the South Wimbledon Local Centre and has a PTAL Rating of 6a. As such this would ensure that residents need to travel less for day-to-day retail and service requirements thereby promoting more sustainable travel patterns and healthy lifestyles. Therefore, this would accord directly with the strategic objectives of both the adopted and emerging Local Plan and the NPPF. This proposed initiative would also be supported by the proposed provision of improved cycle, pedestrian access and improvements to public realm that would help support the community and provide social/economic vitality in the area, in line with London Plan Policies. In accordance with policy DM E4 (Local Employment Opportunities) major development proposals will be expected to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end-use. Merton's Local Plan identifies a local deficiency in convenience retail provision to the east side of the estate
- 14.1.6 Furthermore, although the Estates Local Plan Policy EP H4 mainly acknowledges the primary land use for the High Path Estate to be residential, to accord with the predominant land use of the existing site and surrounding area. The policy also recognises that Non-residential uses may be appropriate to support employment, community activities and street vibrancy in line with relevant Local Plan Policies.

- 14.1.7 The approved masterplan (Phases 2-7B) proposed up to 1,704 new homes (inclusive of the separately approved first phase) and up to 9,900 sqm of community and commercial floorspace. The amendments proposed will enable the delivery of up to 1,651 homes and up to 5,000 sqm of non-residential floorspace within this part of the masterplan (i.e., within illustrative phase 4-7B). This will result in an uplift of up to 568 new homes and a reduction in non-residential floorspace when compared to the extant permission. This would mean that overall, the masterplan (Phases 1-7B) would deliver up 2,272 new homes. Members should note that the assessment of the 2019 Outline Consent, undertaken by LBM officers and GLA officers had concluded that the commercial floorspace was acceptable in strategic planning terms as it would meet local needs.
- 14.1.8 It is considered that the mix of uses of this residential-led, mixed-use development would be compatible with neighbouring land uses and would not result in a consequential harm to future or adjacent residents. Members should note that the principle of providing mixed-use development within the estate had been accepted at the original masterplan consent and these revised amendments are not going beyond what had been agreed, but in fact reducing the overall number of non-residential uses. This has been done to ensure much needed targeted housing would be brought forward, thus in line with national and local planning policy. Furthermore, it is worth pointing out that the reduction in non-residential floorspace responds to the changes in the market arising from the Covid-19 pandemic.
- 14.1.9 The proposal for the non-residential units would comprise similar criteria as per the previous approved masterplan, the developer is not expected to build, operate or manage such non-residential uses. These are likely to be built to '*shell and core*' standard with any future occupier bearing the cost of the fit-out to their operational requirements. Details of this to be further examined at later reserved matters stage.
- 14.1.10 Policy GG1 titled 'Building strong and inclusive communities' of the London Plan (2021) seeks to ensure that new development should provide access to good quality community spaces, services, amenities, and infrastructure that accommodate, encourage and strengthen communities, increasing active participation and social integration, and addressing social isolation. Proposals should also seek to ensure that London continues to generate a wide range of economic and other opportunities, and that everyone is able to benefit from these to ensure that London is a fairer, more inclusive, and more equal city. The proposed mix of uses are considered to address the expected needs of future occupiers of the site for community infrastructure to support sustainable patterns of living and working. Accordingly, the proposals are considered to satisfy the requirements of the Development Plan in respect of community infrastructure.
- 14.1.11 As such it is considered that this residential-led development would be compatible with neighbouring land uses that would not result in a consequential harm to future or adjacent residents.

15 **Impact on Residential Amenity**

15.1.1 **Daylight, Sunlight and Overshadowing Assessment**

15.1.2 A Daylight, Sunlight and Overshadowing Impact Assessment has been prepared by the Development Consultancy team at PRP in order to assess the impacts of the maximum parameters proposed for the masterplan, on neighbours.

15.1.3 London Plan 2021 Policy D6 says that:

'the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.'

15.1.4 The Mayor's Housing SPG 2016 states:

"an appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts on new development on surrounding properties, as well as within new developments themselves." The guidance continues to state that, *"BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings"* and that *"Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London."*

15.1.5 Within the London Borough of Merton Estates Local Plan (Sept 2018), Daylight and Sunlight is mentioned in the following policies/supporting text: Policy OEP 3 - Urban design Principles: All private, communal and public amenity space must be of a high-quality design... Including good sun/daylighting."

15.1.6 The significance of this policy is highlighted when considering the relationship and setting of developments. It is considered that developments that are too dense or poorly designed may result in cramped internal layouts, overlooking or daylight issues,.

15.1.7 **Daylight Assessment**

15.1.8 In order to assess the daylight impact the applicants had undertaken a Vertical Sky Component (VSC) and No-Sky line (NSL) tests on all windows and rooms of the existing surrounding buildings adjacent to the Proposed Development as well as on earlier Phases of High Path. Any impacts on their daylight levels were calculated based on the Ratio of Impact (ROI) test.

15.1.9 The results of the VSC assessment show that more than half of the windows that were analysed will experience no noticeable change in their VSC levels and are compliant with the BRE criteria. The results of the NSL analysis however indicate that higher levels of internal daylight are retained, with the majority of the rooms that were analysed (70%) meeting the BRE guidelines.

15.1.10 When reviewed by property, the results indicate that 34 out of 64 existing surrounding properties will experience negligible impacts on their daylight levels, with the Proposed Development in place. The remaining 30 properties will experience impacts ranging between minor, moderate and significant. However, it should be

noted that the BRE guidelines allow for a degree of flexibility when applying the recommended targets, and adopting a flexible approach is also supported by the national and local planning policy framework.

15.1.11 Impact assessment on the proposed development.

15.1.12 A daylight assessment demonstrating the potential of the new development to achieve good levels of daylight was carried out on the façades of the proposed buildings. The results of the daylight façade analysis indicate that façades mainly located at higher levels; on some of the outer faces of the blocks; and in certain cases facing the courtyards, have the potential to achieve good daylight levels, with VSC levels of 27% or above. The analysis also indicates that there are areas where the daylight potential may be lower. Expectedly, these areas are located either on lower levels of the blocks; on the inner faces of the blocks, facing the courtyards; or on the outer faces overlooking another block at short distance. On these façades, additional design considerations will be needed in order to provide adequate daylight. Overall, the results of the façade analysis reveal that the development has the potential to achieve good levels of daylight within the residential units. A detailed assessment demonstrating that the habitable rooms within the new units will receive appropriate levels of daylight, in line with the BRE requirements, will be carried out at Reserved Matters stage

15.1.13 impact assessment on surrounding properties

15.1.14 The impact when reviewed against the original masterplan consent for phases 2-7 was considered similar and the uplift would not increase further harm on daylight impact for neighbouring properties. Overall, the proposed uplift would retain a good level of daylight in accordance with the BRE guidelines.

15.1.15 Sunlight Assessment

15.1.16 In order to assess the sunlight impact, probable Sunlight Hours (PSH) calculations have been carried out on all south, east and west-facing surrounding windows and habitable rooms that could potentially be affected by the Proposed Development. The results of the sunlight analysis indicate that most of the rooms that were analysed retain good levels of sunlight, both annually and in the winter months, with the Proposed Development in place. The applicants' findings confirm the following 'when reviewed by property, the results indicate that the majority of the existing properties surrounding the site that were analysed (40 out of 58 properties) will continue to enjoy good levels of sunlight with the proposed Development in place. The remaining 18 properties will experience impacts ranging between minor, moderate and significant'.

15.1.17 As noted above, the results indicate some deviations to the sunlight levels experienced by some of the neighbouring properties; a number of these properties are located along Merton High Street, north of the proposed development. However, these deviations are mostly regarding the winter sunlight levels, and it should be noted that due to the low sun angle, lower sun levels are not unusual in the winter months, especially in urban locations. Given the high total levels of sunlight throughout the year still received by the properties, the results should be considered acceptable.

15.1.18 Impact assessment on the proposed development

15.1.19 A sunlight assessment demonstrating the potential of the new development to achieve good levels of sunlight was carried out on the façades of the proposed buildings. The results of the façade analysis indicated that the development has the potential to achieve good levels of sunlight within the residential units. A detailed assessment demonstrating that the habitable rooms within the new units will receive appropriate levels of sunlight, in line with the BRE requirements, will be carried out at Reserved Matters stage.

15.1.20 Impact assessment on surrounding properties

15.1.21 Officers are satisfied that the daylight and sunlight effects of the proposal would not result in significant harm to the surrounding development. This was also considered in the context of the approved outline planning permission for phases 2-7 reference 17/P1721 (as amended 22/P1740). Officers note that any minor harmful impacts on the surrounding development are outweighed by the development's associated public benefits. Most notably the significant provision of affordable housing, improvement to the streetscape and urban environment and increased provision of outdoor amenity including sports and play facilities

15.1.22 Overshadowing Assessment

15.1.23 This assessment was undertaken against the overall impact on the amenity spaces. Members should note that all amenity areas belonging to surrounding properties located mainly to the east, west and north of the site were assessed for overshadowing impacts from the Proposed Development. The results of the analysis show that there will be no significant negative impact on most of the surrounding amenity areas from the Proposed Development, as only 2 out of 10 amenities that were analysed will experience sunlight reductions as a result of the proposed development. Noting that the site is in an area designated for intensification of development and considering that at present the site is in low density use, as such the scale of impact is considered not significant. The overall harm which is negligible is also weighed against the overall benefits that the scheme would release, which are, good quality affordable and market homes and improved public realm and access for all.

15.1.24 Therefore, the overshadowing impact would be considered acceptable when viewed in context with the type of high-density redevelopment and should be viewed in line with the flexibility suggested in the BRE guidelines, the NPPF and the Housing Supplementary Planning Guidance.

16 Design Review Panel

16.1.1 In terms design review panel, Members should note that the original masterplan was developed, following a Green Verdict from DRP. Therefore, given that many of the principles of the masterplan remain unchanged in these proposals, Officers considered that it was not necessary to present to DRP. However, relevant reserved matters proposals would be reported to the Councils Design Review Panel.

17 **Standard of Accommodation and Future Occupiers**

- 17.1.1 Policy D6 titled 'Housing quality and standards' seeks to ensure that all new housing development should be of high-quality design and provide adequately sized rooms (as set out in Table 3.1 of the London Plan 2021) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. Part B of Policy D6 goes on to further state that Qualitative aspects of a development are key to ensuring successful sustainable housing. Table 3.2 sets out key qualitative aspects which should be addressed in the design of housing developments.
- 17.1.2 All of the residential properties would need to meet the minimum space standards set out in Table 3.1 of the London Plan 2021 or the Statutory Development Plan and material considerations (including planning guidance) in place at the time of the relevant Reserved Matters application for that phase.
- 17.1.3 As the proposal is submitted in outline form, no detailed internal layout plans of the proposed residential buildings have been submitted for approval. There are however illustrative plans and parameters in relation to housing layout and typologies, which provide an indication of how the site could be developed. Based on the information provided including Parameter Plans and Design Code, officers are satisfied that the proposed houses and flats will be designed to accord with space standards set in the London Plan 2021.
- 17.1.4 There would also be a good level of communal amenity space provided and subject to further consideration of this issue at Reserved Matters stage, the proposal is acceptable in this regard. Furthermore, new conditions would be attached if this outline application is granted. The conditions will require applicants to provide an urban design report to demonstrate that the proposals accord with the Design Code in order to achieve a high standard of accommodation throughout the development proposals.

18 **Nature Conservation**

- 18.1.1 Policy CS 13 Open space, nature conservation, leisure and culture expects developments to incorporate and maintain appropriate elements of open space, play areas and landscape features such as trees which make a positive contribution to the wider network of open spaces. In addition, the developments also need to improve access to open space and nature conservation by public transport, cycle, mobility vehicles and on foot and protect and enhance the borough's public and private open space network including Metropolitan Open Land, parks, and other open spaces. The policy also encourages the use of land for growing food.
- 18.1.2 In terms of Nature Conservation, the above policy seeks to protect and enhance biodiversity through supporting the objectives of the London Biodiversity Action Plans and encourage new green links, green corridors and islands to seek in reducing areas of deficiency in nature conservation and to create safe species movement and havens for nature. The policy also requires protecting street trees and using Tree Preservation Orders to safeguard significant trees and improve public access to and enhance our waterways for leisure and recreational use while protecting its biodiversity value. The policy requires, where appropriate, the developments to

integrate new or enhanced habitat or design and landscaping which encourages biodiversity and where possible avoid causing ecological damage. Full mitigation and compensation measures must be proposed for any ecological damage that is caused.

- 18.1.3 An Ecological Walkover Survey was carried out by Greengage Consultancy in support of the revised outline planning application. It is noted that the application site is within 2.6kms of Wimbledon Common SAC and 5km Richmond Park SAC European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features.
- 18.1.4 Greengage Consultancy undertook an ecological appraisal and recorded all habitats present and made an assessment for the potential presence of protected species. A desktop study was also undertaken. A summary of the findings and recommendations is recorded below.
- 18.1.5 For the purposes of Statutory requirements, five designated sites were identified within a 2km radius. The assessment found that there was no connectivity between the Local Nature Reserves and the proposed development area. There was also no direct impact upon the reserves, as they are separated by multiple residential and commercial buildings. The assessment found that there are 24 Sites of Importance for Nature Conservation (SINCs) within 2km. However, none of these are directly adjacent to the site and it is unlikely that any impacts associated with the proposed development will affect these sites, as they are separated by multiple residential and commercial buildings. In terms of protected species, the masterplan area shows potential to support nesting birds and bats only. There is no other habitat on or immediately adjacent to the masterplan area that shows potential to support any other protected flora or fauna.
- 18.1.6 Members should also note that further consultation with Natural England concluded in agreeing with the applicants screening assessment that the housing development is unlikely to have a likely significant effect on these sites due to the provision of onsite green space and larger areas like Morden Hall Park.
- 18.1.7 Furthermore, it is worth pointing out that during the construction phase, to avoid any potential impacts on ecological receptors, best practice working methods on site will be required, where relevant. New conditions would be attached with any such consent to ensure the applicants provide an ecology and biodiversity assessment in line with the requirements of national and local planning policies.
- 18.1.8 The applicants have stated within their ecology walkover that in the event of any required mitigation measures, there would be provisions of bird and bat boxes designed into the built structures to provide roosting and breeding sites. Planting of species beneficial to pollinators: RHS and Buglife suggested plant list. These will also support an insect population to provide food for birds and bats. A shrub layer should provide forage and shelter for birds and can reinforce a bat commuting line as well as adding height and interest to a planting scheme. Insect 'hotels' would also be incorporated which can form features in greenspace.

18.1.9 **Biodiversity Net Gain (BNG)**

18.1.10 A Biodiversity Impact Assessment has been prepared by Greengage Environmental Ltd (hereafter 'Greengage'). The assessment aims to quantify the predicted change in ecological value of the site in light of the Proposed Development to assess compliance against local, regional and national planning policy. The survey area extends to an area of approximately 5ha and comprises building and hardstanding, modified grassland and urban trees. Based on the illustrative scheme, anticipated habitat creation includes 0.097ha of modified grassland, 0.15ha of introduced shrub, 0.29ha of neutral grassland, 1.03ha of biodiverse roofs, the planting of approximately 190 new trees and 150m of native hedgerow. In addition, approximately 0.067ha of modified grassland and 0.2ha of existing trees along Merton High Street are expected to be protected and retained.

18.1.11 The submitted Biodiversity Impact Assessment shows that the illustrative proposals could deliver an estimated 87.34% BNG, which meets the current policy requirements and exceeds the forthcoming (November 2023) 10% government target.

18.1.12 **Urban Greening Factor**

18.1.13 London Plan Policy G5 Urban greening states in part B that:

“Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).”

18.1.14 Merton’s adopted Local Plan does not currently include an UGF but its draft Local Plan, for which the post-hearing public consultation on the Main Modifications will be held shortly and is likely to be adopted in summer 2023.

18.1.15 The final draft of the London Plan Guidance – Urban Greening Factor document was published in February 2023, which is after the registration and validation of this application, in January 2023. The submitted Urban Greening Factor document states on page 3:

“Every effort has been made to achieving the GLA target of 0.4, although due to the constraints surrounding the infrastructure required to implement the scheme - namely related to servicing, parking, URS, utilities and the requirement for adopted finishes a target of 0.35 is achieved. Where possible these constraints have been mitigated by integrating areas of semi-natural vegetation/meadow within the park, increasing the number of proposed trees and specifying permeable paving wherever feasible.”

18.1.16 Officers note the moderate shortfall in this requirement being achieved. However, officers would assess this factor against all the other public benefits that this proposal aims to deliver, in terms of; urban design and public realm improvements, provision of 190 trees to be planted within the estate, improvements to open space which

includes green open space and permeable hard landscaping to address surface water drainage. This would also include all other benefits of better quality housing, additional affordable housing and employment and services in the area. Therefore, on balance this moderate shortfall is considered acceptable when weighed against the public benefits that the proposed regeneration would deliver to High Path Estate.

19 **Public Open Space and Amenity Space;**

19.1.1 As per the revised plans submitted showing the public open space and amenity space, the proposed new blocks have been designed to provide private and secure access to communal amenity space for the use of residents only. This is facilitated by the perimeter block structures and clear distinctions between public and private space. The proposal would provide a series of communal courtyards comprising of the following: Mews style courtyards, London Square style courtyards and garden square style courtyards. All 3 styles of amenity spaces will comprise a mixture of green landscape and hard landscape mainly around the circulation area. The defensible spaces and lighting proposed are in keeping with the character, appearance, and nature of each style of amenity space. The small courtyards (Mews Courtyard Square') would be situated on the south-western part of the masterplan, these would comprise of predominantly hard landscape with some softscape (Trees/Planting). The large courtyards ('Garden Courtyard Square') situated on the western-central part of the masterplan would predominantly consist of soft landscaping. Finally, the medium sized courtyards (London Courtyard Square) situated on the north-eastern part of the masterplan would be balanced between mix of soft and hard landscape.

19.1.2 At this Outline Planning Application stage, the masterplan illustrates that all the proposed units have been designed to have private amenity space in the form of balconies, terraces and gardens to meet London Plan standards. Semi-private communal amenity space will also be provided in the form of podium and courtyard gardens and roof terraces. The Town Planning Statement and Design and Access Statement identifies that all units will be provided with private amenity space to meet the London Plan standards, which is welcomed. This would also be designed with defensible space and appropriate lighting strategy. Furthermore, the applicants will be expected to comply with the Statutory Development Plan policy amenity space standards at the time of each Reserved Matters planning application.

20 **Noise and Vibration**

20.1.1 Paragraph 185 of the NPPF (2021) states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impact resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.

20.1.2 Policy D14 titled 'Noise' of the London Plan (2021) acknowledges the importance of reducing, managing and mitigating noise to improve health and quality of life. As such the policy requires all development proposals to manage noise levels by mitigating

and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses.

20.1.3 A Noise and Vibration Assessment report has been prepared by Sharps Redmore in support of the revised outline planning application. External and internal noise level criteria have been proposed in line with the standards set out in BS 8233:2014 and the World Health Organisation guidelines. Furthermore, SoundPLAN modelling (software modelling which simulates varying noise levels) has been undertaken to predict the noise levels which would impact the facades of the proposed dwellings, and outdoor amenity areas. The report demonstrates that good acoustic design has been considered with the design of the site which has resulted in outdoor amenity areas below 55 dB LAeq16hr. Notwithstanding, it will still be necessary to use the building envelope to achieve suitable internal noise levels. As such, officers note that the final specification and design of any glazing systems will be determined at detailed design stage, and this can be required through the imposition of an appropriate planning condition. The final specification will have regard to the internal guidelines values in BS 8233:2014 and the Acoustics, Ventilation and Over-heating Guide (AVO). Noise from the non-residential elements, along with plant and machinery noise emissions would also be controlled by way of planning condition where appropriate. The impact of vibration and reradiated noise from underground trains has been assessed and mitigation measures recommended which can be secured by an appropriately worded planning condition. In this instance, the development can, therefore, be designed to achieve acceptable standards for future and existing residents, in accordance with national policies and standards.

21 **Energy and Sustainability**

21.1.1 Policies SI2, SI3, SI4, SI7, SI8 & G5 of the London Plan (2021), Policies DM EPI of the SPP Local Plan 2014, Policies CS15 of the Core Planning Strategy 2011 and Policy EP H6 of the Adopted Estates Local Plan 2018 set out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment.

21.1.2 Policy CC2.4 titled 'Low Carbon Energy' of the Councils Emerging Local Plan states that all proposed developments within the borough must demonstrate that they have made the fullest contribution to supplying energy efficiently and cleanly, and maximising renewable and low carbon energy generation, storage and use, through the deployment of appropriately selected, sized and sited technologies.

21.1.3 The GLA Energy Assessment Guidance (June 2022) explains how to prepare an energy assessment to accompany strategic planning applications referred to the Mayor of London, in order to demonstrate that the design proposed complies with the London Plan energy policies. Major developments are expected to achieve net zero-carbon by following the energy hierarchy: Be Lean, Be Clean, Be Green and Be Seen.

21.1.4 An Energy and Sustainability Statement has been prepared by Etude in support of the revised outline planning application for Phases 4-7B. In addition, the applicant has also submitted the following: Overheating Mitigation Strategy, Draft Circular Economy Statement and Whole Life Carbon Statement.

- 21.1.5 The Council's Climate Change Officer has reviewed the applicant's energy strategy and other relevant supporting documents and is generally satisfied in principle with the supporting information.
- 21.1.6 Energy and sustainability strategy – The statement provided (dated December 2022) indicates that the development will achieve an overall improvement of 63% against Part L 2021, with the residential elements achieving a 70% improvement against Part L 2021, the Council's Climate Change officer had reviewed this documents and stated that this should be commended.
- 21.1.7 Carbon offset contributions – the energy statement is proposing to offset the carbon shortfall with a carbon offset contribution (£95 per tonne), which is compliant with the London Plan Polices, this will be secured via the Deed of Variation, in which the Council's Climate Change Officer is satisfied with this.
- 21.1.8 Overheating assessment – The overheating strategy specifies that the internal layouts of the flats are not known at this stage and that *The modelling is based on a sample of the 'product book' layouts set by the Applicant for each typical flat type, using different aspects and orientations in order to test the likely 'worst case' scenarios. Officers are satisfied that more extensive testing will be carried out at reserved matters stage when there are confirmed internal layouts and elevations to model.* This will be reviewed at the reserved matters stage.
- 21.1.9 Be Seen – The applicant has acknowledged the Mayor's Be Seen policy and has committed to the associated reporting requirements; this will need to be secured through legal wording.
- 21.1.10 It is worth pointing out to members that further details will be submitted with each reserved matters application and for the purpose of discharging relevant conditions. Whereby officers will again review and agree the details in writing.

22 The acceptability of the scheme in terms of the environmental impacts; Air quality and Land contamination and remediation

22.1.1 Air Quality

- 22.1.2 An air quality assessment was prepared by Stantec consultancy in support of the revised outline planning application for phases 4-7B. Based on this assessment, it was considered that air quality does not pose a constraint for the proposed redevelopment of the site.
- 22.1.3 LBM has investigated air quality within its area as part of its responsibilities under the LAQM regime. An AQMA encompassing the entire borough has been declared due to exceedances of the annual mean NO₂ and 24-hour PM₁₀ objectives. The construction works have the potential to create dust. It should be noted that should there be a need for any mitigation measures then this will be secured by condition.
- 22.1.4 LBM Environment Officers have reviewed the assessment and are satisfied that the development can be considered as 'air quality neutral' in terms of transport emissions and no further site-specific mitigation is required. There are no exceedances of the

NAQOs within the site. Therefore, the site is suitable for the proposed residential development. Members should also note that relevant conditions which seek to ensure control of dust and air quality impact during the demolition and construction stage and monitored and safeguarded are proposed to be attached. As per the S106 legal Agreement, Schedule 12, Part 2, the developer will be required to pay a Noise and Air Quality Monitoring Contribution where the Council is to monitor compliance with the agreed Demolition and Construction Management Plan. Where the monitoring identifies that the target noise and air quality levels are not being met, the legal obligations require the developer to implement additional mitigation measures.

22.1.5 Ground Condition Assessment

22.1.6 A report has been prepared by Stantec UK comprising Phase 1 Ground Condition Assessment (Contamination and Stability). The findings from the geological data indicates the site is underlain by 'Head Deposits,' 'River Terrace Deposits' and the 'London Clay Formation.' It is expected that the natural strata are overlain by Made Ground associated with the previous and present developments of the site. Groundwater is expected to be present at a shallow depth.

22.1.7 In terms of the 'Preliminary Geoenvironmental Assessment' that was undertaken by Stantec UK, the potential for significant contamination to be present across the site as a whole associated with its residential history is considered to be low. The potential for significant localised contamination associated with the former industrial uses is considered to be moderate. The geoenvironmental risk assessment also indicates that any potential contaminants and hazardous ground gases do not by themselves represent an unacceptable risk to human health, controlled waters or ecology and wildlife associated with the development of the Site as currently proposed.

22.1.8 The Northern Line tunnel is recorded within approximately 40m of the north-western corner of the Site. Geotechnical analysis and assessment may be required by TfL to determine that the proposed buildings can be constructed without any tangible impacts on the tunnel. It should be noted TfL has already issued a Letter of No Objection in relation to the development of Phase 3C which is immediately above the tunnel. The impact of Phases 4-7B will be less than that of Phase 3C. Furthermore, records have identified bomb strikes during World War II in and the immediate vicinity of the site. It is recommended that a detailed Unexploded Ordnance (UXO) Risk Assessment is undertaken by a suitable UXO specialist ahead of any intrusive investigation or other excavation works at the site.

22.1.9 Members will note that a more detailed assessment of Geotechnical assessments would be provided prior to commencement, and this would be secured via conditions attached to any given outline planning consent.

23 Transport considerations

23.1.1 This application seeks approval for: • Up to 1,651 new homes; and • Provision of up to 5,000sqm of commercial and community floorspaces, including replacement and new floorspace. Combined with earlier phases (1 to 3), the overall estate regeneration would therefore deliver up to 2,272 new homes and up to 7,200 sqm of non-residential floorspace. The updated proposals for phases 4-7B therefore present an uplift of 568 residential units and a reduction of 2,700 sqm in non-residential /

commercial floorspace in comparison with the extant outline permission. The main revisions involve an amended scale and massing strategy, which will enable the delivery of a greater number of new homes, including affordable housing.

- 23.1.2 Parking (Existing Parking) - There are existing private car parking spaces and existing unrestricted parking within the Estate. There are a number of existing garages that will be removed as part of the development proposals, including along Hilborough Close and Stane Close. It is understood that the total number of parking spaces available within the Estate is approximately 422 (excluding private driveways and garages), as per the extant outline permission and accompanying documents.
- 23.1.3 Proposed parking - In accordance with the London Plan standards a maximum policy compliant 826 car parking spaces can be provided to serve the proposed 1,651 units within Phases 4-7B. Under the extant outline permission, a total of 304 parking spaces were permitted across the whole masterplan encompassing all phases, including Phase 1 which was secured under a separate full planning permission. The revised proposed OPA will result in a total of 361 car parking spaces across the site from the outset, which represents an uplift of 57 car parking spaces in comparison with the extant outline permission. Of the total 361 spaces, 75 spaces are provided within the boundaries of Phases 1-3 which, as previously noted, is subject to separate permissions. 286 car parking spaces are associated with Phases 4-7B, which represents approximately 0.17 spaces per unit for the proposed 1,651 units. The proposed car parking for Phases 4-7B is acceptable.
- 23.1.4 Disable Parking - The total 146 disabled spaces represent for approximately 9% of the total 1,651 units, which is in excess of the London Plan requirement for 3% disabled parking provision from the outset of the development. Depending on the demand for disabled parking and the utilisation of the standard spaces, it would be possible to adapt some of the proposed 115 standard spaces within the Phase 4 podium to provide additional disabled / accessible parking spaces to provide the 10% total provision required by the London Plan
- 23.1.5 Car Club - The proposed total 361 spaces across the Estate excludes an additional total of 4 car club spaces proposed throughout the Estate, of which 2 will be provided within Phase 4-7B.
- 23.1.6 Electric Vehicle Charging Provision - In accordance with the London Plan, 20% of parking spaces should be provided with Electric Vehicle Charging Points (EVCP), with all remaining spaces provided with passive EVCP provision to allow simple conversion in future should demand require it. The provision in Phases 4-7B will accord with this requirement.
- 23.1.7 Cycle Routes - The cycle routes within the vicinity of the site provide connections to key public transport interchanges, services and amenities, and the wider cycling network. The site is therefore considered to be well connected to local, regional, and national cycle routes and networks. North-South cycle route will be provided, as per the extant outline permission, between Merton High Street and High Path. The internal pedestrian and cycle movement strategy as shown is acceptable.
- 23.1.8 Proposed Cycle parking - Cycle parking for Phase 4-7B of the proposed development will be provided in accordance with London Plan standards. The proposed cycle

parking will include a provision of various cycle parking facilities, to include adapted, cargo and other larger cycle provisions.

- 23.1.9 Access, Deliveries and Servicing - The proposed site will be accessed by various types of delivery and servicing vehicles, such as Council refuse/recyclable collection vehicles, Underground Refuse Systems (URS) collection vehicles, home removals trucks, retail and home delivery vehicles and emergency vehicles, such as fire tenders and ambulances. Servicing to the various elements of the site will be undertaken using vehicles up to 11m in length. Swept path analysis should be carried out to show how 11.0m vehicle can negotiate within the internal road network. The Proposed Development will be serviced on-street within the curtilage of the site; no deliveries are planned along Merton High Street or Morden Road. On street servicing could create congestion throughout the internal road layout and to consider providing layby arrangement for servicing. The servicing of the non-residential units is proposed to be undertaken within the site, as this is to avoid conflicts along existing strategic roads including Merton High Street (A238) and Morden Road (A219).
- 23.1.10 Trip Generation - The trip generation assessment indicates that the proposed uplift in units would be expected to present a negligible impact on local highway networks. The proposed masterplan is also expected to result in an overall reduction in vehicle trips in comparison with the estate prior to any redevelopment.
- 23.1.11 Active Travel Zone (ATZ) Assessment - The improvements to the public realm, and incorporation of walking and cycling infrastructure within the site to encourage sustainable travel to and from the Site. Furthermore, improvements to the pedestrian and cycling infrastructure to improve the lifestyle facilities in the area.
- 23.1.12 Travel Plan - A Framework Residential Travel Plan to be provided. The Council expects the final travel plan to be secured, monitored, reviewed, and secured via the s106 process.
- 23.1.13 Demolition/Construction Logistic Plan Demolition/Construction Logistic Plan (including a Construction Management plan in accordance with TfL guidance) should be submitted to LPA for approval before commencement of work.

24 **Flood Risk & Drainage**

- 24.1.1 A Flood Risk Assessment (FRA) has been prepared by Stantec UK for the redevelopment of the High Path Phases 4 – 7B. The Environment Agency Flood Zone map shows that the site lies predominantly within Flood Zone 1; however, parts of the south and west of the Site lie within Flood Zone 2 associated with the River Wandle, an Environment Agency (EA) designated Main River.
- 24.1.2 As part of planning application 17/P1721, Stantec (previously PBA) completed a FRA dated November 2017. As detailed above, planning permission was granted in April 2019 with all matters reserved. A number of conditions were imposed for the management of flood risk on site, including conditions 31 (Flood Risk Assessment), 32 (Finished Floor Levels), 33 (Flood Warning and Evacuation Plan), 34 (Surface and Foul Water Drainage Strategy), 35 (Green, Blue and brown roofs).

24.1.3 The River Wandle is located approximately 220m west of the site. The assessment revealed that the site is not shown to be impacted by fluvial flooding except in the 0.1% (1 in 1000) Annual Probability (AP) flood event. The main source of flood risk for the site is from surface water runoff during extreme rainfall events, which is shown in flood mapping to potentially impact on existing roads within the development which are proposed to be retained. The remaining sources of flood risk are considered to be a low risk

24.1.4 The surface water drainage strategy incorporates attenuation at multiple levels (roof level, podium level and ground level) and provides betterment to the existing rates of runoff. The surface water from private roads and pavements shall be directed to the permeable paving areas, as well as the tree and landscaped features at ground level. The water from these features will be released at a controlled rate into the surface water network. Surface water runoff from adoptable roads that cannot be discharged via SUDs, will be collected via road gullies and subsequently discharged into the adoptable surface water sewer.

Following the assessment that was undertaken by the applicant on flood risk and drainage matters, officers have reviewed the submitted documents and are satisfied with the findings of the report. As noted in the report 'future occupants and users of the proposed development will be safe and at a low risk of flooding, and the development will not increase flood risk elsewhere'. As such it is demonstrated that the proposal complies with the National Planning Policy Framework (NPPF), PPG and the local planning policy with respect to flood risk and is an appropriate development at this location.

25 **Trees**

25.1.1 An Arboricultural Impact Assessment report was prepared by Greengage to undertake a BS5837 tree survey and prepare a report relating to the arboricultural impacts of the Proposed Development for the revised outline application of High Path Phases 4 - 7B. The survey had noted a total of 112 trees within the site, the surveyed trees showed a mix of species, life stages and condition with BS5837 assessments including Category B, C and U trees, (with no Category A trees identified). The Arboricultural Impact Assessment for the proposed development was drawn up based on the maximum parameters for the site. Of the 112 trees included within the survey, the Proposed Development requires the removal of 35 Category B, 45 Category C and 12 Category U trees. The remaining surveyed trees are proposed for retention within the context and layout of the proposed development.

25.1.2 Members should note that the tree removals and retention strategy remain consistent with that approved under the extant outline permission, and subsequently approved Overarching Arboricultural Method Statement and Tree Protection Plan. The report demonstrates that to mitigate impact from identified tree removals as a result of the proposed development, appropriate landscaping and planting plans would be required to deliver a planting strategy that includes a mix of species, accompanied by a landscape management plan. The landscape proposal includes the planting of a significant number of trees to ensure that overall, there will be a net uplift in trees when compared to the existing (the illustrative scheme indicates that approx. 190 trees will be planted to replace the 92 to be removed in these phases). A detailed

Arboricultural Method Statement (AMS) would be required and this is to be secured via planning condition attached with any such approval.

26 **Refuse and Recycling:**

26.1.1 As noted within London Plan Policy SI 7 and ELP Policy H6, suitable waste and recycling storage facilities are required for all developments. The proposal for the revised masterplan would continue to use Underground Refuse System (URS) as the preferred approach, this strategy would remain unchanged from the previous approved masterplan for Phases 2-7. The refuse and recycling waste collections would occur fortnightly as per the original approved outline permission. The main reason for this being that the volume capacity for the underground refuse storage are large enough to accommodate fortnightly collections instead of weekly collection as it currently stands.

26.1.2 Members should note that detailed designs for the refuse and recycling facilities would be provided at the reserved matters stage and conditions would also be attached with any such consent to this revised outline application. The conditions requesting further details would then be reviewed and agreed in writing by LBM officers.

26.1.3 Furthermore, in line with the original permission, the S106 Legal Agreement will ensure that the applicants cover the costs of servicing, managing collection and staffing/training of the Underground Storage collection services over and above those of a conventional system.

26.1.4 **Food Waste**

26.1.5 As noted in the previous approved outline permission, waste storage volumes for compostable (food) waste have been agreed with officers requiring a 23L external caddy is provided per household or 240L per 30 multi-occupancy building (minimum of 8L per dwelling in a multi-occupancy building). The arrangement for the revised outline application would remain the same.

26.1.6 For multi-occupancy buildings, Merton Council's Guidance Note for Architects states that an outdoor metal housing should be provided for food waste storage. The secure housing would restrict vandalism, odour and the potential to attract vermin.

26.1.7 The Councils waste officer has not raised any concerns in respect of the outline waste strategy.

27 **Archaeology**

27.1.1 An Archaeological Desk-Based Assessment had been prepared by RPS. The assessment found that the main areas of archaeological interest were in the eastern part of the site, within an Archaeological Priority Area which is defined around Lord Admiral Nelson's former home and extensive grounds. The report notes that the eastern part of the site is considered to have a moderate to high potential for 19th century remains associated with Nelson's former home. These remains are likely to be of local to regional significance. The site is thought to have a low archaeological potential for all other periods with small quantities of residual finds most likely to be

represented. The site was developed during the 19th century, bombed during the Second World War, and then redeveloped as a post-war housing estate in the mid-1950's. Overall, it is considered that the proposed development would be unlikely to have either a significant or widespread archaeological impact, although archaeological remains of local or regional importance associated with Merton Place could be encountered. Furthermore, consultation with Historic England has recommended that a planning condition is attached should permission be granted to secure further investigation within the areas of interest.

27.1.2 Members should note that should outline application be granted necessary pre-commencement of works conditions would be imposed to ensure a programme of archaeological trenching targeted on areas of archaeological interest.

28 **Secured by design**

28.1.1 The Design Out Crime Officer has provided comments in respect of the principles and practices of Secured by Design. These are matters that the scheme architect will respond to and adopt as part of the detailed design at Reserved Matters stage. The Designing Out Crime Officer has recommended a planning condition to ensure that the detailed design incorporates security measures to minimise the risk of crime and to meet the security needs of the development, informed by secure by design principles.

28.1.2 Members should again note that relevant and necessary conditions shall be imposed with any such consent of this revised outline application. Those further details will be assessed by the design out crime officer and agreed in writing by LBM officers.

29 **Fire Safety Requirements**

29.1.1 The applicants have prepared a fire statement to address the relevant fire safety requirements of the London Plan 2021 in support of a revised outline planning application and in line with Policy D12 of the London Plan. Members should note that a suitably qualified Chartered Engineer has been involved in the production of the fire statement. It is noted from the statement that each block will be independent from each other in terms of access, evacuation, and compartmentation. Each block will have its own stair core access to the residential homes at upper levels, and through which to evacuate in the case of an emergency.

29.1.2 Policy D5 aims to support the creation of inclusive designs and achieve the highest standard of accessibility. Therefore, the design intends to incorporate dignified emergency evacuation within High Path 4-7B. The fire statement confirms that the buildings will be designed with appropriate escape provisions as per the recommendations of BS 9991:2015.

29.1.3 The fire statement confirms that for the blocks that do not exceed 30m in height, there will be a single protected stair serving all levels. Blocks where the topmost storey does exceed 30 m in height will be provided with two protected stairs serving all levels.

29.1.4 The report compiled by the independent specialist engineer has considered the Illustrative proposals and acknowledges that the design is suitable to meet fire safety

requirements. The fire strategy in relation to the Building Regulations will be developed as the design progresses with each phase being developed to comply with the latest fire safety standards at the time.

29.1.5 The Health and Safety Executive (HSE) have been consulted. Given the outline nature of the application, they have commented in relation to fire service vehicle access only, and have not raised any concerns. The HSE will be consulted again at the reserved matters stage.

29.1.6 As such it is considered that the revised outline application accords with Policy D12, and Policy D5 of the London Plan 2021. Furthermore, the applicant states that the design has the potential to comply with the functional requirements of Schedule 1, Part B of the Building Regulations as required. The fire strategy in relation to the Building Regulations will be developed as the design progresses at the reserved matters stage and to comply with the latest fire safety standards at the time.

30 **Resident and Stakeholder Engagement**

30.1.1 The applicants have provided a Statement of Community Involvement which explains the outcome of the resident and stakeholder engagement carried out by the Applicant prior to submission, between October 2021 and November 2022. The applicants confirm the following:

‘consultation meetings had induced further aspirations to the engagement process rather than the design, much due to the positive feedback received and lack of opposing comments. At each consultation event, residents and stakeholders asked to review specific elements in more detail; which was either answered or shown at the following event. No significant changes were made to the design; this [was] due to the key decisions having already been made in the extant outline permission and the overall positive feedback. The original key decisions have therefore been maintained as part of the design evolution.’

30.1.2 During pre-planning application meetings with the applicants, planning officers were kept up to date on the public engagement that Clarion undertook. LBM officers had negotiated and discussed design solutions that were in the best interest of the neighbouring residents, the wider community and in line with local and national planning policies. Officers are satisfied the applicants have undertaken appropriate community consultation for this application.

31 **Wind Microclimate Assessment**

31.1.1 A Wind Microclimate Assessment has been prepared by PRP Architects. The assessment had concluded that in terms of comfort within the proposed development, the results show that wind velocities vary from 2.5m/s to 6m/s on most areas, with the majority of the key receptor areas being within the expected comfort criteria. Only localised areas within the neighbourhood Park, certain parts on terraces 2,3,4,5,6,7,8,13 as well as part within Courtyard 3 have wind velocities slightly exceeding the required values associated with the expected activities.

31.1.2 It is envisioned that wind speeds would be reduced with the presence of tree planting and landscaping design. In addition the model for the assessment undertaken takes into consideration only the maximum parameters massing which does not have any building detailed design elements that can positively effect wind conditions, such as, balconies, overhangs and other building articulations.

31.1.3 Officers are satisfied within the submitted information to assess the Wind Microclimate conditions on the proposed development based on the submitted parameter plans and would assess further details at the reserved matters stage.

32 **Primary Care Needs Assessment**

32.1.1 A Primary Care Needs Assessment has been prepared by Savills for the redevelopment of the High Path Phases 4 to 7B site. A previous assessment was produced in July 2019, and was approved pursuant to Schedule 16 Clause 5 of the S106 agreement dated 29th April 2019 attached to Outline Planning Permission ref: 17/P1721. The primary healthcare needs assessment required by the April 2019 s106 agreement was for phases 2- 7 which received outline planning permission for up to 1,570 dwellings in April 2019.

32.1.2 The applicants were required to undertake a study for primary healthcare needs assessment. The GPs selected for assessment were those located within a 2km walkable catchment area, as referenced to in the Manual for Streets DfT (2007). This states that 800m is not an upper limit and journeys up to 2km could be considered suitable for walking, where the journey would be safe for pedestrians and in attractive surrounds. Capacity was assessed by analysing the ratio between the recorded registered patient list size and the number of FTE practitioners at each practice. The information for this was sourced from the 'NHS Digital' website which provides information on the number of registered patients and number of practitioners per GP. This analysis uses the latest dataset available at the time of writing, dating from July 2022. Spare capacity was assessed by allocating 1,750 registered patients

32.1.3 Officers take note of the capacity study that LBM officers had undertaken in 2019 and following review of the uplift in population as a result of the revised outline application. The estimated demand of the population uplift on GPs was produced using the NHS's optimal list size which is 1,750 patients per GP.

32.1.4 The increase in demand resulting from the combined impact of both the High Path redevelopment and the cumulative developments will also be covered by the pre-existing spare capacity across the GPs analysed in the assessment. The increase in demand would result in the average number of patients per practitioner in the study area increasing from 2,034 patients per GP to 2,081. Whilst this is above the optimal list size and above the current average in Merton. The scale of the spare capacity existing within the GP estate is deemed sufficient to adequately manage Merton's forecast increasing population, ageing population profile and the potential increases to primary healthcare demand that may arise as a result.

32.1.5 Based on the study that was undertaken by officers to determine the capacity for primary healthcare facilities for the extant permission and noting the current report that has been submitted, officers are satisfied that the proposed uplift in population

consider that there would be sufficient capacity for primary healthcare within the 2km area of High Path.

33 Environment Impact Assessment (Screening)

33.1.1 The Applicant submitted an EIA Screening Report in October 2021 to determine whether the project would constitute as an EIA development. The proposal was considered against Schedule 3 (Selection criteria for screening Schedule 2 development) of the EIA Regulations and made the following observations.

33.1.2 A request for a screening opinion was prepared by Barton Willmore dated 8th October 2021 in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the EIA Regulations) to determine whether the proposed redevelopment of the site located at High Path Estate, South Wimbledon (the 'site') constitutes 'EIA Development' (as defined in Regulation 2). The letter included a request for a Screening Opinion and included a report providing information to address the requirements of Regulation 6 (2) of the EIA Regulations.

33.1.3 This explained that the application for Phases 4-7B of the High Path Estate regeneration would comprise a 'drop in' planning application, and that the proposals are connected to, and thus reliant on both Phase 2 and Phase 3 of the Outline Planning Permission (ref. 17/P1721, as amended by ref: 21/2806). The proposals were therefore cumulatively considered (as a single project) in accordance with EIA Regulations.

33.1.4 Officers assessed the overall cumulative impact that would arise from the proposed development at High Path. The screening opinion concluded that the project is not considered to comprise EIA development as defined by the EIA regulations; therefore, an Environmental Statement would not be required. This was confirmed in the Councils opinion dated 5th August 2022.

34 Conclusion

34.1.1 The Development Plan as a whole supports the proposed intensification of the site as part of Merton's Estate Regeneration Project for the High Path Estate. The London Plan (2021) recognises the High Path Estate as an intensification area. The principle of development was supported in the extant permission and this development is a careful and sensitive addition to the proposal that accords with the objectives of the Estates Local Plan 2018 and London Plan Policies 2021. The principle of development as discussed in the main body of this report should be therefore supported.

34.1.2 The proposal would represent a significant major regeneration for this part of Merton in particular and for the Borough as a whole. The report has highlighted a range of planning and housing benefits that would accrue from the development including financial and non-financial commitments as part of any S106 Agreement.

34.1.3 The proposal has been developed following extensive one-year pre-planning workshop meetings to reach this current outline scheme. Whereby the emerging proposals had been presented to LBM officers, this has resulted in substantial internal

consultations, including dialogue with GLA and TfL Officers. The proposals represent a form of development which would be acceptable in providing improved quality of homes, a new neighbourhood park, improved cycle, pedestrian and vehicular access, high standard public realm, landscaping and non-residential/community spaces.

- 34.1.4 Officers have engaged and carefully considered representations from those likely to be affected by the proposals and, in partnership with the applicants, have sought to identify ways of addressing or mitigating such impacts to an acceptable level through the imposition of planning conditions.
- 34.1.5 It is considered that the scheme would provide the opportunity to develop this key growth area and secure high quality urban design that achieves additional housing. The scheme would make a positive contribution to the economic, social and environmental well-being of the area.
- 34.1.6 In view of Development Plan policies, guidance set in the NPPF (2021) and an assessment of other material considerations, officers are satisfied that the proposed scheme has met in principle the requirements for a development of this size and scale in relation to the planning issues considered under the main assessment section of this report. The scheme presented will deliver a high quality and improved environment which will meet the needs of future occupiers and bring about a number of benefits for the local community.
- 34.1.7 In that context, it is not considered that there are any material considerations that would warrant refusal of outline planning permission in this instance. The conditions that are recommended and the variation to S106 legal obligations would ensure that any adverse impacts of the revised proposal are mitigated against.
- 34.1.8 Taking into account the consistency of the scheme with the Development Plan as a whole, and weighing this against all material planning considerations, the proposal is considered to be acceptable in planning terms.
- 34.1.9 Officer recommendation is therefore Grant Outline Planning Permission subject to conditions, referral to the Greater London Authority (under The Town and Country Planning (Mayor of London) Order 2008)) and the completion of the Variation to S106 Legal Agreement.

S106 Heads of Terms

1. General;

Amend obligations to relate to delivery of plots, rather than phasing. Where a large phase is proposed, the construction logistics will involve plot by plot delivery; therefore, in some cases where reference is made to phases, this is problematic. These variations will apply to all phases of the masterplan.

2. Affordable Housing;

(Schedule 2) - Secure 227 additional affordable homes, assuming grant funding. This would be in addition to the approved 357 new affordable homes at High Path. A total of 584 affordable homes will be secured for High Path.

3. Affordable Housing Re-appraisal (Schedule 2);

The re-appraisal triggers would assess viability at appropriate intervals having regard to the increased quantum of homes. This will include mid-stage and late-stage reviews of the scheme viability. If a surplus is identified provisions within the S106 agreement will require additional affordable housing to be delivered.

4. Carbon Offset (Schedule 11);

For High Path Phases 4-7B, an increased carbon offset contribution of £95 per tonne to be applied. · Be Seen provisions to apply to High Path Phases 4-7B.

5. TfL Contributions;

Contributions towards improvements to the junction at Merantun Way and Morden Road (subject to ongoing discussion with TfL, Clarion, and LBM).

6. Amend Schedule 16 (High Path Development – Specific Obligations)

And following conditions:

1. Commencement

The development hereby permitted shall be commenced before the expiration of 5 years from the date of this permission or 2 years from the approval of the last of the reserved matters as defined in condition 2, whichever is later.

2. Approval of Reserved Matters

a. Detail of the reserved matters set out below ('the reserved matters') for each phase of the development shall be submitted to the Local Planning Authority for approval within 3 years from the date of this permission or within 3 years from the date of the last reserved matters for the previous phase of development:

(i) layout; (ii) scale; (iii) appearance; (iv) access and (v) landscaping

b. The reserved matters shall be carried out as approved.

c. Approval of all reserved matters shall be obtained for the relevant phase of development from the Local Planning Authority in writing before any phase of development is commenced.

3. Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

AA9718/2001 Site Location Plan

AA9718/2007 Parameter Plan Proposed Demolition Plan

AA9718/2008 Parameter Plan Proposed Block Plan

AA9718/2009 Parameter Plan Proposed Land Use Plan
AA9718/2010 Parameter Plan Proposed Layout Parameters Plan
AA9718/2011 Parameter Plan Proposed Building Heights
AA9718/2014 Parameter Plan Proposed Vehicular Movement and Access
AA9718/2015 Parameter Plan Proposed Open Space and Landscape
AA9718/2016 Parameter Plan Proposed Pedestrian and Cycle Movement
AA9718/2017 Parameter Plan Proposed Site Cross Sections
AA9718/2018 Parameter Plan Proposed Site Cross Sections
Design Code Rev A (received 25th April 2023)

4. Phasing Strategy and Delivery of Plots

A. Upon submission of the first Reserved Matters application, a Phasing Strategy setting out the delivery of the phases across the whole site shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy shall confirm the order and timing of delivery of each of the phases, Updated phasing plans should be submitted with subsequent Reserved Matters applications and can be updated from time to time subject to the approval in writing by the Local Planning Authority.

B. Prior to commencement of works in each relevant phase, a plan identifying the Plots to be delivered in the phase, and sequence of delivery within the phase, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall identify the public realm and open space to be delivered with each plot.

5. Development to be carried out in accordance with Permission

Reserved Matters applications should accord with the submitted Development Parameters (Plans and Schedule) and Design Code, or such updated / replacement Development Parameters (Plans and Schedule) and / or Design Code approved in writing by the Local Planning Authority.

DETAILS TO BE SUBMITTED WITH RESERVED MATTERS SUBMISSION

6. Housing Accommodation Schedule

Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale and appearance for each relevant phase of development including if built out as a single phase (other than those relating to Enabling Works), shall be accompanied by a Housing Accommodation Schedule. This document shall explain and include:

- The type and mix of units proposed;
- Whether the units are to be provided as affordable and what tenure;
- The gross internal floor areas of each dwelling; and
- A cumulative position statement on the provision of housing, including to take account of those dwellings delivered under outline planning permission ref: 17/P1721 or subsequent amended permissions.

7. Urban Design Report

Applications for approval of Reserved Matters for each relevant phase of development submitted pursuant to this permission (other than those relating to Enabling Works) shall be accompanied by an Urban Design Report, which explains the approach to the design and how it takes into account the Design Code. This document should also include

measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of that phase of development.

8. Daylight And Sunlight Assessment

Applications for approval of Reserved Matters for each relevant phase of development including if built out as a single phase (other than those relating to Enabling Works) submitted pursuant to this permission relating to layout and scale shall be accompanied by a detailed Daylight and Sunlight Assessment. This document shall explain how the proposed development has been designed to provide appropriate levels of daylight and sunlight to the new homes within the development itself.

9. Accessibility Strategy

Applications for approval of Reserved Matters for each relevant phase of the development including if built out as a single phase (other than those relating to Enabling Works) submitted pursuant to this permission relating to layout and landscaping shall be accompanied by a detailed Accessibility Strategy for the relevant phase. This document shall explain:

- a) How the proposed public realm areas, within each relevant phase, would be accessible to all, including details of finished site levels, surface gradients and lighting;
- b) How each building would be accessible to all, including details of level access and internal accommodation arrangements and access to car parking; and
- c) That 10% of dwellings hereby permitted would be 'wheelchair user dwellings' and all other dwellings are 'accessible and adaptable dwellings'.

10. Circular Economy

Each relevant application for reserved matters shall be accompanied by a detailed Circular Economy Statement in line with the GLA's Circular Economy Statement Guidance, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement (December 2022). The development shall be carried out in accordance with the details so approved.

11. Whole Life Carbon

Applications for approval of Reserved Matters for each relevant phase of development submitted pursuant to this permission (other than those relating to Enabling Works) shall be accompanied by a Whole Life Carbon Assessment. The proposals shall take account of the Mayor of London Whole Life Carbon LPG (March 2022). The development shall be carried out in accordance with the details so approved.

12. Transport Strategy

Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout and access shall be accompanied by a detailed Transport Strategy for the relevant phase. This document shall explain:

- a) A summary of how the approach relates to the Parking Management Strategy (to be provided as part of the S106) for that part of the development (including but not limited to Car Club provision and details of temporary access and parking arrangements, associated management and enforcement procedures for parking offences on un-adopted roads, as well as the details relating to the displacement of existing residents' parking, and allocation of new parking spaces);

- b) Details of vehicle and cycle parking provision for each of the proposed uses.
- c) Details of electric car charging points with at least 20% active and passive provision for all other remaining spaces;
- d) Details of motorcycle and scooter parking;
- e) Details of pedestrian and cycle routes throughout that part of the scheme;
- f) Details of pedestrian and vehicle signage and wayfinding within the development;
- g) A summary of how the approach relates to the original Transport Assessment; and
- h) A summary of how the proposed Strategy relates to the Travel Plan to be submitted under the s106 Agreement.

13. Electric Vehicle Charging Points

Applications for approval of reserved matters for each relevant phase of development pertaining to access and layout (other than those relating to Enabling Works), shall be accompanied by an electric vehicle charging infrastructure strategy and implementation plan, to be submitted to and approved in writing by the Local Planning Authority. This shall accord with the London Plan in place at the time and shall include details of the number, location, installation and management of the electric vehicle charging points.

The electric vehicle charging points in each Plot shall be implemented in accordance with the approved strategy / plan and details.

14. Levels Plans

Applications for approval of Reserved Matters for each relevant phase of the development submitted pursuant to this permission shall be accompanied by a detailed Levels Plan for the relevant phase. This document shall explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site.

15. Fire Safety

Applications for approval of reserved matters for each relevant phase of development shall be accompanied by a Fire Statement that demonstrates that the development is capable of complying with the relevant adopted policy and guidance on fire safety at the time of submission.

16. Play Space

Applications for approval of reserved matters for each relevant phase of development shall be accompanied by a Play Space Strategy.

CONDITION TO BE DISCHARGED PRIOR TO COMMENCEMENT

17. London Heat Networks Manual

Prior to commencement, other than Enabling Works, of each relevant Plot of development hereby approved, evidence demonstrating that the development has been designed to enable connection of the development to an existing or future district heating network, shall be submitted to and approved in writing by the Local Planning Authority.

18. Arboricultural Method Statement / Tree Protection

For each relevant Plot of development a detailed Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that relevant Plot. The approved measures for the protection of the existing retained trees shall be installed prior to the commencement

of site works and shall be retained and maintained until the completion of all site operations in that Plot. If any trees are proposed for removal or have any tree work, a full justification must be provided in the Arboricultural Statement. Any tree work shall accord with BS 3998:2010.

The Arboricultural Statement shall also explain the total number of trees to be removed, together with details of the proposed replacement planting, to ensure an overall increase in the number of trees across all phases of development (including those delivered pursuant to outline planning permission ref: 17/1721 or subsequent amended permission).

19. Demolition and Construction Method Statements

a) No development within a Plot shall commence until a detailed Demolition Method Statement has been submitted and approved in writing by the local planning authority for that Plot.

b) No development within a Plot (other than Enabling Works) approved by this permission shall be commenced until a detailed Construction Method Statement has been submitted and approved in writing by the local planning authority for that Plot.

Where relevant, the statement(s) should take account of other major developments within the vicinity. The approved Statement(s) shall be adhered to throughout the relevant works on each Plot.

The Statement(s) shall provide details for:

- hours of operation;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials;
- public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of noise and vibration;
- measures to control the emission of dust and dirt;
- a scheme for recycling/disposing of waste;
- the measures proposed to reduce and remove risks to the water environment and reduce flood risk;
- a full Logistics Plan, which demonstrates how the impact of demolition / construction vehicles would be minimised; and
- an Air Quality & Dust Management Plan (AQDMP) to identify the steps and procedures that will be implemented to minimise the creation and impact of dust and other air emissions resulting from the proposed works within the Plot.

20. Contamination

1. Prior to the commencement of each Plot of development (other than Enabling Works), no development shall occur until the ground investigation recommended within the submitted Preliminary Risk Assessment has been undertaken and a Tier 2 Generic Quantitative Risk Assessment has been prepared and submitted to and approved in writing by the local planning authority. Where found to be necessary by the Tier 2 Assessment, the assessment will include an Outline Remediation Strategy.

2. Where remediation is found to be necessary, prior to the commencement of the relevant Plot of development (other than Enabling Works), no development shall occur until a Detailed Remediation Strategy to make the site suitable for intended use by removing unacceptable risks to sensitive receptors has been prepared, submitted to and approved in writing by the Local Planning Authority.

21. Archaeology

No demolition of development shall take place in Plots 1-6, as identified within the Archaeological Desk-Based Assessment prepared by RPS (December 2022), until a Stage 1 written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing.

For land that is included within the WSI, no demolition or development shall take place other than in accordance with the WSI, and the programme and methodology of site evaluation and the nomination of competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the Local Planning Authority in writing. For the land that is included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed Stage 2 WSI which shall include:

1. The statement of significance and research objections, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
2. Where appropriate, details of a programme for delivering related positive public benefits.
3. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

22. Foundation Design - Archaeology

No development shall be commenced (other than Enabling Works) in a relevant Plot until details of the foundation design and construction method to protect archaeological remains have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

23. Site-wide Surface Water Drainage

The development hereby permitted shall not commence (other than Enabling Works) until the outline design of a surface water drainage scheme (site-wide) have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the London Plan, Merton's SuDS Policies and should take account of the Merton Sustainable Drainage Systems SPD and the national Non-Statutory Technical Standards for SuDS, and the NPPF. The required drainage strategy shall include:

- a) Outline drainage design drawings and calculations to include: an outline drainage layout indicating the schematic location of drainage elements;

b) Details of anticipated drainage management responsibilities and maintenance regimes for the drainage system.

The final solution should follow the principles set out in the Flood Risk Assessment and Surface Water Drainage Strategy dated December 2022 (Revision E issued March 2023), document reference 332510804-500-FRA-001F. The drainage scheme will dispose of surface water at the agreed rate of 189 l/s, for public and privately drained areas combined for Phases 4 to 7b.

The development shall accord with the principles of the approved site-wide surface water drainage scheme unless otherwise agreed via approval of a relevant plot-specific surface water drainage scheme.

24. Plot-Specific Drainage Scheme

No development of a Plot shall commence (other than Enabling Works) until details of the design of a surface water drainage scheme specific to a plot have been submitted to and approved in writing by the planning authority. The plot-specific surface water drainage scheme shall accord with the principles of the approved site-wide surface water drainage scheme, and shall include:

- a) Detailed drainage drawings and calculations, to include: a finalised drainage layout indicating the location of drainage elements, pipe diameters, levels, and long and cross sections of each element indicating details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc)
- b) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- c) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

25. Finished Floor Levels

Prior to commencement of each relevant Plot of the development (with the exception of Enabling Works) hereby permitted by this planning permission, details to demonstrate that finished floor levels for all residential units has been set above the maximum surface water flood depth or a minimum of 250mm above existing ground levels, shall be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy for each block shall follow this hierarchy and demonstrate that floor levels will be either (i) raised above the corresponding surface water flood depth for the given block location or (ii) set no lower 250 mm above existing ground levels or (iii) include flood risk resistance or resilience measures up to the corresponding surface water flood depth. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied with the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

CONDITIONS TO BE DISCHARGED PRIOR TO BELOW GROUND WORKS

26. Energy and Sustainability Strategy

A detailed Energy and Sustainability Strategy for each Plot of development shall be submitted to the Local Planning Authority for approval prior to commencement of Below Ground works in that Plot. The strategy shall accord with the Energy & Sustainability Statement (December 2022), and shall explain but not be limited to the following:

- How the proposed design realises opportunities to reduce carbon emissions in accordance with the Mayor of London's energy hierarchy; including the incorporation of enhanced building fabric, efficiency of energy supply and low and zero carbon technologies;
- How the reduction in carbon emissions achieved through these building design and energy efficiency measures, minimise carbon dioxide emissions that contribute towards the London Plan 2021 emissions reductions targets;
- How the development has incorporated the principals of sustainable design and construction, and demonstrated compliance with any required sustainable design and construction standards;
- How the buildings relate to the site-wide strategy for district heating; and how the development has been designed to secure and encourage the delivery of District Heating;
- How the development has been designed to reduce the impact of the urban heat island in accordance with Mayor of London's cooling hierarchy.
- How the development incorporates an overheating mitigation strategy. The Strategy should include a Dynamic Overheating Analysis.

The approved measures in each Plot shall be fully implemented in accordance with the approved details.

27. Refuse Strategy

A detailed Refuse Strategy for each relevant Plot shall be submitted to and approved in writing prior to commencement of Below Ground works of that relevant Plot. The strategy shall accord with the Operational Waste Management Strategy prepared by Stantec (December 2022). These documents shall explain:

- a) The storage and disposal arrangements for refuse and waste associated with the residential and non-residential elements of the proposed development, including vehicular access thereto;
- b) The storage and disposal arrangements for refuse and waste associated with proposed public realm areas, including vehicular access thereto;
- c) The hours of proposed waste collection;
- d) A full waste management strategy with details of the location, size and the design of the residual waste and recycling container storage areas for each residential unit; and
- e) The operation and management of the Underground Refuse System (URS), including vehicular access thereto.

28. Digital Connectivity

Prior to Below Ground Works detailed plans should be submitted to the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development in line with London Plan Policy S16.

CONDITIONS TO BE DISCHARGED PRIOR TO ABOVE GROUND WORKS

29. Ecology & Biodiversity

Prior to the commencement of Above Ground works within a Plot, a scheme for biodiversity enhancements, taking account of the recommendations set out in the Biodiversity Impact Assessment prepared by Greengage dated (December 2022), shall be submitted to and approved in writing by the Local Planning Authority. This should include plans, materials, specifications and data, to demonstrate in detail how all ecological enhancement measures will be implemented within the phase and an Ecological Management Plan to explain how the measures will be managed for a period of at least 30 years. The development shall be implemented in accordance with the approved details.

30. Bat Box Details

Prior to the commencement of Above Ground works within a Plot, details of the proposed number, location and specification of bat boxes, taking account of the recommendations of the Bat Survey Report prepared by Greengage (December 2022), shall be submitted to and approved in writing by the Local Planning Authority. The approved bat boxes shall be implemented in accordance with the approved detailed prior to occupation of each the Plot.

31. Landscaping

Prior to the commencement of Above Ground works in each relevant Plot a comprehensive design strategy and landscaping and planting scheme including details of street furniture for the Plot shall be submitted to and approved in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, quantities and location of the proposed plants.

The approved works shall be carried out in the first available planting season following the development of the relevant Plot or prior to the occupation of any part of the relevant Plot, whichever is the sooner, and any trees which die within a period of 5 years from the completion of each Plot, or are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of the same approved specification, unless the Local Planning Authority gives written consent to any variation.

The landscaping plan should indicate the planting of appropriate native species throughout the site.

32. Play Space

For each relevant Plot of development, details of the proposed play space shall be submitted to the Local Planning Authority for approval prior to commencement of Above Ground works in that Plot. The development shall be carried out in accordance with the approved details and maintained for the duration of operational works.

33. Urban Greening Factor

Prior to the commencement of Above Ground works for each relevant Plot of development an Urban Greening Factor assessment (including detailed surface cover plans and calculations) shall be submitted for approval by the Local Planning Authority. The assessment shall be carried out in accordance with the methodology set out in the London Plan and shall demonstrate how the Urban Greening Factor has been maximised with reference to the London Plan targets at the time of submission.

34. Noise

Due to the potential impact of the surrounding locality on the development the recommendations to protect noise intrusion into the dwellings as specified in the Sharps Redmore, Planning Noise Assessment Report Project No.1414499, dated December 2022 shall be implemented as a minimum standard. Details of the final mitigation measures to protect against external noise in each Plot shall be submitted to and approved by the Local Planning Authority prior to commencement of Above Ground Works in the Plot for:

- a) vibration and ground borne noise,
- b) internal noise levels.

The approved measures shall be implemented in full prior to first occupation of each building.

35. Water Conservation

Prior to the commencement of Above Ground works in each relevant Plot of the development, a scheme detailing measures to reduce water use within that Plot of the development, to meet a target water use of 105 litres or less per person, per day for residential dwellings only shall be submitted to and approved in writing by the Local Planning Authority. Each Plot of the development shall be constructed in accordance with the approved scheme and thereafter retained.

36. Secure By Design

The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development (informed by accordance with Secured by Design principles). Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of Above Ground works (excluding Enabling Works) within each relevant Plot of the development and shall be implemented in accordance with the approved details prior to occupation of the relevant plot.

CONDITIONS TO BE DISCHARGED PRIOR TO FIRST OCCUPATION/USE

37. Sustainable Design & Construction

Prior to occupation of each relevant Plot of the development, verification that the energy strategy as per condition 26 above, has been implemented in accordance with the approved details, must be submitted and approved by the Local Planning Authority, in accordance with national, regional or local Policies. This shall include verification of carbon dioxide emissions reductions and water efficiency measures.

38. Circular Economy (Post Construction Monitoring Report)

Prior to the first occupation of the last building within each relevant phase of the development, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance (March 2022). The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the first occupation of the last building within each relevant phase.

39. Whole Life Carbon (Post-construction monitoring report)

Prior to first occupation of the last building within each relevant Phase the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance.

Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to first occupation of the last building within each relevant Phase.

40. Soundproofing

Prior to use of a non-residential unit commencing, a scheme for the soundproofing between the non-residential unit and residential properties to prevent the transmission of noise, including impact noise, and vibration shall be submitted and approved in writing by the Local Planning Authority. The sound insulation/protection scheme will be dependent on the end use. The measures as approved shall be implemented in strict accordance with the approved details prior to the use of the non-residential unit commencing and shall thereafter be retained.

41. Non-Residential floor space carbon reduction

The non-residential floor space hereby permitted shall be constructed to achieve not less than BREEAM 'Excellent' (or the subsequent relevant standard in such measure of sustainability for non-residential building design which may replace that scheme). The non-residential floor space in any relevant Plot shall not be occupied until formal post-construction stage certification has been issued confirming that not less than 'Excellent' has been achieved and certification has been submitted to and approved in writing by the Local Planning Authority.

42. Odour

Details of the measures to control odour from all mechanical systems serving an individual non-residential food premises shall be submitted and approved in writing to the local planning authority and implemented prior to the use commencing. The measures are subject to approval by the local authority. The system shall be designed so neighbouring premises are not affected by odour.

43. Plot-Specific Drainage Verification

Prior to the first occupation of each Plot of development, an independent drainage verification report carried out by a qualified drainage engineer/consultant must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system for that Plot has been constructed as per the agreed scheme, detail any departures or defects, provide final as built drawings, provide a full site wide CCTV survey of all underground drainage features including pipework, chambers and tanks. It must provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and where identified, it must be followed by a further inspection report to confirm any defects have been rectified before occupation of the relevant Plot.

44. Contamination (Verification)

Prior to first occupation of each relevant Plot of the development, any required remediation shall be completed and a verification report, produced on completion of the remediation, shall be submitted to and approved in writing by the Local Planning Authority.

45. DHN - London Heat Map

On completion of the relevant Plot of development, details pertaining to the site's Decentralised Energy Network (DEN) system should be submitted to the Greater London Authority (GLA, environment@london.gov.uk), to allow the site to be added to the London Heat Map (<https://www.london.gov.uk/what-we-do/environment/energy/london-heat-map>).

MONITORING AND GENERAL COMPLIANCE CONDITIONS

46. Temporary Accesses

Details of any temporary access arrangements to be put in place during the phased development of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the temporary access arrangements in the Plot to which the access relates. Any temporary access arrangements shall, once becoming redundant be removed and the approved road/pedestrian/landscaping details shall be installed/erected.

47. Lighting

Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary and in accordance with Institution of Lighting Professionals, The Reduction of Obtrusive Light Guidance Note 01/21.

48. Existing Trees

The existing Sycamore and London Plane trees located in the open landscaped areas adjacent to Merton High Street shall be retained and protected in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. Should any tree become seriously damaged, diseased, dead or dying as a result of this development or within 5 years following the completion of this development, shall be replaced with a semi-mature London Plane tree of a minimum 30 - 35 cms girth in the same or similar position to be approved in writing by the LPA.

49. Site Supervision (Trees)

The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to monitor and report to the Local Planning Authority not less than quarterly the status of all tree works and tree protection measures throughout the course of the demolition and site works. The works shall be carried out strictly in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

50. Noise Mitigation

Noise levels, (expressed as the equivalent continuous sound level) LAeq (15 minutes), from any external plant/machinery across the site shall not exceed LA90-5dB at the boundary with the closest residential property.

51. Flood Risk Assessment

The development shall be carried out in accordance with the submitted Flood Risk Assessment and Surface Water Drainage Strategy by Stantec, Revision E dated March 2023. All flood risk mitigation measures set out within the report relevant to a Plot must be implemented before occupation of the relevant Plot. All of the mitigation measures shall be retained and maintained thereafter throughout the lifetime of the development.

52. Permitted Development Restricted

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development which would otherwise fall within Classes A, B, C, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out to the proposed houses without the prior written permission of the Local Planning Authority.

53. Non-Road Mobile Machinery (NRMM)

On-site plan and machinery must comply with the London Non-Road Machinery (NRMM) Low Emission Zone standards for Greater London.

54. Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

55. Bat Surveys

The further Bat Survey recommendations within section 5.4 of the Bat Survey Report prepared by Greengage (December 2022), shall be implemented in respect of each Plot of development prior to works commencing in the Plot.

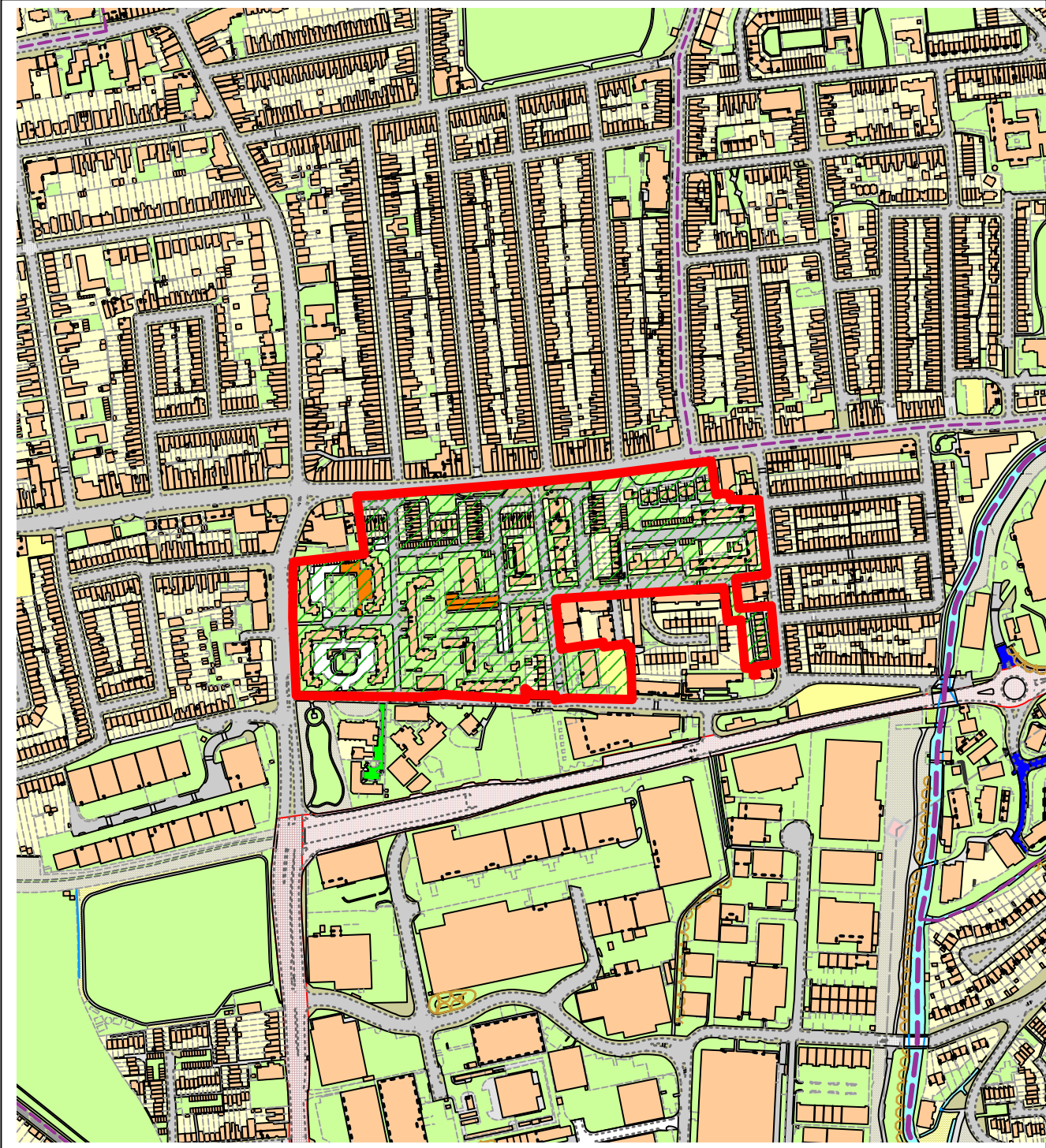
56. Bats (Ramsey House)

The recommendations within section 5.4 of the Bat Survey Report prepared by Greengage (December 2022) in relation to Roosting Bats, shall be implemented in respect of the relevant Plot(s) of development prior to works commencing in the Plot.

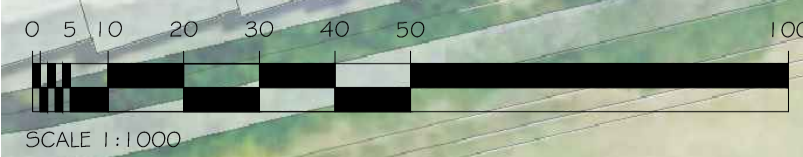
57. Bus stop relocation

Where it is proposed to relocate bus stops, prior to the commencement of the relevant Plot of development, the developer must enter into discussion with TfL concerning the details of the proposed relocation options and assessments study to be undertaken in application for any bus stops to be relocated as a result of the development. The developer must submit for approval in writing to the Council the relocation strategy and evidence of approval from TfL of the relocation of the bus stops.

NORTHGATE SE GIS Print Template



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SCALE 1:1,000

- Key
- Application boundary
 - Wider Masterplan

Note:
 This drawing shows the land associated with earlier phases edged in green.
 Phase 1 has been completed and is shown. Other earlier phases will be
 delivered under the extent outline permission, and are shown illustratively.
 Designed with reference to the current surveys, information and reports listed:
 Ordnance Survey Map, Topographical Survey, Utilities, Hazer Scan, Tree
 Survey, Design Code and Design & Access Statement.



Rev	Date	Description
13/10/22	13/10/22	Planning Issue

Dwn	Ckd	MB
MB	ZO	ZO
	Checked	ZO
	Date	13/10/22
	Scale @ A1	1:1000

HIGH PATH PHASE 4-7B
 PARAMETER PLAN
 ILLUSTRATIVE MASTERPLAN

AA9718/2019
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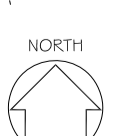
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Note:
This drawing shows the land associated with earlier phases edged in green. Phase 1 has been completed and its footprint is shown. Other earlier phases will be delivered under the extent outline permission, and the approved parameters are shown.

Designed with reference to the current surveys, information and reports listed: Ordnance Survey Map, Topographical Survey, Utilities, Radar Scan, Tree Survey, Design Code and Design & Access Statement.

- Key**
- Application boundary
 - Wider Masterplan
 - Building Footprint
 - Proposed main public realm
 - Proposed main open space
 - Minimum Building Width Deviation from outer footprint
 - Maximum Building Width Deviation from outer footprint
 - Area for potential above ground projection beyond building footprint (Up to 2m depth)
 - ↔ Minimum distance between buildings (including any projections)
 - ↔ Minimum distance between buildings (excluding any projections)
 - ↔ Minimum distance between potential above ground projection beyond building footprint (Up to 2m depth)



Rev	Date	Description
13/10/22	13/10/22	Planning Issue

Dwn	Ckd	MB
MB	ZO	ZO
Checked	Date	Scale @ A1
	13/10/22	1:1000

HIGH PATH PHASE 4-7B
PARAMETER PLAN
LAYOUT PARAMETERS PLAN

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- Key**
- Application boundary
 - Wider Masterplan
 - Block Layout
 - Proposed Semi-private/communal Amenity
 - Proposed main public open space
 - Proposed main public realm

Note:
This drawing shows the land associated with earlier phases edged in green.
Phase 1 has been completed and its footprint is shown. Other earlier phases will be delivered under the extent outline permission, and the approved parameters are shown.

Designed with reference to the current surveys, information and reports listed:
Ordnance Survey Map, Topographical Survey, Utilities, Radar Scan, Tree Survey, Design Code and Design & Access Statement.

Rev	Date	Description
13/10/22	13/10/22	Planning Issue

Dwn	Ckd	MB
MB	ZO	ZO
Date	13/10/22	Scale @ A1
Scale	1:1000	

HIGH PATH PHASE 4-7B
PARAMETER PLAN
PROPOSED BLOCK PLAN

AA9718/2008
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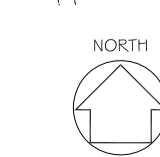


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Note:
This drawing shows the land associated with earlier phases edged in green.
Phase 1 has been completed. Other earlier phases will be delivered under the extant outline permission.
Designed with reference to the current surveys, information and reports listed:
Ordnance Survey Map, Topographical Survey, Utilities Factor Scan, Tree Survey, Design Code and Design & Access Statement.

- Key
- Application boundary
 - Wider Masterplan
 - Proposed buildings to be demolished - where other buildings are shown within the red line these are to be demolished under the extant Outline Planning Permission



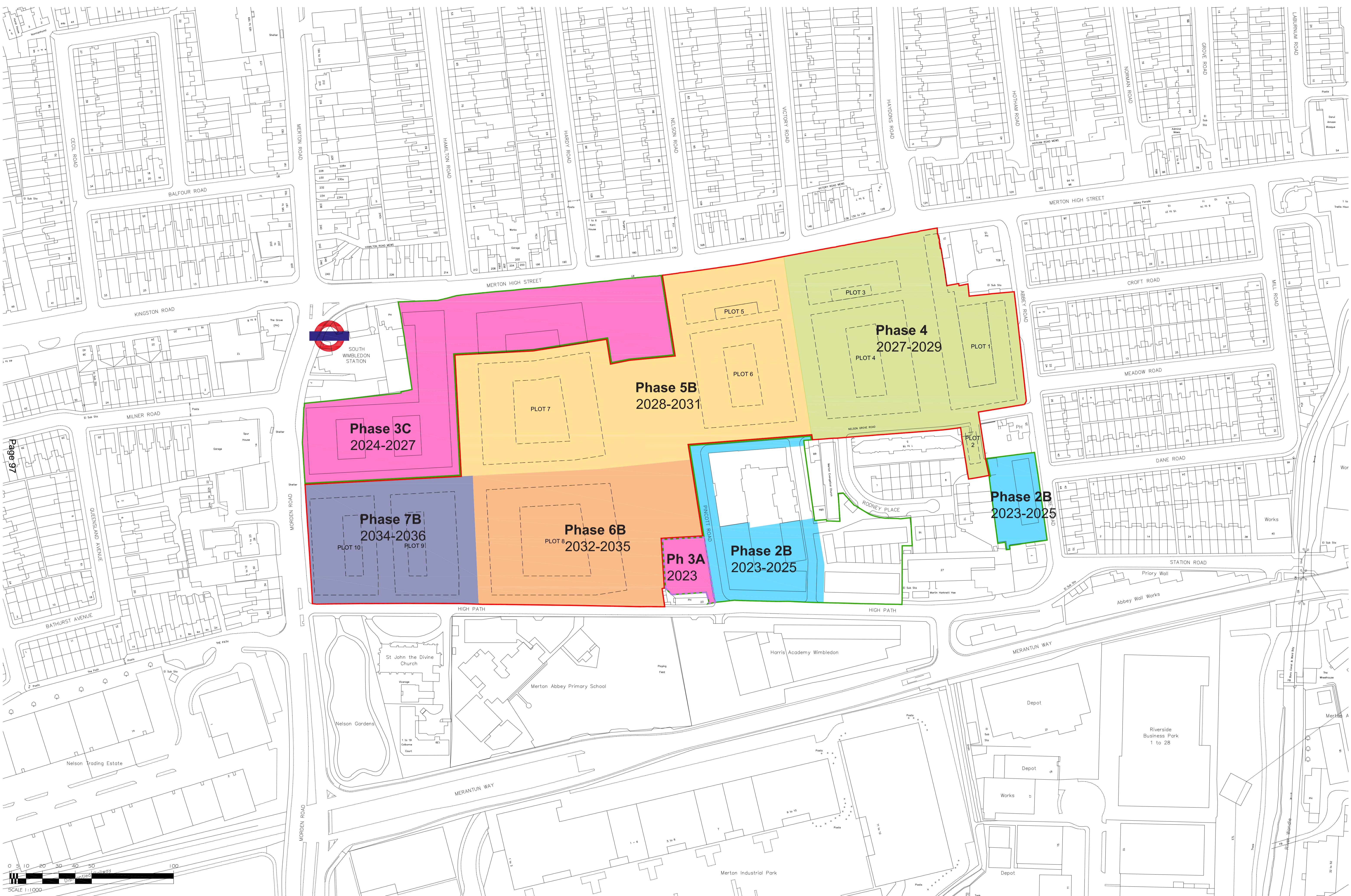
Rev	Date	Description
13/10/22	13/10/22	Planning Issue

Dwn	Ckd	MB
MB	ZO	ZO
		13/10/22
		Scale @ A1

HIGH PATH PHASE 4-7B
PARAMETER PLAN
PROPOSED DEMOLITION PLAN

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Key

- Application boundary
- Wider Masterplan
- Indicative block layout

- Phase 2B
- Phase 3A
- Phase 3C
- Phase 4
- Phase 5B
- Phase 6B
- Phase 7B

This drawing provides 'indicative' time frames for when a phase of development will be carried out. Time frames are subject to change.



Rev	Date	Description
13/10/22	13/10/22	Planning Issue

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MB	ZO	ZO
Checked	Date	Scale @ A1
	13/10/22	1:1000

HIGH PATH PHASE 4-7B
PARAMETER PLAN
PROPOSED INDICATIVE PHASING
PLAN 2 CONSTRUCTION

AA9718/2013
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- Key**
- Application boundary
 - Wider Masterplan
 - Residential use location
 - Primary mixed use location
 - Secondary mixed use location
 - Main open space/ public realm
 - Indicative block layout
 - ★ Potential Church Hall Location

Note:
This drawing shows the land associated with earlier phases edged in green.
Phase 1 has been completed and its footprint is shown. Other earlier phases will be delivered under the extent outline permission, and the approved parameters are shown.

Designed with reference to the current surveys, information and reports listed:
Ordnance Survey Map, Topographical Survey, Utilities, Radar Scan, Tree Survey, Design Code and Design & Access Statement.

Rev	Date	Description
13/10/22	13/10/22	Planning Issue

Dwn	Ckd	MB
MB	ZO	ZO
		13/10/22
		Scale @ A1
		1:1000

HIGH PATH PHASE 4-7B
PARAMETER PLAN
PROPOSED LAND USE PLAN

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Note:
This drawing shows the land associated with earlier phases edged in green. Phase 1 has been completed and its footprint is shown. Other earlier phases will be delivered under the extent outline permission, and the approved parameters are shown.
Designed with reference to the current surveys, information and reports listed: Ordnance Survey Map, Topographical Survey, Utilities, Radar Scan, Tree Survey, Design Code and Design & Access Statement.

- Key
- Application boundary
 - Wider Masterplan
 - Indicative block layout
 - Main public Open Space
 - Public realm - landscaping on streets
 - Indicative private/communal spaces
 - ★ Opportunity for play facilities (plots 3 and 5 have opportunity for play facilities on upper level/roof)
 - ★ Proposed upper level/roof semi-private/communal amenity



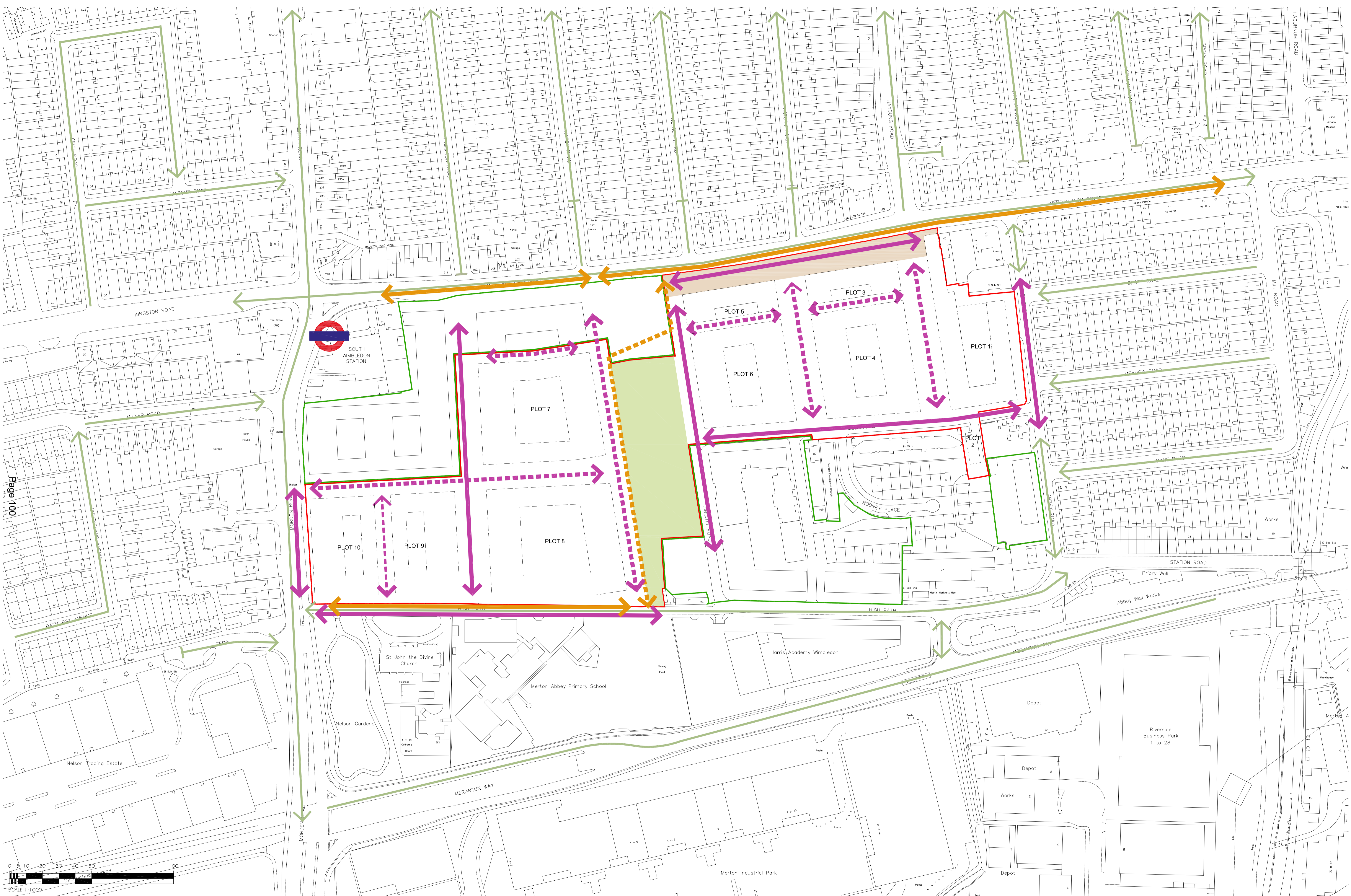
Rev	Date	Description
13/10/22	13/10/22	Planning Issue

Dwn	Ckd	MB
MB	ZO	ZO
Checked	Date	Scale @ A1
	13/10/22	1:1000

HIGH PATH PHASE 4-7B
PARAMETER PLAN
PROPOSED OPEN SPACE
AND LANDSCAPE

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- Key**
- Application boundary
 - Wider Masterplan
 - Indicative block layout
 - Main public Open Space
 - Main public realm
 - ↔ Existing pedestrian routes enhanced
 - - - Proposed pedestrian routes
 - ↔ Existing pedestrian routes
 - - - Proposed designated cycle route
 - Existing designated cycle route



Rev	Date	Description
13/10/22	13/10/22	Planning Issue

Dwn	Ckd	MB	MB	ZO

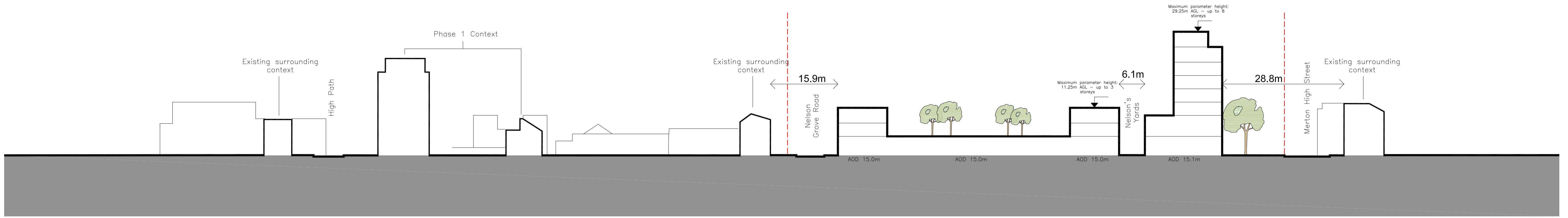
HIGH PATH PHASE 4-7B

PARAMETER PLAN
PROPOSED PEDESTRIAN AND
CYCLE MOVEMENT

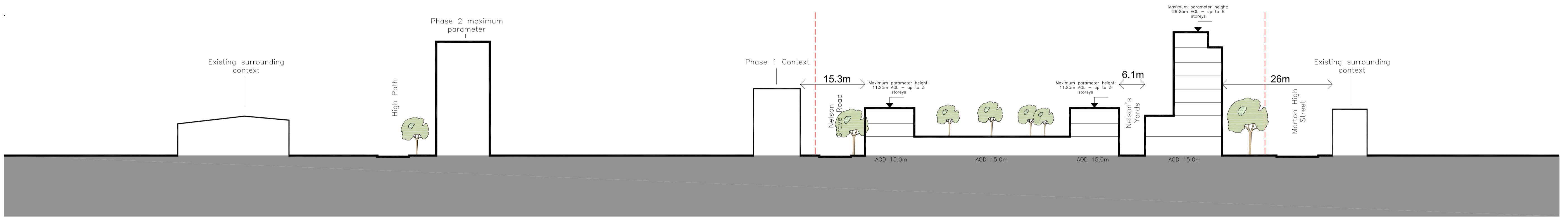
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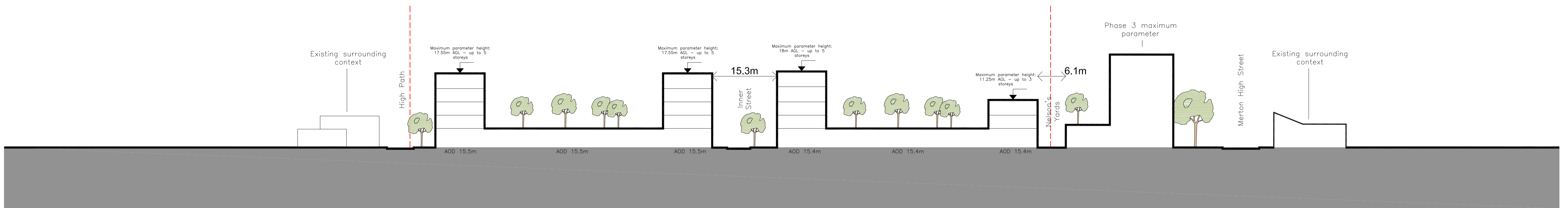
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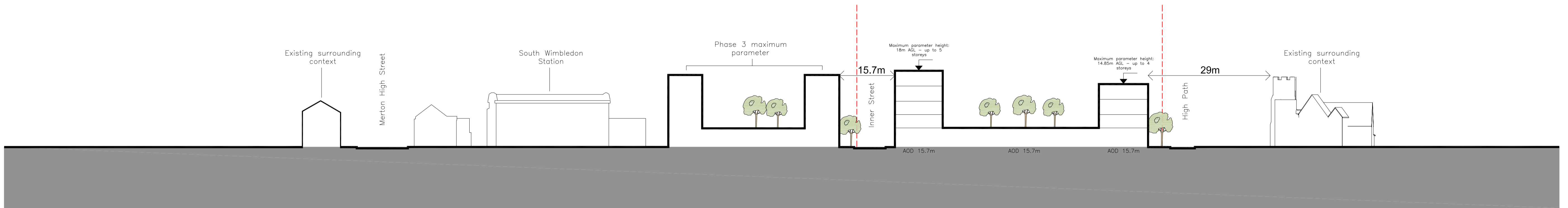
Masterplan Section D-D



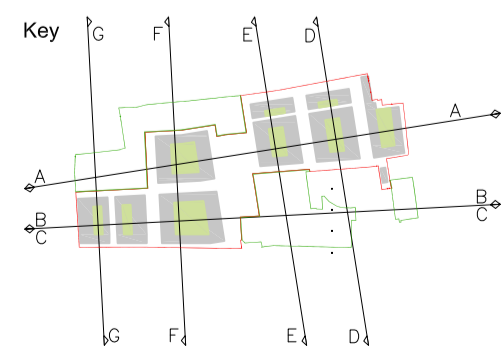
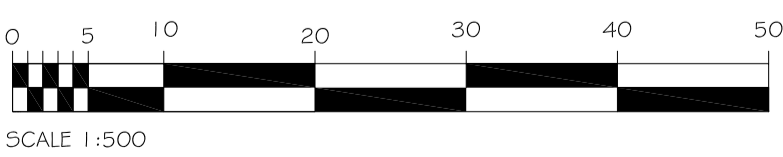
Masterplan Section E-E



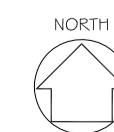
Masterplan Section F-F



Masterplan Section G-G



- Application boundary
- Maximum heights parameter
- AOD xx.xm Proposed maximum ground level for buildings
- AGL = Above Ground Level



Rev	Date	Description
1	13/10/22	Planning Issue

Dwn	Ckd	MB
MB	ZO	ZO
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Date		
Scale @ A1		1:500

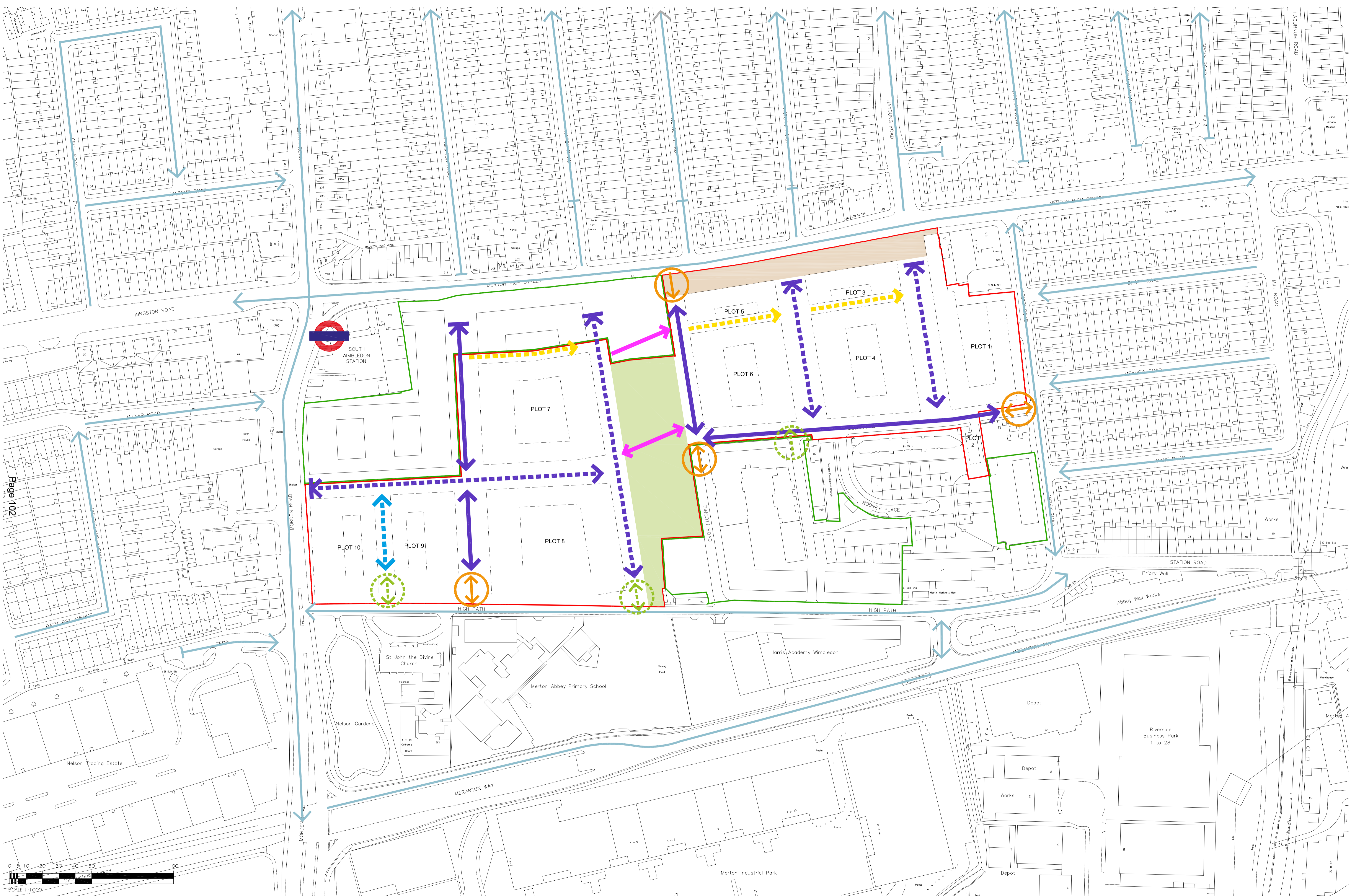
HIGH PATH PHASE 4-7B
PARAMETER PLAN
PROPOSED SITE CROSS SECTIONS

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Note:
 This drawing shows Phase 1 which has been completed. Other earlier phases will be delivered under the extant outline permission, and the approved parameters are shown.
 Designed with reference to the current surveys, information and reports listed: Ordnance Survey Map, Topographical Survey, Utilities Radar Scan, Tree Survey, Design Code and Design & Access Statement.



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Note:
This drawing shows the land associated with earlier phases edged in green. Phase 1 has been completed and its footprint is shown. Other earlier phases will be delivered under the relevant outline permission, and the approved parameters are shown.
Designed with reference to the current surveys, information and reports listed: Ordnance Survey Map, Topographical Survey, Utilities, Radar Scan, Tree Survey, Design Code and Design & Access Statement.

- | | | | |
|---------------------------------|--|---|---|
| Application boundary | Roads retained and upgraded (two ways) | Proposed new service access roads one way | Existing vehicular access retained (one way) |
| Wider Masterplan | Roads retained and upgraded (two way cul de sac) | Existing vehicular movement | Proposed vehicular access (two ways) |
| Indicative block layout | Proposed new roads (two way cul de sac) | Emergency and service vehicle access only (two way) | Proposed vehicular access (one way) |
| Proposed main public Open Space | Proposed new secondary roads two way (quiet mews street) | Emergency and service vehicle access only (one way) | Existing vehicular access retained (two ways) |
| Proposed main public realm | | | |

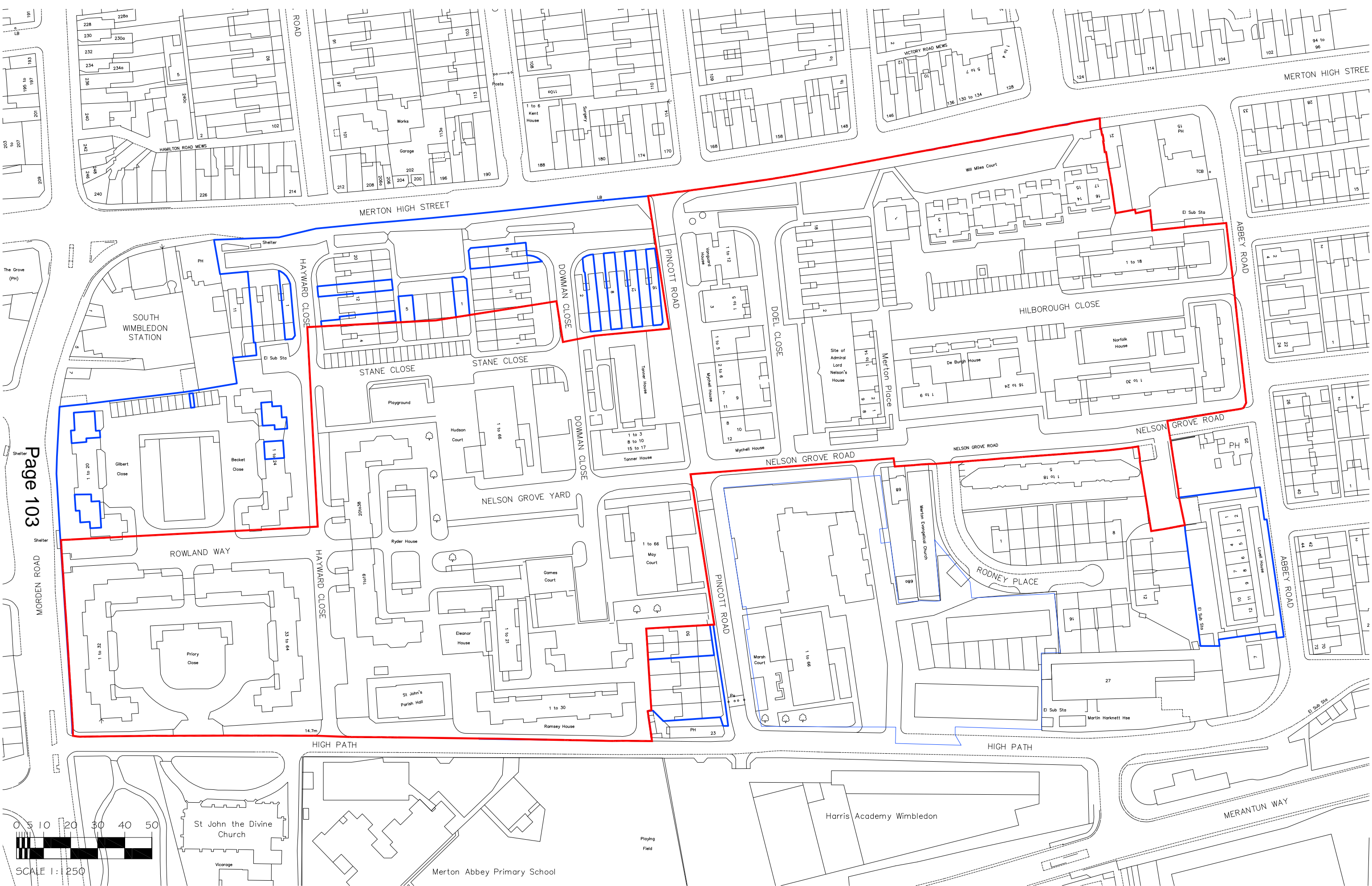
Rev	Date	Description
13/10/22	13/10/22	Planning Issue

Dwn	Ckd	MB
MB	ZO	ZO
Date	13/10/22	Scale @ A1
	1:1000	

HIGH PATH PHASE 4-7B
PARAMETER PLAN
PROPOSED VEHICULAR MOVEMENT AND ACCESS

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SCALE 1: 250

Key
— Application boundary
 Other land in ownership of applicant

Note:
 This drawing shows the completed site layout for Phase 1.

Designed with reference to the current surveys, information and reports listed:
 Ordnance Survey Map, Topographical Survey, Utilities Radar Scan, Tree
 Survey, Design Code and Design & Access Statement.

Rev	Date	Description
-	13/10/22	Planning Issue

Dwn MB	Ckd ZO	Drawn MB	MB
		Checked ZO	ZO
		Date	13/10/22
		Scale @ A3	1: 1250

HIGH PATH PHASE 4-7B
SITE LOCATION PLAN

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