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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.

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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

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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.

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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>

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			<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>

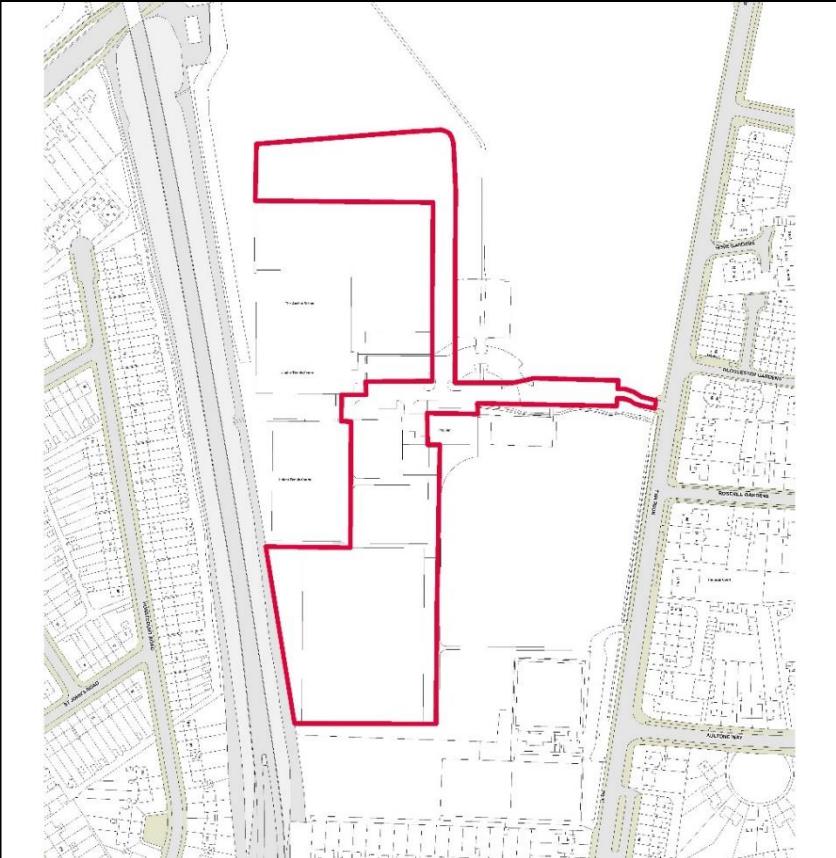
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MM121	160	STC7: Map	<p>Amend site boundary to follow the back of the current Kwikfit building:</p> 
MM122	165	STC9: Allocation	<p>Site 'STC9 Civic Centre Site' is allocated for: MIXED USE: CIVIC, COMMUNITY, RESIDENTIAL, RETAIL AND TOWN CENTRE USES</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> <u>Beddington Lane, Beddington</u> <u>Location: Beddington</u> <u>Ward: Beddington North</u> <u>Site Area: 4.4 Hectares</u> <u>Current Land Use: Metropolitan Open Land</u> <u>Ownership: Private</u> <u>PTAL: Level 1b</u> <u>Fluvial Flood Risk: Zone 1</u></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> <ul style="list-style-type: none"> • <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>