

Schedule of Main Modifications to the Sutton Local Plan 2016-2031

Deletions shown as **~~strikethrough~~**. Additions shown as **underlined**

Page reference is to Draft Local Plan Submission version (Regulation 19)

Ref	Page	Plan Ref	Main Modification
MM1	14	Objective 1 <i>Also updated in later references in the plan</i>	To meet the borough's share of London's future housing need <u>and make a positive contribution to meeting housing needs across the wider area of south west London.</u>
MM2	15	Objective 15 <i>Also updated in later references in the plan</i>	To improve public transport within the borough and across south London, <u>and secure improvements to the road network to address the impacts of new development where necessary.</u>

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MM3	18	Policy 1a	<p>When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no Policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <p>(1) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole, or:</p> <p>(2) Specific policies in that Framework indicate that development should be restricted.</p> <p><u>When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</u></p> <p><u>The council will create the conditions for sustainable growth to deliver homes, jobs, thriving centres and improved infrastructure. The council will protect and enhance the borough’s natural and historic environment. The council will harness the benefits of sustainable development for those who live and work in the borough.</u></p>
MM4	18	Policy 1b	<p>The council will make provision for enable the delivery of new homes to help meet London's housing needs and local housing needs by aiming to deliver at least 6,405 new homes over the plan period 2016-2031 (427 homes per annum), subject to any subsequent borough target approved by the Mayor of London over the plan period.</p>

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MM5	19	Policy 1c	In order to achieve this target, the council will allocate strategic sites for housing delivery, promote the redevelopment of Sutton Town Centre including with taller buildings where appropriate in the Areas of Taller Building Potential , encourage the intensification of areas around Sutton town centre and the borough's District Centres where appropriate suitable .
MM6	19	Policy 1e	To ensure a sustainable and balanced borough and to limit out-commuting over the plan period the council will make provision to deliver enable the delivery of at least 10 additional hectares of land for industrial uses, 23,000m ² additional gross office floorspace, 36,000 39,000 m ² additional gross square metres retail floorspace and 10,000m ² additional gross floorspace for restaurants, cafes and other appropriate food and beverage outlets, subject to Policy 18e. Figures exclude additional floorspace expected at the London Cancer Hub (see Policy 2).
MM7	19	Policy 1f	In order to achieve these targets, the council will allocate strategic sites for industry, offices, shops and appropriate food and beverage outlets, (subject to Policy 18e) work with development partners to deliver the London Cancer Hub, encourage the re-configuration of industrial areas to make a more efficient use of land, introduce a job density floor to ensure new industrial floorspace is used efficiently , promote the redevelopment of outdated office space to meet modern requirements, encourage, in the right circumstances , the amalgamation of shop floorplates to provide space to meet modern retail requirements and apply a flexible approach to town centre uses relax shopping frontage policy to enable town centre uses other than shops to locate in town centres.
MM8	19	Policy 1g	To ensure a liveable and inclusive borough, the council will make provision to deliver enable the delivery of a tram extension to Sutton Town Centre and the London Cancer Hub, work to improve services, links and frequencies as well as other transport infrastructure within the borough and across the region and will make provision for enable the delivery of six new or expanded health centres, three new primary schools, two new secondary schools and over 40 hectares of public open space.
MM9	19	Policy 1h	In order to achieve these targets, the council will safeguard tram routes and work with the Mayor of London on the delivery of the tram extension, work with the appropriate appropriate relevant authorities to ensure an upgrade in public transport, allocate appropriate sites for health centres and schools and deliver the Wandle Valley Regional Park.

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MM10	22	Policy 2a	The council will work with its partners, the Institute of Cancer Research, the Royal Marsden NHS Foundation Trust, the Epsom and St Helier University Hospitals NHS Trust and the Greater London Authority, to deliver about 280,000m² additional gross mixed use floorspace at the London Cancer Hub according to Local Plan Site Allocation LCH1.
MM11	22	Policy 2b <i>NB: Subsequent clauses to be renumbered</i>	However, as this is a key development site, the council, in consultation with the partners, may also permit residential development on any appropriate part of the site which is demonstrated not to be required for the allocated uses. The council will monitor the progress of the development of the site and review the allocation and report any amendments through its Monitoring Report.
MM12	22	Policy 2c	Each 'development wave' will only be occupied once the appropriate necessary transport interventions have been implemented, unless equivalent means of alternative mitigation have been identified and implemented. A full transport assessment and travel plan will be required to accompany any planning applications for the development of all or any part of the site.
MM13	22	Policy 2d	Should the Belmont Allotment part of the site be required for the allocated uses, it should not be developed until suitable and appropriate allotments of at least the same number and horticultural quality are available for immediate use elsewhere on the site and with the necessary facilities to enable cultivation.
MM14	23	P2.6 <i>NB: Subsequent paragraphs to be renumbered</i>	While the council considers that the prognosis for the success of the London Cancer Hub is good, it is aware that the occupation of the research and development floorspace cannot be guaranteed. Therefore, in light of the National Planning Policy Framework's statement that "Local Plans should allocate sites to promote development and the flexible use of land" (Paragraph 157) and to avoid potential planning blight, the council has formulated clause (b) of the policy to ensure that, if occupation of the research and development floorspace is below the anticipated rate of demand with no immediate prospect of this being reversed, residential development could substitute without delay and without the need for a revised allocation.

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MM15	25	Paragraph 2.14	Add at the end of Paragraph 2.14: <u>A full transport assessment will need to accompany any planning application submitted for the proposed London Cancer Hub development setting out the transport impact of the development and how it is proposed to mitigate that impact. Travel Plans for the various different users on the site will be required to encourage the use of sustainable modes of travel. This requirement is set out in Policy 36 and the council's Supplementary Planning Document 'Transport Assessments and Travel Plans' (or any successor document).</u>
MM16	25	Paragraph 2.14 a	Insert new Paragraph (P2.14a) after existing Paragraph P2.14 <u>Further work will be necessary to establish the location and scale of transport improvements to support the LCH proposals as they are refined. In this regard, the council will continue joint working with adjoining authorities including Epsom and Ewell Borough Council, Reigate and Banstead Borough Council and Surrey County Council to establish the impact of the proposals on the local road network both within and outside the borough and how that might be mitigated and funded in the context of the existing transport network and other development proposals.</u>
MM17	25	Table of Transport Improvements (Wave 0)	Add 2 nd bullet point to text in third column of table under Wave 0 as follows: <u>• Enhancements to local bus services to serve the proposed new secondary school.</u>
MM18	28	Policy 3a	The council will work with residents, community groups, businesses, landowners and developers and relevant bodies to deliver a comprehensive redevelopment of approach to developments in Sutton Town Centre, having regard to the Sutton Town Centre Master plan, <u>the Heritage Action Zone designation and other material considerations.</u>

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MM19	28	Policy 3b	The council will make provision for <u>enable the delivery of</u> at least 3,400 new homes in the plan period 2016-2031 within Sutton Town Centre and its Area of Potential Intensification (227 new homes per year). The council will expect housing developments to provide a range of tenures and dwelling sizes, and provide particularly 1- and 2-bed affordable housing and 2- and 3-bed market housing. <u>All developments should seek to provide a minimum of 25% of all dwellings on the site as having three bedrooms or more, unless it can be demonstrated that this would be unviable or the particular site circumstances are not suitable for family housing.</u> The council will also investigate the feasibility of the redevelopment of the following estates: Chaucer Estate, Benhill Estate, Rosebery Gardens, Collingwood Estate, and Sutton Court. These will appear on the Policies Map as 'Potential Renewal Areas', and, subject to feasibility and viability studies, the council may bring these estates forward through an Area Action Plan which will ensure full resident consultation. However, the redevelopment of the estates can only take place with infrastructure improvements, in particular improvements <u>improvements</u> in transport infrastructure such as Tramlink.
MM20	28	Policy 3c	The council will make provision for <u>enable the delivery of</u> at least 3,000m ² gross convenience retail floorspace and at least 23,200m ² gross comparison retail floorspace and 5,000m ² gross food and beverage floorspace in Sutton Town Centre. The council will expect much of the new floorspace to be delivered by reconfiguring the shopping centres, retail floorspace on the ground floor of mixed use developments and, where appropriate <u>subject to the site allocations,</u> new or redeveloped floorspace providing solely retail floorspace. The council will expect a significant proportion of food and beverage floorspace to be delivered in the area south of Hill Road and will promote the area as a restaurant and café and cultural centre. However, food and beverage floorspace may be delivered elsewhere in the centre (see also Policy 18).
MM21	29	Policy 3d	The council will make provision for <u>enable the delivery of</u> at least 17,000 <u>23,000</u> m ² gross office floorspace within Sutton Town Centre. The council will expect much of this office floorspace to be delivered around Sutton station. In particular, the council will support single occupier office developments and developments for start-ups and small companies. (see also Policy 16)

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MM22	29	Policy 3e	In particular, within and adjoining the Sutton High Street Crossroads Conservation Area, new development should conserve and, where appropriate practicable , enhance the significance of heritage assets and their settings . New development Developments should also respond positively to other heritage assets that make a positive contribution to the Town Centre, including those identified in the Sutton Masterplan. Proposals for taller buildings must be of the highest quality and justify their presence in the townscape through careful consideration of the existing positive features in the area. conform to the taller building zones and the taller building requirements of Policy 28
MM23	29	Policy 3f	The council will support proposals to soften the effects of the gyratory. In particular, the council will encourage the creation of active frontages along St Nicholas Way and Throwley Way, the introduction of soft landscaping and measures to create a pedestrian friendly environment along the gyratory and to reduce the barrier effect of the gyratory for pedestrians intending to visit the High Street. The council will also support the removal of the Hill Road underpass under St Nicholas Way and introduce measures to improve other existing roads and alleyways in the town centre and seek to improve the setting of Trinity church.
MM24	29	Policy 3g	The council will encourage the development of new infrastructure to serve Sutton Town Centre and to improve the environment for residents, shoppers, employees and visitors. In particular, the council will continue to work with Transport for London to deliver a Tramlink service to Sutton Town Centre (as set out in Policy 4) and seek to transform the existing gyratory system to make the roads less traffic dominated (see Policy 35) . The council will work to improve east-west pedestrian and cycle movements, provide a new traffic management scheme at Burnell Road/Lewis Road , a new road link between Brighton Road and Grove Road and implement junction improvements (as set out in Policy 35), as required, in particular improvements to the junction of Throwley Way/Carshalton Road . The council will help to provide a new primary school on the Secombe Centre Theatre site (Site Allocation STC10) . The council will expect new developments, where feasible and appropriate practicable , to be future-proofed to enable connection to any future district heat network.

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MM25	29	Policy 3h	All new development should incorporate the requirements of site allocations STC1-STC45 later in this document, where applicable, and have regard to the Sutton Town Centre Masterplan <u>and the town centre's distinctive heritage</u> . Please note the site allocations are flexible for most sites and are not prescriptive regarding floorspace for each land use. Instead, a site allocation can be mixed use or mono-use. This enables businesses wishing to have their own office premises or large retailers to be able to locate in Sutton Town Centre without the requirement to provide other uses on site, providing that this does not result in an underdevelopment of the site. Nevertheless, the council will monitor floorspace development within Sutton Town Centre by use class to ensure development is occurring in the quantity required for each land use.
MM26	30	Map	Under 'South Sutton' insert: <ul style="list-style-type: none"> • <u>An improved setting for Trinity Church as a distinct local landmark.</u> Under 'Station Gateway' insert: <ul style="list-style-type: none"> • <u>Improvements to heritage assets, existing buildings and the setting of the Baptist church.</u>
MM27	31	Policy 4 1 st para	The council will work with Transport for London (TfL) and other stakeholders to deliver the following strategic improvements to the transport network and where appropriate necessary safeguard land to ensure the scheme(s) can be implemented
MM28	31	Policy 4a	The construction of an extension of the existing Tramlink network to Sutton Town Centre and Belmont (the London Cancer Hub, <u>Site Allocation LCH1</u>). The council has identified a number of alternative alignments between the borough boundary with LB Merton and Sutton Town Centre which it will safeguard as shown on the Policies Map and in Maps 11.1 to 11.3 of the Plan. The council will work with TfL to identify an appropriate suitable route for a further tram extension from Sutton Town Centre to Belmont as shown on the Policies Map and Map 11.4.
MM29	35	Policy 5 c	The council will: <ul style="list-style-type: none"> • work with developers to deliver new, improved industrial premises at the Felnex site in Hackbridge and the Wandle Valley Trading Estate, Beddington Corner. • work with the Greater London Authority and landowners to deliver a more efficient use of land on the Beddington Industrial Estate. • <u>designate Land to the West of Beddington Lane (Site Allocation S76) as an extension to the Strategic Industrial Location</u>

Ref	Page	Plan Ref	Main Modification
MM30	35	Policy 5d	<p>The council will:</p> <ul style="list-style-type: none"> • seek to deliver decentralised energy to new homes, including the Felnex site in Hackbridge initially and then beyond as part of further progress • deliver a new primary school, with high sustainability standards, on the land north of BedZED, Hackbridge (Site Allocation S2 S3). • work with the Sutton Clinical Commissioning Group to deliver new health facilities on the Felnex site, Hackbridge. • work with Network Rail to produce an improved station and forecourt at Hackbridge (Site Allocation S5). • work with partners and landowners to create and improve foot and cycle paths across the area, <u>notably foot and cycle routes to Mitcham Junction and towards Croydon from Hackbridge, and crossing improvements at London Road, Hackbridge for access to the railway station.</u> • <u>support the Wandle Valley Forum to lead on securing external funding for a replacement pedestrian bridge</u>
MM31	35	Policy 5f 4 th bullet point	<p>seek to improve the pedestrian link between Mill Green and Poulter Park <u>in line with the Poulter Park Development Plan.</u></p>
MM32	36	Policy 5h	<p>The council will</p> <ul style="list-style-type: none"> • encourage community representatives to collaborate to fund local projects, using the <u>in accordance with the</u> Community Fund <u>Scheme.</u> • encourage community groups <u>work with the Wandle Valley Regional Park Trust</u> to deliver a new local facility at Culvers Lodge, Hackbridge. • work with the Greater London Authority to support the Beddington Business Improvement District Steering Group deliver its objectives. • work with the Hackbridge and Beddington Corner Neighbourhood Forum to produce a neighbourhood plan. • work with the Beddington North Neighbourhood Forum to produce a neighbourhood plan.

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MM33	36	Policy 5i	<p>The council will work with Transport for London (Sustrans), the Environment Agency, Thames Water, The London Wildlife Trust, the Wandle Valley Regional Park Working Group Trust, Groundwork London and The Wandle Trust to:</p> <ul style="list-style-type: none"> • improve the water quality of the river, in particular lowering levels of phosphates and limiting sewage and road run-off. • expand the network of walking and cycling routes, <u>including the Wandle Trail</u>. • enhance the river banks for biodiversity by removing hard infrastructure. • take a river-wide corridor approach to manage flooding, make adaptations to climate change and provide sustainable drainage. • mitigate or remove the effects of barriers on wildlife movement. • seek to improve the visual appearance and biodiversity value of the Beddington Carrier. • achieve good ecological potential for the River Wandle by 2027.
MM34	38	Key and Map	<p>Wandle Valley Regional Park <u>Green Spaces Safeguarded for the Wandle Valley Regional Park</u></p> <p><i>Amended boundary of 'New or Improved Employment Areas'</i></p>

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MM35	47	Policy 7	<p>Local Character a The council will permit new dwellings and conversions of existing properties provided the density is appropriate suitable to the local character and taking into account the characteristics of Conservation Areas, Areas of Special Local Character and respecting the Suburban Heartlands.</p> <p>Within Sutton Town Centre ab As a guide, the council will expect new developments to be within the Central Setting of the London Plan Density Matrix (see Table 1 below). This will be applied within the Sutton Town Centre boundary (see Appendix 1, Map 1.1 and Policies Map).</p> <p>Within the Sutton Town Centre Area of Potential Intensification bc As a guide, the council will expect new developments to be within the Urban Setting of the London Plan Density Matrix (see Table 1 below). This will be applied to an area within approximately 800 metres walking distance of Sutton Town Centre (see Appendix 1, Map 1.1 and Policies Map).</p> <p>Within District Centres and the Areas of Potential Intensification cd As a guide, the council will expect new developments to be within the Urban Setting of the London Plan Density Matrix (see Table 1 below). This will be applied to an area within approximately 400 metres walking distance of a district centre (see Appendix 1, Maps 1.2-1.8 and Policies Map).</p> <p>Within the Suburban Heartlands (all other residential areas) de Developments should maintain and seek to enhance the quality of the borough's environment ensuring all new development respects the positive features of Sutton's character, reinforcing local distinctiveness and a sense of identity. The council will apply the Suburban Setting of the London Plan Density Matrix (see Table 1 below) to these areas.</p> <p>For Areas of Potential Intensification see Appendix 1, Maps 1.1 to 1.8 and Policies Map</p> <p><i>Add Table 1 under Advice on Meeting the Policy:</i></p>

Ref	Page	Plan Ref	Main Modification																																					
			<p>Table 1: London Plan Density Matrix</p> <table border="1"> <thead> <tr> <th rowspan="2">Setting</th> <th colspan="3">Public Transport Accessibility Level (PTAL)</th> </tr> <tr> <th>0 to 1</th> <th>2 to 3</th> <th>4 to 6</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Suburban</td> <td>35-55 u/ha</td> <td>35-65 u/ha</td> <td>45-90 u/ha</td> </tr> <tr> <td>40-65 u/ha</td> <td>40-80 u/ha</td> <td>55-115 u/ha</td> </tr> <tr> <td>50-75 u/ha</td> <td>50-95 u/ha</td> <td>70-130 u/ha</td> </tr> <tr> <td rowspan="3">Urban</td> <td>35-65 u/ha</td> <td>45-120 u/ha</td> <td>45-185 u/ha</td> </tr> <tr> <td>40-80 u/ha</td> <td>55-145 u/ha</td> <td>55-225 u/ha</td> </tr> <tr> <td>50-95 u/ha</td> <td>70-170 u/ha</td> <td>70-260 u/ha</td> </tr> <tr> <td rowspan="3">Central</td> <td>35-80 u/ha</td> <td>65-170 u/ha</td> <td>140-290 u/ha</td> </tr> <tr> <td>40-110 u/ha</td> <td>80-210 u/ha</td> <td>175-355 u/ha</td> </tr> <tr> <td>50-110 u/ha</td> <td>100-240 u/ha</td> <td>215-405 u/ha</td> </tr> </tbody> </table>	Setting	Public Transport Accessibility Level (PTAL)			0 to 1	2 to 3	4 to 6	Suburban	35-55 u/ha	35-65 u/ha	45-90 u/ha	40-65 u/ha	40-80 u/ha	55-115 u/ha	50-75 u/ha	50-95 u/ha	70-130 u/ha	Urban	35-65 u/ha	45-120 u/ha	45-185 u/ha	40-80 u/ha	55-145 u/ha	55-225 u/ha	50-95 u/ha	70-170 u/ha	70-260 u/ha	Central	35-80 u/ha	65-170 u/ha	140-290 u/ha	40-110 u/ha	80-210 u/ha	175-355 u/ha	50-110 u/ha	100-240 u/ha	215-405 u/ha
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MM36	48	Paragraphs 8.3 – 8.4	<p>P8.3 In the context of the borough, small sites make a significant contribution to housing supply. An analysis of housing completions in the borough between 1 April 2010 and 31 March 2016 (see table below) shows that out of a total of 2,574 completions, 888 units were completed in schemes that provided fewer than 11 units (the new national affordable housing threshold). This represents a substantial percentage of all completions (34.5%), which is not contributing towards affordable housing provision.</p> <p>P8.4 Given the relatively high house prices in the borough, the fact that considerable need for affordable housing has been demonstrated by the council's SHMA, and the fact that small sites contribute significantly towards housing provision in the borough, it is considered that all housing should contribute in some way towards the provision of affordable housing in the borough to ensure maximum provision over the Local Plan period (2016-2031).</p>																																					

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MM37	49	Policy 8 a-c	<p>a The council will seek to maximise affordable housing from all sources meet an overall borough-wide target that 50% of all new housing from all sources is affordable, of which 75% should be for social/affordable rent and 25% intermediate, in accordance with the council's Strategic Housing Market Assessment (GL Hearn, May 2015).</p> <p>b A contribution towards affordable housing will be expected on housing sites:</p> <p>(i) capable of delivering 11 units or more gross or which have a maximum combined gross floorspace of more than 1000m².</p> <p>(ii) on sites below the threshold of "capable of 11 or more gross units or a maximum combined gross floorspace of 1,000m²", a financial contribution to the Sutton 'Affordable Housing Fund' will be sought.</p> <p>c The council will seek a minimum of 35% of all dwellings to be affordable on a site the maximum reasonable amount of affordable housing when negotiating on individual private <u>residential</u> and mixed-use schemes. The council will have regard to:</p> <p>(i) individual site costs.</p> <p>(ii) economic viability.</p> <p>(iii) the availability of public subsidy.</p> <p>(iv) any other scheme requirements.</p>

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MM38	49	Policy 8d	<p>d The council will expect the affordable housing contributions for developments of 11 units or more gross to be made on-site but, in exceptional cases, where it can be demonstrated that it would be more beneficial to the council's affordable housing objectives, the council may accept the provision of affordable housing off-site, or a payment in lieu.</p> <p>e Where schemes are brought forward for ten or fewer dwellings, the developer will need to satisfy the council that:</p> <ul style="list-style-type: none"> <input type="checkbox"/> (i) the proposal does not represent an underdevelopment of the site with having regard to <u>the character of the area, the level of public transport accessibility (PTAL rating) and the London Plan Density Matrix (see</u> Policy 7 (Housing Density), or: <input type="checkbox"/> (ii) a large site is not brought forward in phases to avoid the threshold at each stage. In such circumstances, the council will apply the affordable housing target to subsequent phases based on the capacity of all phases, including those already permitted or built.
MM39	49	Paragraph P8.5	<p>The policy applies to all new housing developments, including changes of use for wholly residential and mixed use sites incorporating residential use, where planning permission is required. <u>In considering whether sites are capable of delivering 11 units or more, the council will have regard to the character of the area, the level of public transport accessibility (PTAL rating) and the London Plan Density Matrix.</u></p>
MM40	49	Paragraph 8.6	<p>In order to meet the borough wide target, the council will seek to achieve 50% affordable housing provision on all sites capable of delivering 11 units or more gross and which have a maximum combined gross floorspace of more than 1,000m², either in terms of the number of units on site, or the overall residential floorspace of the development and that 75% of the units should be for social or affordable rent. The council will also seek a payment of £X per unit on sites below the threshold of being "capable of delivering 11 units or more gross units or a maximum combined gross floorspace of 1,000m²". The council recognises, however, that it may not be financially viable to provide 50% affordable housing on all individual sites, or a contribution below the threshold of 11 units.</p>

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MM41	50	Paragraph 8.7	In considering proposed developments, the council will take into account the economic viability of a scheme and the most effective use of public subsidy, as well as any particular costs associated with the development of the scheme. In such cases, the council will request that the developer provides a financial appraisal of the scheme so that a fair contribution can be agreed, <u>subject to the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance (2017): Homes for Londoners</u> . The GLA Affordable Housing "Three Dragons" Toolkit can be used for this purpose. The council will nonetheless expect developers to have taken into consideration any abnormal costs in developing a site before acquiring the land. This should include consulting the council on any particular policies or planning obligations relevant to the development of the site.
MM42	50	After Paragraph 8.8	<u>8.8a Further details on the council's approach to seeking affordable housing both on- and off-site along with how the council will apply this policy to maximise the delivery of affordable housing on larger sites that may be developed in phases can be found in the council's Affordable Housing SPD (or any successor document).</u>
MM43	52	Policy 9b	In terms of dwelling sizes: <u>(i) All developments within Sutton Town Centre should seek to provide a minimum of 25% of all dwellings on the site as having three bedrooms or more, unless it can be demonstrated that this would be unviable or the particular site circumstances are not suitable for family housing</u> <u>(ii) all All developments outside Sutton Town Centre should seek to provide a minimum of 50% of all dwellings on the site as having three bedrooms or more, unless it can be demonstrated that this would be inappropriate unsuitable to the location or not viable.</u>
MM44	55	Policy 10c (first sentence)	Proposals for and extensions <u>which result in an increase in residents</u> to large houses in multiple occupation (seven people or more) will be permitted, provided that the proposal:

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MM45	55	Policy 10c	<p>After Part (c) clause (vi): delete clause (vii) and add part (d):</p> <p>(vii) Does not lead to a concentration of HMOs in the vicinity where the cumulative effect of the HMOs harms the character of the area (see Policy 28).</p> <p><u>(d) Proposals for new large houses in multiple occupation (HMO, seven people or more) will be permitted, provided that the proposal does not lead to a concentration of HMOs in the vicinity where the cumulative effect of the HMOs harms the character of the area. Concentration which harms the area will be considered as where more than 20% of properties 100 metres either side of the proposal site are HMOs, with an HMO defined as student accommodation, houses recorded or known to be an HMO by the council or properties with a C4/Sui Generis planning permission.</u></p>
MM46	57	Policy 11a	<p>(a) New care homes for older people will not be permitted unless where they meet a specific need that is not provided by other existing care homes in the borough.</p>
MM47	57	Policy 11b <i>NB: Subsequent clauses to be renumbered</i>	<p>(b) Redevelopments of and alterations and extensions to care homes for older people will not be permitted if the proposals do not result in an improvement in the level of care.</p>
MM48	57	Policy 11 d	<p>Planning permissions for Housing with Care for Older People, Sheltered Housing and Retirement Housing will be granted, provided that:</p> <p>(i) The site is within reasonable walking distance of shops and services.</p> <p>(ii) The the proposal provides accommodation of a type that is designed to meet the needs of older people.</p> <p>(iii) The proposal does not lead to a concentration of older peoples' housing in the vicinity where the cumulative effect harms the character of the area or the vitality of local shops and services.</p>

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MM49	57	Policy 11 e	<p>Planning permissions for Housing with Care for Vulnerable Groups and Residential Units for Young People in Need of Support will be granted provided that:</p> <p>(i) The site is within reasonable walking distance of shops and services and has good public transport accessibility.</p> <p>(ii) The proposal provides accommodation of a type that is designed to meet the needs of the client group.</p> <p>(iii) The proposal does not lead to a concentration of care facilities in the vicinity where the cumulative effect harms the character of the area or the vitality of local shops and services.</p>
MM50	59	Paragraph 12.6	<p>The council has decided to meet the immediate need of 9 pitches only. This is because it will deal with the current overcrowding and that planning for any further into the future is difficult. As the need figures are relatively small, any fluctuation in the current Gypsy and Traveller population could have a big effect on the need figure. For instance, if two families decided to relocate, the need figure could reduce by 8 over the 15-year plan period. Therefore, with nine new pitches provided, the residual need could shrink to six. <u>However, the council will undertake a further review of Gypsy and Traveller need and potential sites in the first five years of the plan period to meet any outstanding need over the 15-year plan period. If necessary to allocate additional site(s) to meet this need, a development plan document will be submitted for examination before the end of 2023.</u></p>
MM51	59	Paragraph 12.7	<p>6 An extensive site search and consultation identified no suitable site within the urban area 7 A second "greenfield" site search showed an extension to the existing site was the most appropriate option</p>
MM52	60	Policy 12 Page 60, 1 st sentence	<p>Planning permission for further Gypsy and Traveller sites will only be permitted when a site meets an identified need and satisfies the following criteria:</p>
MM53	60	Policy 12 Last line	<p>Safeguarded for Gypsy and Traveller sites <u>Land Limited to Gypsy and Traveller Sites'</u></p>

Ref	Page	Plan Ref	Main Modification
MM54	62	Policy 13a-d	<p>The council will not grant planning permission for the development of back garden land where the site, either individually or as part of a larger street block:</p> <ul style="list-style-type: none"> a Makes an important contribution to the character and appearance of the surrounding area. b Is considered to be of local ecological value by the council. c Is likely to make a significant contribution to mitigating the impacts of climate change <u>minimising the risk of flooding in Flood Zones 2 and above or in a critical drainage area.</u> d Where the development of the site would adversely affect the amenity of future occupiers or those currently occupying adjoining or nearby properties.
MM55	63	Paragraph 14.2	<p>The council will employ three measures to ensure employment land supply matches demand. Firstly it will make every effort to retain existing employment land. Secondly, it has undertaken a study of the Beddington Strategic Industrial Location and found that, if existing employment sites were intensified, <u>additional floorspace could be created. Thirdly, the council will release some land west of Beddington Lane to provide additional employment land.</u> so that 0.4 of the site area was used as floorspace, an additional 50,269m² could be created. However, it is unlikely that all this would be developed and so the council will also consider applications according to a job density floor. Any application providing less than one job per 60m² will be refused. According to the Employment Density Guide (Homes and Communities Agency, 2015), this threshold would mean applications for uses B1(b), B1(c), B2 and Mixed B Class uses would be acceptable but other land hungry low employment uses would not.</p>

Ref	Page	Plan Ref	Main Modification
MM56	64	Policy 14 a-c	<p>a Within Strategic Industrial Locations and Established Industrial Areas, the council will grant planning permission for B1-b (research and development), B1-c (light industrial), B2 (industrial and manufacturing) and B8 (storage and distribution) uses or other similar industrial uses only, provided that the proposal will provide one full-time job or equivalent per 60m² of floorspace or denser.</p> <p>b The council will support proposals which intensify industrial floorspace in the Beddington Strategic Industrial Location either by the reconfiguration of sites or the amalgamation of sites.</p> <p><u>c The council has designated Land to the West of Beddington Lane (Site Allocation S76) as an extension to the Beddington Strategic Industrial Location.</u></p> <p><u>e d</u> Outside the Strategic Industrial Locations and Established Industrial Areas, proposals resulting in the loss of industrial / business floorspace will not be granted planning permission unless it can be demonstrated that:</p> <p>(i) The retention of existing use will have an adverse effect on residential amenity and there is no reasonable prospect that this effect can be alleviated by retaining the use.</p> <p>(ii) There is genuine evidence that the site has been marketed for a period of 12 months at an appropriate <u>rate a reasonable market rent</u> for its location and condition</p>
MM57	66	Policy 15	<p>a Within Strategic Industrial Locations and Established Industrial Areas, development will be expected to contribute to environmental and transport improvements, either through on-site works or through planning obligations, where <u>appropriate necessary</u>.</p> <p>b The council will grant permissions for proposals containing trade counters, provided that the display and sales areas are a maximum of 15% of the total net floorspace.</p> <p>c The council will grant permissions for ancillary uses which will assist the functioning of the Strategic Industrial Locations and Established Industrial Areas, such as small shops and cafes, provided that it can be shown that the use meets only the needs of the employees within the industrial area.</p> <p>d The council will support proposals from green businesses (excluding waste management, waste recovery, recycling and transfer which are covered in the South London Waste Plan), where they are <u>appropriate suitable</u> for the location proposed.</p>
MM58	68	Policy 16a	The council will make provision for <u>enable the delivery of</u> 23,000m ² of new B1(a) office space over the plan period, of which approximately 70 per cent should <u>all is likely to</u> be in Sutton Town Centre.

Ref	Page	Plan Ref	Main Modification
MM59	68	Policy 16 b	The council will support the development of office buildings providing company headquarters and small complexes of self-contained offices with an appropriate level of parking, <u>commensurate with the parking standards,</u> in suitable locations.
MM60	68	Policy 16 c	The council will not grant planning permission for proposals involving the loss of existing B1(a) office accommodation unless it is shown that the office accommodation is no longer required. The need for the particular office accommodation will be assessed against: (i) Proof of marketing for a 12-month period at an appropriate reasonable market value with a recognised agent. For proposals in Sutton Town Centre, an independent survey of office demand for the particular office type should be submitted with the application. (ii) Proof that opportunities to reconfigure and reuse the accommodation as offices have been exhausted.
MM61	68	Policy 16 d	If office space has been demonstrated no longer to be required, proposals involving the loss of ground floors office space in town centres will be required to be replaced by an appropriate (an)other town centre use(s) (see Glossary).
MM62	70	Policy 17a	The council will make provision to deliver approximately 6,000m² of gross office floorspace outside of Sutton Town Centre, primarily in Wallington and Carshalton but also in other suitable locations. <u>permit windfall office floorspace in District Centres and other suitable locations, subject to other policies in the plan.</u>
MM63	70	Policy 17b	The council will make provision to deliver <u>enable the delivery of</u> approximately 7,200m ² of gross convenience retail floorspace in the following locations: circa 75% in the Wallington and Hackbridge District Centres, 15% in Cheam, 5% in North Cheam and 5% in Carshalton
MM64	71	Policy 17c	The council will make provision to deliver <u>enable the delivery of</u> approximately 2,220 <u>5,000</u> m ² of gross comparison retail floorspace in the following locations: circa 75% <u>90%</u> in Wallington and Hackbridge District Centres and 25% <u>10%</u> in Carshalton
MM65	71	Policy 17d	The council will make provision to deliver <u>enable the delivery of</u> approximately 5,000m ² of gross food and beverage floorspace <u>in</u> the following locations 50% in the District Centres and 50% in the Local Centres.

Ref	Page	Plan Ref	Main Modification
MM66	73	Policy 18a	<p>Within Sutton Town Centre, District Centres and Local Centres, the council will grant planning permission for new development that:</p> <p>(i) is appropriate suitable to the scale, role, function and the character of the centre and its catchment</p> <p>(ii) makes the optimum use of the site providing a town centre use or mix of town centre uses appropriate suitable to the scale of the development and its location within the centre.</p> <p>(iii) provides active frontages at ground floor level and is compatible with council's requirements on shopping frontages.</p>
MM67	73	Policy 18c	<p>Within the Primary Shopping Frontages of District Centres, the council will expect the proportion of A1 (retail) ground floor units not to fall below 65-55% and that there should not be more than three adjoining non-A1 uses within the Primary Shopping Frontage.</p>
MM68	73	Policy 18d	<p>Within the Secondary Shopping Frontages of Sutton Town Centre and District Centres, the council will consider other town centres uses (for definition see glossary and box above) as appropriate suitable uses provided that the proposed development does not result in more than three adjoining non-A1 uses.</p>
MM69	73	Policy 18f	<p>Within Shopping Frontages and Local Centres the council will not grant planning permission for conversions or change of use which result in C2/C3/C4 (residential) ground floor uses, where permission is required, <u>unless the unit is vacant and it has been demonstrated that it has been marketed at an reasonable market rent through a recognised agent for 12 months.</u></p>
MM70	75	Policy 19b	<p>In addition to the existing local centres, the The council will not grant planning permission for the change of use from A1 uses (particularly those involving cold food sales, newsagents, chemists and post offices) to other uses unless it is demonstrated that:</p> <p>(i) An A1 use providing similar goods is easily accessible to serve local residents.</p> <p>(ii) The shop unit has been marketed at <u>an appropriate a reasonable market</u> rent with a recognised agent for 12 months.</p> <p>(iii) Proposals will not lead to an over-concentration of single uses.</p>

Ref	Page	Plan Ref	Main Modification
MM71	75	Policy 19c <i>NB: Subsequent clauses to be renumbered</i>	Aside from A1 uses, the council will permit the change of use between town centre uses, provided that: (i) Convenient local shopping facilities are maintained. (ii) Proposals will not lead to an over concentration of single uses.
MM72	75	Policy 19d	Outside town and local centres, the council will not grant planning permission for the loss of A1 shops within areas of more than 400 metres walking distance from alternative shopping facilities, unless it has been demonstrated and that the shop has been marketed at an appropriate a reasonable market rent through a recognised agent for 12 months.
MM73	75	Policy 19e	The council will encourage new convenience shops within existing communities or as part of new development provided that the proposals are of an appropriate a suitable scale to the locality.
MM74	82	Policy 22a	The council will grant planning permission for the development of social and community infrastructure (as defined in the glossary) where it: (i) is accessible by a range of transport modes, in particular by walking, cycling and public transport. (ii) provides flexible and adaptable space, where appropriate practicable . (iii) is close to or accessible to the community it is intended to serve and is of an appropriate a suitable scale to meet that need. (iv) is designed and sited to enable the shared use of premises and playing fields for community purposes. (v) would not have any adverse environmental effects. (vi) in the case of proposals for large developments generating significant numbers of trips, such as indoor sports facilities, are located within or on the edge of town centres or other areas of higher public transport accessibility.

Ref	Page	Plan Ref	Main Modification
MM75	82	Policy 22b I	The council will not grant planning permission for development that involves the loss of social and community infrastructure unless: (i) it can be demonstrated that the facility is no longer required either in its current use or for any alternative social or community use. (ii) suitable alternative provision is made or is available nearby. Where proposals come forward involving the loss of a social and community facility, sufficient evidence will need to be provided to satisfy the council that the requirements of this policy have been met. This would demonstrate that for a period of 12 months there had been no interest in using the premises/land for their current use or other community purposes at a reasonable charge or and that the need for such a facility is already satisfied within premises in easy walking distance or an alternative facility will be provided within a similar distance.
MM76	83	List of Public Houses	Add under 'Sutton and West Sutton on Page: • <u>New Inn, 16-18 Myrtle Road, Sutton SM1 4BX</u>
MM77	87	Paragraph 24.3	However, the council is making <u>two amendments</u> one amendment to the Green Belt boundary. It is taking the housing estate including Damson Way (to the east), Lawson Walk (to the south) and Burns Close (to the west) out of the Green Belt as this is area is an established extension to the residential area and performs no Green Belt function. In addition, the council is making a modest extension to the Gypsy and Traveller site which is in the Green Belt but, as with the current site, the Green Belt designation will wash over the site. <u>and the current Gypsy and Traveller sites and the extension will be removed from the Green Belt and become an inset in the Green Belt and re-designated as 'Land Limited to Gypsy and Traveller Sites'.</u>
MM78	87	Paragraph 24.5	The borough has 18 areas of MOL (some of the areas have been amalgamated since the last plan) and two areas have been extended: Mayflower Park in Worcester Park is bigger on the ground than planned by 1.4ha and Grove Park, Carshalton, has been extended by 0.7 hectares. <u>However, two areas have been taken out of Metropolitan Open Land: Rosehill Recreation Ground will lose 2.7ha in order for a new school to be built, and a 4.4ha site to the west of Beddington Lane has been designated as Strategic Industrial Land.</u>

Ref	Page	Plan Ref	Main Modification
MM79	88	Policy 24 a-c	<p>a <u>The council has removed one site from the Green Belt and allocated it as an extension to the existing Gypsy and Traveller Site at land south of The Pastures, Carshalton Road (Site Allocation 104). The council has removed two sites from Metropolitan Open Land for a school on Rosehill Recreation Ground (Site Allocation S98), and to extend the Beddington Strategic Industrial Location on Land to the West of Beddington Lane (Site Allocation 76).</u></p> <p>b The council has amended the Green Belt boundary to remove the housing estate including Damson Way (to the west), Lawson Walk (to the south) and Burns Close (to the east).</p> <p>cb The council has amended MOL boundaries so that the Mayflower Park, Worcester Park boundary follows the road and line of built development, and that Grove Park, Carshalton, includes the former school playing field.</p> <p>c <u>The council is allocating an extension to the existing Gypsy and Traveller Site in the Green Belt and a school on Rosehill Recreation Ground MOL. In both cases existing designations will wash over the site.</u></p>

Ref	Page	Plan Ref	Main Modification
MM80	88	Policy 24d-f	<p>d The council will not grant planning permission for inappropriate development in the Green Belt or Metropolitan Open Land unless very special circumstances <u>other material considerations clearly outweigh harm to the Green Belt or Metropolitan Open Land and can be demonstrated constitute very special circumstances which clearly outweigh the harm to the Green Belt or Metropolitan Open Land.</u> The construction of new or replacement buildings and structures or the re-use of buildings and structures in the Green Belt and Metropolitan Open Land will be inappropriate unless it is for the following purposes:</p> <p>(i) agriculture, horticulture or animal-related businesses.</p> <p>(ii) appropriate facilities for outdoor sport and recreation and cemeteries and as long as the new or replacement buildings or structures or the re-use of buildings and structures <u>have a minimal effect on/preserve</u> the openness of the Green Belt or Metropolitan Open Land.</p> <p>e The council will grant planning permission for extensions to, alterations to and the replacement of <u>an</u> existing buildings and or structures in the Green Belt provided that the effect on the openness of the Green Belt is minimal and that the increase in the external volume of the built form is no greater than 30% above the size of the original building or structure.</p> <p>f The council will not grant planning permission for development within or conspicuous from the Green Belt or Metropolitan Open Land if it has a detrimental impact on visual amenity.</p> <p><u>f The council will grant planning permission for redevelopment of previously developed sites comprising two or more non-ancillary buildings, excluding temporary buildings, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</u></p> <p>For Green Belt and Metropolitan Open Land maps, see Appendix 5, Maps 5.1 to 5.21 <u>5.22</u>, and Policies Map</p>

Ref	Page	Plan Ref	Main Modification
MM81	90	Policy 25a(i)	<p>The council will seek to retain the existing level of open space in the borough by:</p> <p>(i) refusing development of all open space and play space in the borough (as identified on the Policies Map) unless</p> <p>(1) it can be demonstrated that such development would preserve or enhance its open character, its function as a sport, leisure or recreational resource, and its contribution to visual amenity, or</p> <p>(2) <u>the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in the local area.</u></p>
MM82	90	Policy 25b	<p>The council will encourage and support the provision of community-run and managed allotments and community food growing spaces in major new developments where possible and appropriate practicable.</p>

Ref	Page	Plan Ref	Main Modification
MM83	93	Policy 26	<p>a The council will protect and enhance Sites of Importance for Nature Conservation, Green Corridors and biodiversity. It will ensure the restoration of Beddington Farmlands is completed to the agreed quality and implement its Biodiversity Action Plan and agri-environment schemes. <u>Major new development should result in no net loss in biodiversity value, as assessed against the DEFRA biodiversity offsetting metric, the Environment Bank Biodiversity Impact Calculator or any metric which the council subsequently adopts formally.</u> New development should incorporate opportunities to enhance biodiversity, wherever possible.</p> <p>b The council will grant permission for developments that create, conserve or enhance biodiversity and improve access to nature, subject to other policies in the plan. In particular, the council will support the creation of:</p> <ul style="list-style-type: none"> • 1 hectare of new woodland. • 2 hectares of new chalk grassland at appropriate suitable locations. • Various habitat enhancements identified through the council's Biodiversity Action Plan and the Catchment Plans for the River Wandle and Beverley Brook. <p>c The council will not grant planning permission within or adjacent to a SINC where there would be a damaging impact on the nature conservation value or integrity of the site, unless:</p> <ol style="list-style-type: none"> (i) the need for and the benefits of the development clearly outweigh the harm. (ii) where there are no reasonable alternative sites that would result in less harm. (iii) where development can demonstrate no net loss for biodiversity and, where possible, net gains for biodiversity by providing appropriate mitigation and / or compensation measures. <p>d The council will not grant planning permission for development within a Green Corridor where there would be a significant damaging impact to the corridor, unless the need for and benefits of the development clearly outweigh the harm and where development can demonstrate no net loss for biodiversity by providing appropriate mitigation and / or compensation measures.</p> <p><u>The council will grant planning permission for development provided that the development will not adversely affect the integrity and biodiversity of the Banstead Downs SSSI (adjacent to the London Borough of Sutton).</u></p> <p>For Sites of Importance for Nature Conservation and Green Corridors, see Appendix 6, Maps 6.1 to 6.66 and Policies Map</p>

Ref	Page	Plan Ref	Main Modification
MM84	95	Policy 27	<p>On agricultural land, defined as the Woodcote Green Belt:</p> <p>a The council will only grant permission for agricultural, horticultural and animal-related businesses only provided that they are of a scale appropriate with size of the site and they have a minimal effect on the openness of agricultural land.</p> <p>b The council will only permit development that would lead to the loss of the Best and Most Versatile Agricultural Land provided that if:</p> <p>(i) it has been demonstrated that the benefits of the development outweigh the loss of Best and Most Versatile Agricultural Land.</p> <p>(ii) the loss would not result in a reduction of the viability of the remaining agricultural land.</p> <p>c The council will not permit new agricultural, horticultural or animal-related business buildings unless it is satisfied that they are necessary, do not affect the character of the area and that there are no other suitable buildings on the site for the proposed use. The council will assess whether existing horticultural, agricultural, horticultural or commercial buildings are being used for those purposes. Proposals must be accompanied by a comprehensive business diversification plan, which establishes how retaining the buildings the proposals will assist the viability of the business.</p> <p>d The council will grant planning permission for residential units arising out of the replacement or redevelopment of vacant horticultural, agricultural, horticultural or commercial buildings, where required, provided that:</p> <p>(i) it can be demonstrated the building had been in active horticultural, agricultural, horticultural or commercial use for a significant 10-year period prior to its becoming vacant and there is no prospect of the building being used for horticultural, agricultural, horticultural or commercial in the future.</p> <p><u>(ii) it can be evidenced that a replacement building for agricultural, horticultural or commercial use would not be viable</u></p> <p><u>(iii) the residential unit will have a maximum plot size of 0.2ha for each detached dwelling and 0.1ha for each semi-detached dwelling.</u></p>
MM85	98	Policy 28c	Is of an appropriate a suitable scale, massing and height to the setting of the site and/or townscape.

Ref	Page	Plan Ref	Main Modification
MM86	98	Policy 28e	Makes a positive contribution to the street frontage, streetscene and / or public realm, such as using railings and low walls where appropriate practicable.
MM87	98	Policy 28 <i>Subsequent clauses to be renumbered</i>	<i>Add additional criterion:</i> <u>n Maintains the setting and visual amenity of the Green Belt, Metropolitan Open Land, Public Open Space and Urban Green Space.</u>
MM88	99	Policy 28p	The Mayor of London requires boroughs to identify Areas of Taller Building Potential. In addition to being located within the zones areas the council has identified and the requirements of character and design set out above, taller buildings will be expected to: (i) Be of exemplar design and make a positive contribution to the quality of the local and wider townscape and skyline. (ii) Integrate visually with the townscape and streetscape, particularly in terms of an active ground floor frontage. (iii) Include a mix of functions that are widely used by the public (such as gyms or retail outlets) in order to ensure the successful integration into the local area, where appropriate practicable. (iii) Ensure safe, attractive and comfortable amenity/open spaces designed to support social interaction and cohesion and engender a sense of place in predominantly residential developments. (iv) Ensure safe, attractive and comfortable amenity/open spaces designed to support social interaction and cohesion and engender a sense of place in predominantly residential developments. v) Protect the setting of any designated heritage assets and the overall (vi) Protect the amenity of neighbours and surrounding occupiers <u>and the overall historic character that makes an area distinctive and special.</u>
MM89	103	Policy 30a	The council will conserve and, where appropriate practicable , enhance the borough's historic environment. This comprises: listed buildings and structures, scheduled ancient monuments, conservation areas, historic parks and gardens, areas of special local character, locally listed buildings and undesigned archaeological remains.

Ref	Page	Plan Ref	Main Modification
MM90	103	Policy 30b	Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate practicable , enhance its significance. The council will expect that new development integrates into the historic environment and will look for opportunities from new development affecting heritage assets and their settings to enhance or better reveal their significance.
MM91	103	Policy 30g (i)	The council will (i) expect development within a Conservation Area to conserve and, where appropriate practicable , to enhance those elements which contribute to the Conservation Area's special character or appearance. These elements may include landscaped areas, gardens, trees, hedges and boundary treatments as well as the built form. <u>In considering development proposals, consideration will be given to matters including height, scale, massing, materials, urban grain and layout, the public realm and views into and out of the conservation area.</u>
MM92	104	Policy 30g (iii)	expect development outside a Conservation Area but which would affect a Conservation Area to conserve and, where appropriate practicable , enhance those elements which contribute to the Conservation Area's special character or appearance.
MM93	104	Policy 30h (i)	The council will: (i) expect that development conserves and, where appropriate practicable , enhances Historic Parks and Gardens and their settings
MM94	104	Policy 30i (i)	The council will: (i) expect development within an Area of Special Local Character conserves and, where appropriate practicable , enhances those elements which contribute to the Area of Special Local Character's particular character or appearance.
MM95	104	Policy 30i (ii)	expect development outside an Area of Special Local Character but which would affect an Area of Special Local Character to conserve and, where appropriate practicable , enhance those elements which contribute to the Area of Special Local Character's particular character or appearance.

Ref	Page	Plan Ref	Main Modification
MM96	104	Policy 30k (i)	The council will: (i) <u>in consultation with the Greater London Archaeological Advisory Service, require the necessary level of investigation and recording for development proposals that affect, or have the potential to affect Sutton's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ or, if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service. permit development within Archaeological Priority Areas if accompanied by an archaeological evaluation, which assesses the archaeological implications of the development and which proposes effective mitigation measures to safeguard the area from adverse development</u>
MM97	104	Policy 30l	<u>Where a scheme should be submitted for archaeological site-based survey and/or intervention, in addition to the method statement it will need to include analysis, publication and archive deposition of the material and the records made, and for the public dissemination of the results to further understanding. Where mitigation includes archaeological excavation, a scheme should be submitted for the excavation, analysis, publication and archive deposition of the records made, and for the public dissemination of the results to further understanding"</u>
MM98	106	Policy 31b (ii) 2 nd bullet	(ii) a site wide combined heat and power (CHP) <u>heating and/or cooling network supplied by low or zero-carbon energy'</u>
MM99	106	Policy 31d	The council will collaborate with potential heat suppliers, energy service companies (ESCos), major developers and the community to deliver a -district heating networks to serve new and existing developments in Hackbridge <u>and within other identified 'DE Opportunity Areas' over the plan period (Maps 10.1 and 10.2).</u>
MM100	111	Policy 32a 4 th bullet	Ensuring that all 'more vulnerable' and 'highly vulnerable' developments within Flood Zones 2 and 3 set finished floor levels a minimum of 300mm above the modelled 1 in 100 annual probability flood level including climate change <u>in accordance with the latest guidance published by the Environment Agency.</u>
MM101	111	Policy 32a 5 th bullet	Ensuring that any residual risks are safely mitigated through the use of appropriate flood resistance or resilience measures, including measures, including safe access and escape routes where required.
MM102	111	Policy 32b	Proposed developments should incorporate appropriate effective sustainable drainage (SuDS) measures as part of the design and layout of the development

Ref	Page	Plan Ref	Main Modification
MM103	111	Policy 32b 2 nd bullet	Insert an additional sentence at the end of the 2nd bullet point ... <u>In such cases, run-off rates must not exceed 3 times the calculated greenfield rate in accordance with Mayor’s Sustainable Design and Construction SPG; and</u>
MM104	111	Policy 32b 4 th bullet	Delete the 4th bullet point <u>• ensure the limiting discharge rate is at least 5 l/s at the point of discharge from the site.</u>
MM105	111	Policy 32c	All major development proposals should be accompanied by a Drainage Assessment Form and appropriate relevant surface water run-off calculations
MM106	113	Paragraph 32.20	P32.20 If greenfield runoff rates are not proposed, developers must demonstrate how all opportunities to minimise final site runoff, as close to the greenfield rate as practical, have been taken, taking account of ground conditions , the permeability of all existing and proposed surfaces on the site, any existing surface water drainage networks and the need to minimise the risk of blockage at the point of discharge from the site. Microdrainage calculations should be provided for a range of return periods up to and including the 1 in 100 year 6-hour rainfall event plus climate change.
MM107	121	After Paragraph 34.7	Insert new text after Paragraph P34.7 and before Paragraph P34.8 under Policy 34 on ‘Environmental Protection’ as follows: <u>Water Supply and Sewerage Infrastructure</u> <u>In order to ensure that adequate water supply, surface water, foul drainage and sewage treatment capacity is in place to serve all new developments, developers and the relevant statutory will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to problems for existing users.</u>
MM108	124	Policy 34b	Where appropriate necessary , the Council will negotiate Section 106 agreements with developers to deliver river restoration objectives.

Ref	Page	Plan Ref	Main Modification
MM109	124	Policy 34 New part of policy - after (b) with later sections re-numbered to add one.	<p><u>Water Supply and Sewerage Infrastructure</u></p> <p><u>b(i) Prior to the occupation of any development resulting in additional demand for on-and off-site water supply, surface water drainage, foul drainage and sewage treatment capacity:</u></p> <p><u>(i) the developer, together with the relevant statutory undertaker, should demonstrate that sufficient water supply, surface water drainage, foul drainage and sewage treatment capacity exists to serve the development; or extra capacity will be provided prior to any discharge of foul or surface water from the site being occupied.</u></p>
MM110	124	Policy 34c-d Air Quality <i>Subsequent clauses to be renumbered</i>	<p>c All development proposals should be at least 'air quality neutral' with respect to particulates (PM10s) and nitrogen oxides (NOx) based on the emissions benchmarks set out in Appendix 7 of the Mayor's Sustainable Design and Construction SPG. Any proposal that would have significant adverse impacts on air quality, lead to a breach of national air quality standards or expose the public to existing sources of air pollution will not be permitted unless appropriate mitigation measures are put in place to reduce these impacts to acceptable levels.</p> <p>d All major development proposals with potentially significant adverse impacts on air quality, located within 150m of a sensitive receptor or incorporating CHP or biomass boilers should be accompanied by an Air Quality Assessment setting out the potential impacts and proposed mitigation measures to make the development acceptable. Any CHP or biomass boilers should meet the emissions standards in the Mayor's Sustainable Design and Construction SPG. Any individual or communal gas boilers should achieve a NOx rating of less than 40 mg/kWhr.</p>

Ref	Page	Plan Ref	Main Modification
			<p><u>(c) All major development proposals with potentially significant adverse impacts on air quality; located within 150m of a sensitive receptor or incorporating CHP or biomass boilers should be accompanied by an Air Quality Assessment setting out:</u></p> <ul style="list-style-type: none"> • <u>impacts on existing receptors during the demolition/construction phase;</u> • <u>impacts on existing receptors once the development is occupied and operational;</u> • <u>impacts on future occupants of the development from exposure to the predicted levels of air pollution; and</u> • <u>cumulative impacts from other committed developments in the vicinity.</u> <p><u>(d) All development proposals should seek to contribute towards the achievement of national air quality objectives as far as possible and support the objectives of the Council's Air Quality Action Plan. Any proposal that would have significant adverse impacts on air quality or expose the public to existing sources of air pollution will not be permitted unless appropriate mitigation measures are put in place to reduce these impacts to acceptable levels. Where necessary, the council will negotiate Section 106 agreements with developers to offset any unacceptable air quality impacts, including through the implementation of measures in Sutton's Air Quality Action Plan.</u></p> <p><u>(e) All development proposals should be at least 'air quality neutral' with respect to particulates (PM10s) and nitrogen oxides (NOx) based on the emissions benchmarks set out in Appendix 7 of the Mayor's Sustainable Design and Construction SPG as amended. Any proposed CHP or biomass boilers should meet the emissions standards in the Mayor's Sustainable Design and Construction SPG. Any individual or communal gas boilers should achieve a NOx rating of less than 40 mg/kWhr.</u></p>
MM111	125	Policy 34h	Developments that would generate noise or vibration affecting existing noise-sensitive land-uses, such as housing, schools and hospitals, will not be permitted unless appropriate adequate mitigation measures are proposed to reduce the adverse impacts to acceptable levels, having regard to the Mayor's Sustainable Design and Construction SPG.
MM112	125	Policy 34k	Details of proposed measures should be provided through submission of an appropriate scheme prior to the start of construction on site


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MM113	128	Policy 35a Sutton Town Centre	<p>Sutton Town Centre Proposals to transform the existing gyratory system to make the roads less traffic dominated and more pedestrian and cycle friendly including measures to encourage shared space, reassignment of priorities and landscape improvements.</p> <ul style="list-style-type: none"> • Construction of a new road link between Grove Road and the Brighton Road / High street junction. • A new link connecting the northern end of the High Street and Marshalls Road using Burnell Road and Lewis Road. • Crown Road / High Street junction Improvements. <p><u>Critical Schemes required regardless of Tramlink:</u></p> <ul style="list-style-type: none"> • High Street / Old Gasworks junction improvements. • Throwley Way / Carshalton Road (A232) / Chalk Pit Way / Manor Park Road junction improvements – <u>by 2021.</u> • <u>High Street / Old Gasworks junction improvements – by 2026.</u> • Sutton Court Road (A232) / High Street junction improvements. • <u>Cheam Road (A232) / St Nicholas Way / Sutton Park Road junction improvements – by 2026.</u> <p><u>Other schemes:</u></p> <ul style="list-style-type: none"> • <u>Sutton Court Road (A232) / High Street junction improvements.</u> • Construction of a new road link between Grove Road and the Brighton Road / High street junction. • A new link connecting the northern end of the High Street and Marshalls Road using Burnell Road and Lewis Road. • <u>Crown Road / High Street junction Improvements.</u>
MM114	131	Policy 36b	<p>Therefore Transport Assessments and Travel Plans will be required for all major development applications, while for smaller developments Transport Statements will be required. <u>The thresholds as to whether a Transport Assessment, Transport Statement and/or Travel Plan will be required are set out in Appendix B of the Transport Assessments and Travel Plans SPD or any successor document.</u></p>

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MM115	131	Advice on meeting the policy	... The council has also produced guidance on the need for and the operation of car clubs in new developments: Car Clubs Supplementary Planning Document (2007) and the guidance will be re-introduced in any successor document. TfL has produced guidance on both Construction Logistics Plans and Delivery and Service Plans. <u>The council welcomes initiatives that reduce the impact of freight deliveries/servicing on residents and the local environment. It therefore supports, in principle, measures aimed at breaking down larger vehicle loads so that they can be carried by smaller, more sustainable vehicles and the provision of unattended delivery facilities in sustainable locations such as "click and collect".</u>
MM116	132	Policy 37a	New developments will be expected to provide the appropriate amount of car parking in accordance with the council's restraint-based, maximum car parking standards


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MM117	139-140	Policy 40 and paragraphs 401 - 40.3	<p>POLICY 40: Enforcement Facts and Trends</p> <p>P40.1 The planning process is quickly undermined if unauthorised development takes place. To address breaches of planning, legislation gives powers to local authorities to take enforcement action where development has been carried out, either:</p> <ul style="list-style-type: none"> • without planning permission, and / or consent. • where a condition on a planning permission has not been met. <p>P40.2 When considering whether to take enforcement action, the council will have regard to the national planning policy and guidance, which sets out how the enforcement sections of the 1990 Town and Country Planning Act should be used, and the further enforcement powers in the 1990 Planning (Hazardous Substances) Act and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>P40.3 The legislation makes it clear that planning objectives should provide the basis for considering if enforcement action should be taken. In applying this policy, the council will be guided by the following considerations which are set out in further detail in national planning policy and guidance:</p> <ul style="list-style-type: none"> • whether the breach of control would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest. • the need for enforcement action to be commensurate with the breach of planning control to which it relates, for example it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to amenity in the locality of the site. • the extent to which a breach of planning control may prejudice the achievement of any important policy objective of the Local Plan. <p>Strategic Objectives</p> <p>This is an all encompassing policy and so all strategic objectives are relevant to this policy.</p>

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			<p>Policy P40: Enforcement The council will use the discretionary enforcement powers provided by planning legislation when it appears there has been a breach of planning control, or where local amenity is adversely affected by the condition of land. The use of these powers will have regard to:</p> <ul style="list-style-type: none"> • whether it is expedient to take enforcement action. • the Local Plan and any other material considerations. • the need to take enforcement action within an acceptable timescale in cases where remedial action is needed to prevent serious harm to public amenity. • where negotiations fail to achieve compliance or. • where offences have occurred that would mean that negotiation would be inappropriate.
MM118	141	P41.2a	<p><i>Insert new paragraph after P41.2:</i> <u>The allocations state the particular land uses the council expects to be developed on a particular site. However, in the case of social and community infrastructure and free-standing offices, it is difficult to allocate particular sites for such uses as these are usually stand-alone uses and may occur in any number of sites. Therefore, Policy 41 allows for applications for social and community infrastructure and free-standing offices to override the plan's allocation where these uses are proposed and where exceptional circumstances exist.</u></p>

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MM119	146	LCH1	<p>Site 'LCH1 London Cancer Hub' is allocated for:</p> <p>MIXED USE: HEALTH, MEDICAL RESEARCH AND DEVELOPMENT AND SECONDARY SCHOOL TOGETHER WITH ASSOCIATED ANCILLARY DEVELOPMENT INCLUDING RETAIL, COMMUNITY USES, PATIENT HOTEL/ACCOMMODATION, OPEN SPACE AND NEW TRANSPORT INFRASTRUCTURE INCLUDING A NEW UNDERGROUND CAR PARK.</p> <p>IN THE EVENT THAT ANY PART OF THE SITE (OTHER THAN THE PROPOSED OPEN SPACE) IS NOT REQUIRED FOR THE ALLOCATED USE RESIDENTIAL DEVELOPMENT WOULD BE CONSIDERED AN APPROPRIATE ALTERNATIVE USE.</p> <p>...</p> <p>INDICATIVE HOUSING CAPACITY In the event that residential was proposed on part of the site, as described above, the indicative capacities would be based on the London Plan Density Matrix Setting of Suburban 40 — 80 u/ha. Not Applicable</p>
MM120	149	STC1 Additional bullet	<p><u>Developers, working in conjunction with the relevant statutory undertakers, will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u></p>

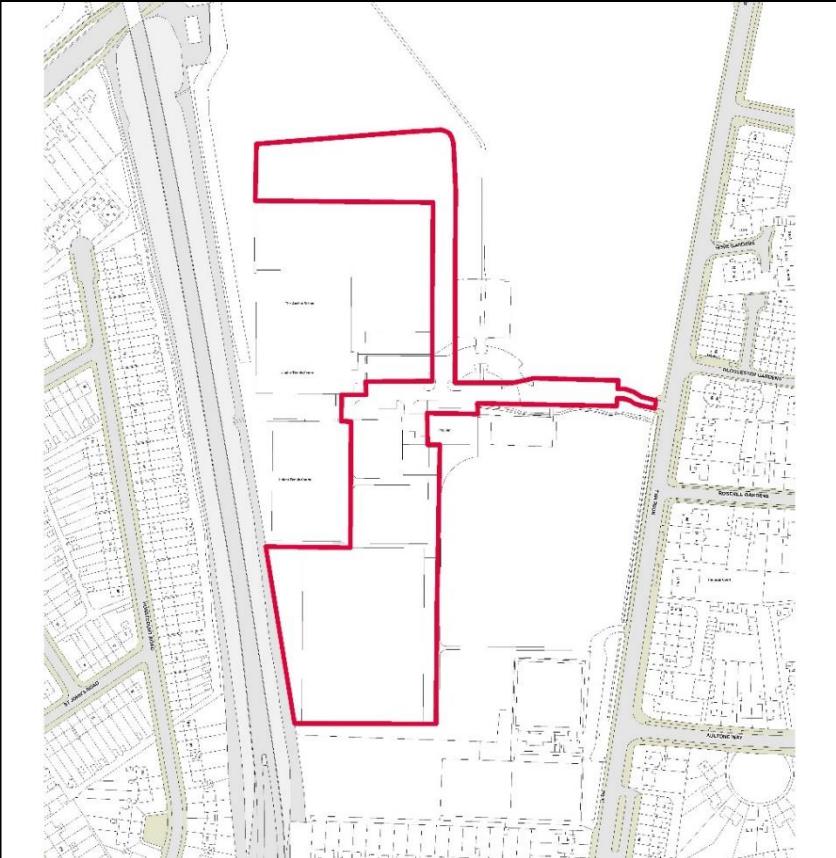
Ref	Page	Plan Ref	Main Modification
MM121	160	STC7: Map	<p>Amend site boundary to follow the back of the current Kwikfit building:</p> 
MM122	165	STC9: Allocation	<p>Site 'STC9 Civic Centre Site' is allocated for: MIXED USE: CIVIC, COMMUNITY, RESIDENTIAL, RETAIL AND TOWN CENTRE USES</p>
MM123	165	STC9: Additional bullet	<p><u>Protecting the views of Trinity Church spire by stepping down to 3-4 storeys at the junction of Cheam Road and St Nicholas Way</u></p>

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MM124	173	STC13: Additional bullet	<u>Developers, working in conjunction with the relevant statutory undertakers, will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>
MM125	197	STC25 4 th bullet point	Providing buildings between 2 and 10 storeys in height, <u>stepping down in height on the eastern part of the site adjacent to Chestnut Terrace/ Lewis Road</u>
MM126	197	STC25 Additional bullet	<u>• Ensuring the design of the development protects future occupants from the operation of the existing timber yard to the north of the site (see Policy 29)</u>
MM127	215	STC35 Additional bullet	<u>Retaining the Post Office and Telephone Exchange as they are good townscape buildings and enhance the setting of the nearby Conservation Area</u>
MM128	217	STC36 Additional bullet	<u>Developers, working in conjunction with the relevant statutory undertakers, will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>
MM129	231	S1 Additional bullet	<u>Developers, working in conjunction with the relevant statutory undertakers, will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>
MM130	233	S2 Indicative Housing Capacity	<u>204-174</u> net additional dwellings – Based on the London Plan Density Matrix Setting of Urban 55-145 u/ha
MM131	256- 257	S16	Delete Site S16 'Wallington Delivery Office' from the Draft Local Plan

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MM132	After page 321	Site Allocation S76	<p><u>S76: LAND WEST OF BEDDINGTON LANE</u> Beddington Lane, Beddington <u>Location:</u> Beddington <u>Ward:</u> Beddington North <u>Site Area:</u> 4.4 Hectares <u>Current Land Use:</u> Metropolitan Open Land <u>Ownership:</u> Private <u>PTAL:</u> Level 1b <u>Fluvial Flood Risk:</u> Zone 1</p> 

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			<p><u>SITE DESCRIPTION</u> <u>The site is located to the west of Beddington Lane adjacent to the Coomber Way roundabout. An access road to the Energy Recovery Facility is under construction in the southern part of the site. To the east of the site lies land safeguarded for the Wandle Valley Regional Park.</u></p> <p><u>POLICIES MAP DESIGNATIONS</u> <u>Archaeological Priority Area; Metropolitan Green Chain,; Site of Importance for Nature Conservation.</u></p> <p><u>RELEVANT PLANNING HISTORY</u> <u>None.</u></p> <p><u>Site 'S76 Land West of Beddington Lane' is allocated for:</u></p> <p><u>Industry</u></p> <p><u>Any development should pay particular regard to:</u></p> <ul style="list-style-type: none"> • <u>Providing high quality industrial premises falling within B1(b)(c), B2 or B8 uses class</u> • <u>Providing high-quality environmental improvements to the Beddington Lane frontage and providing sensitive boundary treatments to minimise the impact on the adjacent Wandle Valley Regional Park</u> • <u>Respecting and enhancing the adjacent SINC</u> • <u>Site allocation S100 'Beddington Lane Road Improvement Scheme'</u> • <u>The need to provide flood risk assessment and appropriate Sustainable Urban Drainage System measures</u>

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			<p><u>INDICATIVE HOUSING CAPACITY</u> <u>Not applicable</u></p> <p><u>INDICATIVE NON-RESIDENTIAL CAPACITIES</u> <u>B1(b)(c), B2 or B8: 17,600sqm (based on a plot ratio of 40%)</u></p> <p><u>INDICATIVE PHASING</u> <u>Phase 1: April 2016 to March 2021</u></p> <p><u>DELIVERY MECHANISM</u> <u>The council understands that the landowners intend to bring forward the site for industrial development.</u></p>
MM133	332	Site Allocation S98	Site Area: 2.2 2.6 Hectares

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MM134	332	S98: Map	<p>Amend site boundary for S98 'All Weather Pitch and part of Tennis Centre, Rose Hill, Sutton' to include the small strip to the east of the existing site, and northern part of site.</p> 

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MM135	341	S102: Additional text	<p>Add the following below the dotted red line:</p> <p><u>The council, working in conjunction with Transport for London, will be carrying out further work including traffic modelling to establish the need for and extent of highway works in the town centre. When considered with possible public transport improvements, it should enable the council to determine which proposals need to be taken forward over the plan period to improve the environment of Sutton Town Centre and to support future growth. Detailed proposals for any of these schemes would be subject to consultation with affected local residents and businesses to ensure any specific access or servicing requirements are taken into consideration.</u></p>