GREATER**LONDON**AUTHORITY
Good Growth

Laura Ulyett
Berkeley House
19 Portmouth Road
Cobham
Surrey
KT11 1JG

GLA Reference: GLA/2026/0209/S3
LBM Reference: 25/P2859
Date: 6 November 2026

Dear Ms. Ulyett,

Town & Country Planning Act 1990 (as amended); Planning (Listed Building and Conservation Areas) Act 1990; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 and Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 6 November 2026

The Deputy Mayor of London for Planning, Regeneration and the Fire Service, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

Demolition of existing gasholders and associated above ground structures and buildings. Phased redevelopment of site to provide a residential development with ancillary residential facilities (C3 Use Class) across five blocks up to 52 metres, together with associated works to the existing accesses and internal vehicular routes, new pedestrian and cycle routes, the provision of new publicly accessible open space, amenity space, hard and soft landscaping, cycle and car parking, works to the brook embankment, re-siting of some gas infrastructure, ground works and plant.

Cross boundary application with London Borough of Merton: Works to vehicle access onto West Barnes Lane, including hard and soft landscaping and new public realm and associated ground works.

Application is accompanied by an Environmental Statement.

At: Motspur Park Gasholders Site, New Malden, KT3 6NG

Subject to the following planning conditions and informatives:

CONDITIONS

1. Time limit

The development hereby permitted shall begin no later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby permitted shall not be carried out otherwise than in accordance with the approved plans and documents:

Proposed Site Location Plan - U096-MAC13-SW-XX-DR-A-005-101000 P2, Proposed Site/Block Plans - U096-MAC13-SW-XX-DR-A-005-111000 P2, Proposed Sitewide Demolition Plan - U096-MAC13-SW-XX-DR-A-005-101001 P0, Proposed Sitewide Elevation West and East - U096-MAC13-SW-XX-DR-A-190-113001 P2 - drawing reference updated, Proposed Combined Hard & Soft Landscaping GA – Sheet 1 – U096-FAB02-XX-XX-DR-L-810-001 Rev P01, Proposed Combined Hard & Soft Landscaping GA – Sheet 2 – U096-FAB02-XX-XX-DR-L-810-002 Rev P01, Site Sections - U096-FAB02-XX-XX-DR-L-810-009 Rev P01, SURFACE WATER LAYOUT - BELOW GROUND DRAINAGE - SHEET 5 - U096-RAM05-XX-00-DR-C-655-104 Rev P03 - drawing reference updated, SURFACE WATER LAYOUT - BELOW GROUND DRAINAGE - SHEET 6 - U096-RAM05-XX-00-DR-C-655-105 Rev P02 - drawing reference updated, Phasing plan - U096-MAC13-SW-XX-DR-A-005-111001 P2,

Planning Statement, dated 16 October 2025, Statement of Community Involvement (Cavendish Consulting, September 2025), Transport Assessment, prepared by Iceni (September 2025) with addendum responding to TfL comments (19 December 2025), Car Park Management Plan, prepared by Iceni (September 2025), Outline Demolition and Construction Environmental Management Plan, Prepared by Berkeley Homes (24.09.25), Arboricultural Impact Assessment rev P02, prepared by TetraTech RPS (September 2025), RB Kingston biodiversity checklist, prepared by Ramboll (26.09.25), RBK Sustainable drainage proforma, prepared by Ramboll (undated), Existing utilities Report, revision P, Stage 2, prepared by Whitecode (29.09.2025), Energy Statement Revision P02, dated 18 December 2025, GLA Consultation stage 1 Energy Memo (undated), Motspur Park Gasholder Whole Life Carbon Memo, prepared by Whitecode Part 1 2021 GLA Carbon Emissions Reporting Spreadsheet V2, prepared by Whitecode, Be Green SAP Calculations, Be Lean SAP Calculations, Energy and Overheating Strategy Response v01 (11.02.2026), Circular Economy Statement, No. 11618-WCL-ZZ-ZZ-RP-Y-0005 Revision 02 (30 January 2026), prepared by Whitecode, Fire Statement Form, prepared by Introba (04.09.2025), Flood Risk Sequential Test, prepared by Lichfields (30 September 2025), Internal Daylight, Sunlight and Overshadowing Report, Revision P01 prepared by Point2 (29 September 2025), Metropolitan Open Land Assessment, prepared by Lichfields and Montagu Evans (30 September 2025), Financial Viability Assessment, prepared by Turner Morum LLP (October 2025), including addendums dated 19/2/2026, Environmental Statement Non Technical Summary, Issue 1.0, prepared by Ramboll (28.09.25), Parking Survey Analysis Technical Note – Rev A, prepared by Iceni,

ES Statement of Conformity, prepared by Ramboll (undated), Resource Management Plan and Waste Strategy Plan ref. U096-MAC13-SW-00-STR-A-005-181300 Ref. P47, Access and Safer Routes, rev P01, prepared by Fabrik (December 2025), Built Heritage Appraisal, prepared by Montagu Evans (30 January 2026), Habitat Regulations Assessment Screening Note, rev D prepared by Tetra Tech RPS (February 2026).

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Phasing

The development hereby approved shall be delivered in accordance with the proposed phasing plan (U096-MAC13-SW-XX-DR-A-005-111001 P2), unless otherwise agreed to by the local planning authority.

Reason: To ensure that development is implemented in a cohesive manner, in accordance with the details submitted.

4. New Vehicle Access – Details to be submitted

Prior to occupation of Block A details of the proposed emergency northern vehicular access onto West Barnes Lane, and means of preventing access to non-emergency vehicles, to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include 2 metre x 2 metre pedestrian visibility splays either side of the emergency vehicular access to the site (at West Barnes Lane). Any objects within the visibility splays shall not exceed a height of 0.6 metres. The emergency access shall be implemented as approved prior to occupation of Block A.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies T16.3 and T16.4 of the Local Plan 2024.

5. New Access

Prior to the occupation of Block A, the pedestrian accesses to Marina Avenue and the adjacent Sir Joseph Hood Memorial Playing Fields shall have been sited and laid out in accordance with the approved plans.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies T16.3 and T16.4 of the Local Plan 2024.

6. Demolition and Construction Environmental Management and Logistics Plan

6a) No demolition or site works shall take place in phase 1 until a 'Demolition and Environmental Management and Logistics Plan' for phase 1 of the development has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Environmental Management and Logistics Plan submitted shall include, but not be limited to, the following:

i. How the proposed development will be built;

ii. Hours of working (which shall be limited to 08.00 to 18.00 Mondays to Fridays and between 08.00 to 13.00 on Saturdays and not at all on Bank Holidays and Sundays);
iii. The procedure for loading/unloading materials;
iv. The route to and away from site for muck away and vehicles with materials;
v. The protocol for managing deliveries to one vehicle at a time on sites with restricted access or space;
vi. The protocol for managing vehicles that need to wait for access to the site;
vii. Whether any reversing manoeuvres are required onto or off the public highway into the site and whether a banksman will be provided;
viii. Temporary site access;
ix. Signing system for works traffic;
x. Whether site access warning signs will be required in adjacent roads;
xi. Whether it is anticipated that statutory undertaker connections will be required into the site;
xii. The storage of plant, materials and operatives vehicles;
xiii. The potential for impacts from dust and emissions during the demolition and/or construction phase upon local air quality and surrounding residents;
xiv. Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works;
xv. The location of all ancillary site buildings;
xvi. The means of enclosure of the site, its erection and maintenance;
xvii. Wheel washing equipment;
xviii. The parking of vehicles of site operatives and visitors;
xix. Meeting the requirements of the Low Emission Zone for Non-Road Mobile Machinery (where relevant plant or vehicles are being used); and
xx. The method of recycling and disposing of waste resulting from the demolition and/or construction phases
xxi. Construction lighting must be limited to task-specific lighting angled away from boundaries
xxii. Restriction that during school term time there will be no deliveries, loading, unloading or other servicing activities, involving the use of HGVs, between the hours of 08.00am – 09.00am or 15.00 – 16.00 Monday to Friday.
xxiii. Details of the mitigation measures as set out in paragraphs 10.201 to 10.205 of Environmental Statement Chapter 10.

6b) No works stall take place in phase 2-6 until a 'Construction and Environmental Management and Logistics Plan' for phase 2-6 of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction and Environmental Management and Logistics Plan submitted shall include, but not be limited to, the following:

i. How the proposed development will be built;
ii. Hours of working (which shall be limited to 08.00 to 18.00 Mondays to Fridays and between 08.00 to 13.00 on Saturdays and not at all on Bank Holidays and Sundays);
iii. The procedure for loading/unloading materials;

iv. The route to and away from site for muck away and vehicles with materials;
v. The protocol for managing deliveries to one vehicle at a time on sites with restricted access or space;
vi. The protocol for managing vehicles that need to wait for access to the site;
vii. Whether any reversing manoeuvres are required onto or off the public highway into the site and whether a banksman will be provided;
viii. Temporary site access;
ix. Signing system for works traffic;
x. Whether site access warning signs will be required in adjacent roads;
xi. Whether it is anticipated that statutory undertaker connections will be required into the site;
xii. The storage of plant, materials and operatives vehicles;
xiii. The potential for impacts from dust and emissions during the demolition and/or construction phase upon local air quality and surrounding residents;
xiv. Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works;
xv. The location of all ancillary site buildings;
xvi. The means of enclosure of the site, its erection and maintenance;
xvii. Wheel washing equipment;
xviii. The parking of vehicles of site operatives and visitors;
xix. Meeting the requirements of the Low Emission Zone for Non-Road Mobile Machinery (where relevant plant or vehicles are being used); and
xx. The method of recycling and disposing of waste resulting from the demolition and/or construction phases
xxi. Construction lighting must be limited to task-specific lighting angled away from boundaries
xxii. Restriction that during school term time there will be no deliveries, loading, unloading or other servicing activities, involving the use of HGVs, between the hours of 08.00am – 09.00am or 15.00 – 16.00 Monday to Friday.
xxiii. Details of the mitigation measures as set out in paragraphs 10.201 to 10.205 of Environmental Statement Chapter 10.

Deliveries/collections to and from the site shall use a route that is agreed with the highway authority.

The Construction and Environmental Management and Logistics Plan shall be implemented as approved.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton Policies T4 and T7 of the London Plan 2021 and Policies T16.3 and T16.4 of the Local Plan 2024.

7. Delivery and Servicing Plan

The development shall be operated in accordance with the approved Delivery and Servicing Plan (DSP), September 2025, prepared by Iceni, unless agreed otherwise in writing with the Local Planning Authority.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for

Merton: policies T1 and T4 of the London Plan 2021 and policies D12.1 & D12.3 of the Local Plan 2024.

8. Structural Study of Access Road

Prior to the commencement of development, including demolition, a structural study of the condition of the northern access route, leading to West Barnes Lane, demonstrating that it can accommodate the weight of heavy vehicle traffic, shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the safety of pedestrians and vehicles and having regard to the ecological value of the site environs and to comply with the following Development Plan policies for Merton: Policies T1, T4 and G6 of the London Plan 2021 and Policies T16.3, T16.4 and O15.3 of the Merton Local Plan 2024.

9. Management Plan

Prior to the first occupation of Block A within Royal Borough of Kingston a management plan to cover litter picking, means of dealing with graffiti, criminal damage and vandalism along the north access route shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and measures.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies D12.3, O15.3, T16.3 and T16.4 of the Local Plan 2024.

10. Landscaping management and maintenance plan

Prior to the commencement of any above-ground works of the building within phase 6 (land within RB Kingston), a detailed landscape & planting plan for the northern access road shall have been submitted to and approved in writing by the local planning authority.

The plan shall include, where appropriate, a clear key or legend corresponding to the landscaping plan and providing the following information:

- Replanting of lost trees on a ratio of 2 trees planted for each tree lost
- Species (both Latin & Common names) for all plants
- Locations of all plants or areas of planting
- Plant numbers or planting densities
- Sizes of all plants and particularly trees 'at time of planting'
- Details of all hard-landscaping areas including materials
- Details of green roofs, including substrate depth, drainage and species (where applicable)
- Details of a Landscape Management Plan for a minimum period of 5 years from the implementation of final planting.
- Details of types of boundary treatments that will be used (including walls, fences and gates).

Details of the boundary treatment shall consider existing boundaries and indicate the locations of new boundary treatments, including the height and design of these features and a timetable for implementation. The boundary treatments shall be implemented as approved in accordance with the approved timetable.

The approved scheme shall then be implemented in accordance with the timetable agreed with the Local Planning Authority. The tree planting and landscaping shall thereafter be maintained for five years from the date of final completion of the development to the satisfaction of the Local Planning Authority. Any trees or shrubs which die during this period shall be replaced at the beginning of the following planting season, and the areas shown to be landscaped shall be permanently retained for that purpose.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies G7 and D8 of the London Plan 2021 and policies F15.7, F15.8, O15.1, O15.2, O15.3, O15.4, O15.5, F15.7, F15.8 and F15.94 of the Merton Local Plan 2024.

11. Arboricultural Method Statement and Tree Protection

Prior to commencement of the development (including any works of demolition), a detailed arboricultural method statement and tree protection plan for the northern access shall be submitted to and approved by the Local Planning Authority. This submission shall include:

- A plan to a scale and level of accuracy appropriate to the proposal, that shows the positions, crown spreads and root protection areas (RPA) of every retained tree on the northern access, and on nearby ground or land adjacent to the site, in relation to the approved plans.
- A schedule of pre-construction works for the above-detailed trees, where appropriate.
- Calculated dimensions and positions of all tree root protection areas.
- Details and positions of tree protection barriers and ground protection where appropriate.
- Details and positions of any construction exclusion zones.
- Details and positions of the existing and proposed underground service runs, to be routed to avoid root protection areas where possible and if not possible, for alternative methods of installation to be detailed within the AMS.
- Details and positions of any change in levels or positions of any excavations within 5m of the root protection area of retained trees.
- Details of any special engineering required to accommodate proposals within the root protection areas of retained trees (e.g. in connection with foundations, service installation, bridging, water features, surfacing).
- Details of the working methods to be employed for the installation of drives, paths or any other form of hard surfacing within the root protection areas of retained trees in accordance with the principles of 'No Dig' construction. All details shall be in accordance with British Standard BS5837: 2012 "Trees in relation to Design, Demolition and Construction"

The approved protection scheme shall be implemented prior to commencement of any work on the northern access, including demolition (if required), and be maintained to the reasonable satisfaction of the Local Planning Authority until the completion of the development or until such stage as detailed within the approved AMS.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021 and policies O15.1, O15.2 and O15.4 of the Local Plan 2024.

12. Ecology Management Plan

Prior to the commencement of any development on site, an Ecology Management Plan shall be submitted to and approved in writing by the local planning authority, in consultation with the Environment Agency, outlining measures that will be taken to control the environmental impacts of the development, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas within the northern access. The statement shall provide for the following, where relevant to the approved northern access:

a) Jersey Cudweed Mitigation Strategy including, where necessary, evidence of a Natural England A31 license.
b) Badgers pre-commencement check
c) Slow worms: Pre-commencement reptile Carrying Capacity Audit to identify exact hectarage and scientific capacity of the southern receptor area
d) Details of the addition of a nesting box for peregrine falcons and timetable for installation
e) The phasing for the implementation of habitat enhancements
f) Confirmation that construction lighting will be limited to task-specific lighting and angled away from boundaries
g) Lighting management plan for construction, incorporating details to ensure that lux levels will remain below 1 lux along the Beverley Brook and railway corridors
h) Habitat Management and Monitoring Plan (HMMP) setting out the management measures to maintain the habitats in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development.
i) Details of site boundaries and/or buffers around water bodies
j) Details of management responsibilities.

The development shall only be implemented in accordance with the details approved as part of the Ecology Management Plan, which shall be maintained throughout the entire construction period and the approved habitat enhancements shall be implemented in accordance with the approved timetable. Any subsequent variations shall be agreed in writing by the local planning authority.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard environmental impact of the development on native species, wildlife and supportability habitat in the locality. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted local plan policy with specific reference to the River and Streams Habitats action plan.

13. Safety Measures

Prior to the occupation of Block A, a scheme to provide details of safety signage and lifesaving aids for the Beverley Brook, within the London Borough of Merton and the Royal Borough of Kingston, alongside a timetable for installation shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented in accordance with the approved timetable and retained and maintained thereafter.

Reason: Having regard to visual amenity and safety considerations, in accordance with Policies D4, D8 and D11 of the London Plan and Policies D12.1 and D12.3 of the Local Plan.

14. Biodiversity Gain Plan

Development may not be begun unless:

(a) either:

(i) a biodiversity gain plan for that overall development has been submitted to the planning authority; and
(ii) the planning authority has approved that plan;

or:

(i) a biodiversity gain plan for the overall development has been approved;
(ii) permission has been granted on an application made under section 73[1]; and
(iii) the earlier biodiversity gain plan for that overall development is regarded as approved under section 73(2C) and (2D) for the purpose of the permission granted under section 73.

A biodiversity gain plan is a plan which:

(a) relates to the development for which planning permission is granted;
(b) specifies the following matters:

(i) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
(ii) the pre-development biodiversity value of the onsite habitat;
(iii) any registered offsite biodiversity gain allocated to the development before the date of submission of the biodiversity gain plan and the biodiversity value of that gain in relation to the development;

[1] All references to section 73 or its subparagraphs refers to section 73 of the Town and Country Planning Act 1990.

(iv) any registered offsite biodiversity gain proposed to be allocated to the development and the biodiversity value of that gain in relation to the development;
(v) any biodiversity credits purchased before the date of submission of the biodiversity gain plan;
(vi) any biodiversity credits proposed to be purchased for the development;
(vii) the post-development biodiversity value of the onsite habitat for the overall development;
(viii) except in a section 73 case, the post-development biodiversity value of the onsite habitat for each phase of development;
(ix) in a section 73 case, the post-development biodiversity value of the onsite habitat for each phase of development (whether begun or otherwise); and

such other matters as the Secretary of State may by regulations specify.

No phase of development may be begun unless the following has been met in respect of that phase:

(a) either:
  (i) a biodiversity gain plan for that phase has been submitted to the planning authority; and
  (ii) the planning authority has approved that plan;
(b) or:
  (i) permission has been granted on an application made under section 73; and
  (ii) an earlier biodiversity gain plan for that phase is regarded as approved under section 73(2C) and (2D) for the purpose of the permission granted under section 73.

A biodiversity gain plan for a phase is a plan which:

(c) relates to the development for which planning permission is granted;
(d) specifies the following matters:
  (i) the post-development biodiversity value of the onsite habitat for the phase of the development to which the biodiversity gain plan relates;
  (ii) the post-development biodiversity value of the onsite habitat for each other phase of development (whether begun or otherwise);
  (iii) any registered offsite biodiversity gain allocated to the development before the date of submission of the biodiversity gain plan and the biodiversity value of that gain in relation to the development;

(iv) any registered offsite biodiversity gain which is proposed to be allocated to the development and the biodiversity value of that gain in relation to the development;
(v) any biodiversity credits purchased for the development before the date of submission of the biodiversity gain plan;
(vi) any biodiversity credits proposed to be purchased for the development; and
(vii) such other matters as the Secretary of State may by regulations specify;

Where permission has been granted on an application made under section 73, no further development of a phase which has been begun may be carried out pursuant to that permission unless:

(a) either:

(i) a biodiversity gain plan for that phase has been submitted to the planning authority; and
(ii) the planning authority has approved that plan;
(b) or:
(i) permission has been granted on an application made under section 73; and

an earlier biodiversity gain plan for that phase is regarded as approved under section 73(2C) and (2D) for the purpose of the permission granted under section 73.
Reason: To ensure the delivery of biodiversity net gain set out under requirements of Section.90A and Schedule 7a of the Town and Country Planning Act 1990 as enacted by Schedule 14 of the Environment Act 2021 and subject to the General Biodiversity Gain Condition as obligated under Paragraph 13 of Schedule 7A of the Town and Country Act 1990; as enacted by Schedule 14 of the Environment Act 2021. And to ensure lasting biodiversity net gain in accordance with Policy G6 of the London Plan 2021 and Policy O15.3 of the Merton Local Plan 2024.

15. Secure by Design

The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority, in consultation with the Metropolitan Police**,** prior to above ground works commencing (other than demolition if required) within phase 6 of development and shall be implemented in accordance with the approved details prior to occupation of Block A.

Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with Policy: Chapters 01B & 01C Merton Local Plan, Policy D11 London Plan, Section 17 Crime and Disorder Act 1988 and National Planning Policy Framework (NPPF).

16. CCTV

Details of the CCTV strategy and ANPR camera arrangements for the northern access route shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The agreed measures shall be implemented and in use prior to the first occupation of Block A.

Reason: Having regard to security considerations and to accord with policies D5, D8 and D11 of the London Plan 2021 and Policy D12.1 of the Merton Local Plan 2024.

17. Artificial Lighting

Prior to commencement of phase 6 of the development, details of external artificial lighting (including locations, specifications and illumination levels) along the northern access shall be submitted to and approved by the Local Planning Authority in writing. Lighting contours shall be submitted to demonstrate that the vertical illumination of residential premises at and near the application site is in accordance with the recommendations for Environmental Zone 3 of the Institution of Lighting Professionals in the 'Guidance Note 01/20 For The Reduction Of Obtrusive Light'.

The lighting scheme shall be designed to minimise light spill and glare to neighbouring properties, MOL, SINC and the public highway. Approved details shall be implemented prior to occupation of Block A and thereafter be permanently retained. Any subsequent variations shall be agreed in writing by the local planning authority.

Reason: To ensure a high-quality public realm, safeguard residential amenity, protect biodiversity, and minimise light pollution, in accordance with Policies D12.3 and O15.3 of the Local Plan.

18. Non-Road Mobile Machinery (NRMM)

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at https://nrmm.london/

Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

Reason: To comply with Policy SI1 of the London Plan 2021 and Policy P15.10 of the Local Plan 2024.

19. Sustainable Drainage (SuDS)

Prior to the commencement of the development (other than demolition works) a detailed scheme for the provision of surface water drainage shall be submitted to and approved in writing by the local planning authority. The drainage scheme will dispose

of surface water by means of a sustainable drainage system (SuDS). In this instance, it will include permeable paving with sub storage required to contain the 100yr plus 40% climate change event. The surface water shall discharge to the Beverley Brook.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies F15.7, F15.8 and F15.9 and the London Plan policy SI 13.

20. Surface Drainage System

Prior to the occupation of each building hereby permitted, full details and verification of the completed surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. These details shall include as-built drainage layout drawings in accordance with the approved detailed SuDS Strategy, (or in accordance with any updated calculations/drainage strategy as agreed with the Council) clearly identifying which drainage layout features correspond to each modelled storage feature referenced within the hydraulic calculations. Evidence of the completion of the approved Sustainable Drainage Scheme (SuDS) shall also be provided, including photographs and installation contracts demonstrating that the scheme has been implemented in accordance with the approved details and that the required storage volumes have been achieved. In addition, an updated management plan shall be submitted confirming the management company responsible for the ongoing maintenance of the drainage system. The development shall not be occupied until the above information has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is made safe without increasing flood risk elsewhere in accordance with the National Planning Policy Framework (Planning and flood risk) and associated guidance, Policy SI13 of the London Plan 2021, Policies F15.7, F15.8 and F15.9 of the Merton Local Plan 2024 and the National standards for sustainable drainage systems.

21. Travel Plan

Prior to first occupation of the development to which this permission relates, a travel plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use shall be submitted to and approved in writing by the local planning authority. The approved plan shall then be implemented and monitored to the satisfaction of the local planning authority, having regard to the targets contained within it.

Reason: To ensure that appropriate opportunities to promote sustainable transport are taken up, in accordance with policy T4 of the London Plan 2021 and policies CS6 and DM8 of the LDF Core Strategy 2012.

22. Heritage Salvage

No development shall commence until details of an appropriate programme of industrial heritage materials salvage has been agreed in writing with the Local Planning Authority and the Greater London Archaeological Advisory Service.

Place-making design, community engagement and interpretation, including a delivery timetable has been prepared in consultation with the Greater London Archaeological Advisory Service and submitted and approved in writing by the local planning authority shall be agreed prior to above ground works commencing (other than demolition) within the sixth phase of the development.

The development shall be carried out in accordance with the approved programme.

Reason: To incorporate local heritage elements into the final design of the landscaping proposals in accordance with Policy HC1 of the London Plan.

INFORMATIVES

1. *Site Preparation Works*
   For clarity, “site preparation works”, referred to in the above Condition 23, includes: Site clearance/ preparation, site investigation, remediation and archaeological investigations only.

2. *Works on the Public Highway*
   You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.

3. *Construction of Accesses*
   It is Council policy for the Council's contractor to construct new vehicular accesses. The applicant should contact the Council's Highways Team on 020 8545 3829 prior to any work starting to arrange for this work to be done. If the applicant wishes to undertake this work the Council will require a deposit and the applicant will need to cover all the Council's costs (including supervision of the works). If the works are of a significant nature, a Section 278 Agreement (Highways Act 1980) will be required and the works must be carried out to the Council's specification.

4. *Works affecting the public highway*
   Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be co-ordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Merton. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with the London Borough of Merton, Network Coordinator, (telephone 020 8545 3976). This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are co-ordinated to take place wherever possible at the same time.

5. *Network Rail Asset Protection*
   Due to the close proximity of the proposed development to Network Rail's land and the operational railway, the applicant should engage Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing.

   To start the process with the Asset Protection team, the applicant should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website (https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/). This website also provides more information about the Asset Protection team and the services they offer.

6. *Drainage*
   It is the responsibility of the developer to make proper provision for drainage to ground, watercourses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

7. *Note to Applicant – Approved Schemes*
   In accordance with paragraph 38 of the National Planning Policy Framework, London Borough of Merton (LBM) takes a positive and proactive approach to the delivery of sustainable development, by:
   1. Providing a formal pre-application advice service, details to be found on Planning pre-application advice service on LBM's website
   2. Providing written policies and guidance, which is available to view on LBM's website.
   3. Where appropriate, negotiating amendments to secure a positive decision.

   Determining applications in a timely manner including providing a fast track service, details to be found on Get a quicker planning decision on LBM's website.

   In this instance:
   i) The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance
   ii) The application was recommended for approval and would have been referred to the first available Planning Committee.

8. *Section 106 Agreement*
   This planning permission has a Section 106 Agreement which must be read in conjunction with it.

9. *Good Site Practice*
   The Council as local planning authority, recognizes the importance of achieving high standards of site practice and workmanship in the course of construction

and acknowledges that this will have significant influence upon the quality of the finished brickwork.

The applicant is therefore encouraged to follow the advice set out in the Brick Development Association publication: Good-Site-Practice-Workmanship-General-Guide-2023 when implementing the wider development.

10. *Swifts*
    The applicant should be aware that the wider development site may provide a useful habitat for swifts. Swifts are currently in decline in the UK and in order to encourage and improve the conservation of swifts the applicant is advised to consider the installation of swift nesting box/bricks on site.

11. *Building Regulations*
    Please note that this is a planning permission only and you may also require approval under the Building Regulations. If you are in any doubt about this you can get further information via https://www.merton.gov.uk/planning-and-buildings/building-control or by emailing building.control@merton.gov.uk.

12. *Thames Water*
    If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater

13. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

14. *Tree felling, Birds and Bats*
    Demolition of buildings should avoid the bird nesting and bat roosting season. This avoids disturbing birds and bats during a critical period and will assist in preventing possible contravention of the Wildlife and Countryside Act 1981, which seeks to protect nesting birds/bats and their nests/roosts. Buildings should also be inspected for bird nests and bat roosts prior to demolition. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside act 1981. If bats are found, Natural England should be contacted for advice (tel: 020 7831 6922).

15. *Security and CCTV*
    The CCTV strategy should be designed and installed by a contractor and a certificate confirming that the CCTV installation is compliant with BS 7958:2015 CCTV management and operation and meets the requirements of GDPR. The contractor will also be required to issue an NSI or SSAIB certificate of compliance.

16. *Flood Risk Activity Permit*

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal);
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal);
- on or within 16 metres of a sea defence;
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert; and
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor for Planning, Regeneration and the Fire Service acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA 2026/0209/S3.

The Deputy Mayor for Planning, Regeneration and the Fire Service has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.



Allison Flight
Interim Head of Development Management

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/government/organisations/planning-inspectorate.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX of the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.