

**LB Sutton UDP Policy Summary**

<b>Policy Ref</b>	<b>Title</b>	<b>Description</b>	<b>BSCRA Relevance</b>	<b>Notes</b>
G/HSG1	Residential Environment	The council will safeguard the character and appearance of existing residential areas, whilst seeking to make the best and most efficient use of land.	5	
G/HSG2	Provision of Land for New Dwellings	The council will seek to achieve a balance between the need to meet future housing requirements and the need to ensure the protection of open land within the borough.	0	
G/HSG3	Dwelling Provision	The council will seek to make provision for a minimum of 5,400 additional dwellings to meet both its share of london's total needs (234,000 dwellings) and local needs for housing over the period 1992-2006, and will seek to meet its share of any future housing requirements for london in the period up to 2016.	0	
G/HSG4	Presumption Against Dwelling Loss	The council will oppose proposals for new development which would result in the net loss of dwellings.	0	
G/HSG5	Affordable Housing	The council will assess the local need for affordable housing within the borough and seek its provision through registered social landlords, the private sector and other bodies, and will monitor the need for such accommodation.	1	
G/HSG6	Housing Requirements	In considering proposals for new residential development, the council will seek to secure an appropriate mix and range of accommodation in order to meet local needs and promote balanced communities.	1	
HSG1	Environmental Impact	Proposals for new residential development on land within established residential areas will be favourably considered provided that there would be no unduly adverse effects on: (i) the amenities currently enjoyed by neighbouring residents; (ii) the character and appearance of the surrounding residential area; or, (iii) the ecological value of the land and the surrounding area.	5	
HSG2	Intensity of Development	The council will seek to make the best and most efficient use of land and, to that end, achieve a minimum density of 150 habitable rooms/ 30 dwellings per hectare and higher densities in appropriate locations. in considering proposals the council will: (i) have regard to the level of public transport accessibility and the proximity of other services; (ii) ensure that the proposed development respects the character and appearance of the area; and (iii) have regard to other policies of the plan.	5	
HSG3	Allocated Housing Land	The council will grant planning permission for new residential development on land allocated for housing (as set out in appendix 3, schedule 3.2 and shown on the proposals map). the development of this land for other purposes will be opposed.	0	
HSG4	Frontage Infill Development and Corner Sites	The council will favourably consider suitable development on frontage infill and corner sites which are in keeping with the character of the area.	2	
HSG5	Conversions and Houses in Multiple-Occupation	The council will favourably consider development proposals for the conversion of existing properties to provide suitable new housing units or houses in multiple-occupation, provided that proposals: (i) have no unduly adverse impact on the amenities of neighbouring residents; (ii) do not detract from the character and appearance of the area; (iii) comply with policy be16; and, (iv) for houses in multiple-occupation, ensure that units share facilities and have joint access.	5	
HSG6	New Residential Development in Sustainable Locations	The council will favourably consider proposals for higher density residential development within and adjoining sutton town centre and the district centres in the borough provided such proposals comply with policy be14 and relate satisfactorily to their surroundings. in particular, the council will: (i) retain the overall character of those areas which comprise mainly two storey houses with private gardens; (ii) permit flatted development within those areas characterised by mixed forms of housing development; and, (iii) encourage comprehensive housing development within town centres as part of mixed use schemes or conversions from other uses.	5	
HSG7	Conversions From Other Uses	The council will encourage proposals which bring upper floors above shop units and surplus office accommodation, outside preferred and established industrial locations, into residential use.	0	

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HSG8	Loss of Backgarden Land in Established Residential Areas	The council will resist the development of backgarden land which is considered to be of local ecological value. where proposed development involves the loss of backgarden land, the council will assess the ecological value of such land in terms of the: (i) depth of backgardens; (ii) overall area of backgarden land within the relevant street block; (iii) degree to which past incursions into the street block have occurred; and, (iv) ecological value of any adjacent land.	5	
HSG9	Provision of Affordable Housing from Large Sites	The council will require all residential developments on suitable sites capable of accommodating 20 or more dwellings or on sites of 0.8 hectares or more (regardless of the number of units) to provide an element of affordable housing. in exceptional circumstances the council will consider contributions to provide affordable housing on an alternative site.	1	
HSG10	Provision of Affordable Housing from Other Sources	The council will encourage the provision of affordable housing and low cost market housing from the following sources: (i) the provision of affordable housing on sites smaller than the threshold in policy hsg9; (ii) the use of vacant housing units; (iii) the conversion of larger houses to smaller units and the change of use of vacant offices and accommodation over shops to flats; and, (iv) the full and effective use of any vacant and derelict land, particularly sites located close to town centres.	0	
HSG11	Housing Mix	In considering proposals for the development of new dwellings, the council will seek to achieve a balance in the mix of housing types and sizes (number of bedrooms).	0	
HSG12	Housing for Older People	The council will provide and assist in the development of dwellings to meet the needs of older people, in order to make available existing housing for larger households.	1	
HSG13	Car Parking in Housing for Older People	The council will encourage the provision of dwellings for older people by accepting, in particular cases, reduced car parking standards as set out in the council's car parking standards in appendix 7, schedule 7.	1	
HSG14	Accommodation for Older or Disabled Dependants	The council will favourably consider development proposals for dwellings which provide accommodation for older or disabled dependants of existing households, provided that: (i) the proposed unit is not self-contained and remains part of the original dwelling; (ii) there are adequate safeguards to prevent the future formation of a separate unit; (iii) any accommodation is suitable for people with mobility impairments; (iv) any proposed extension is designed to form an integral part of the main dwelling.	4	
HSG15	Dwellings Particularly Suitable for Disabled People	The council will encourage developers to provide, and will itself provide, dwellings which are suitable for use by disabled people, including the provision of suitable new ground floor flats and single storey dwellings designed to 'lifetime homes' standards.	1	
HSG16	Communal Accommodation	When considering proposals for development or redevelopment to provide accommodation for people in care, the council will expect proposals to be compatible with the environment of the neighbourhood. any such developments should not unduly affect the amenities of nearby residents and not result in the over-concentration of such uses which could have an unduly adverse environmental impact on the neighbourhood.	5	
HSG17	Location of Communal Accommodation and Group Homes	The council will expect communal establishments and group homes, other than those intended for people who are not independently mobile, to be conveniently located for local shops, community services and public transport.	5	
HSG18	Accommodation for Travellers	The council will favourably consider applications for the development of travellers' sites within the borough, provided that the proposed development: (i) does not have an unduly adverse impact on the local environment, the character of the area and the amenities of local residents including the impact of vehicular movements or the activities on the site; (ii) is compatible with other relevant policies of the plan, in particular the provisions of policies seeking to protect open land; (iii) can be served by suitable access and provide adequate vehicle parking, vehicle turning and servicing facilities within the site to the council's satisfaction; (iv) can be adequately screened and landscaped; and (v) is situated within a reasonable distance, usually not more than 800m, of local services and facilities.	1	

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G/BE1	Built Design and Urban Landscape Quality	The council will seek to ensure that new development is of a high standard of design and respects local character, enhances urban landscape quality and promotes sustainable development.	5	
G/BE2	Conservation Areas and Areas of Special Local Character	The council will designate areas of special architectural or historic interest as conservation areas and other areas with features of townscape or architectural value as areas of special local character and will seek to preserve or enhance the character and appearance of such areas.	5	
G/BE3	Historic and Archaeological Heritage	The council will seek to maintain and enhance the character and appearance of land and buildings of special local historic or architectural interest and protect the archaeological heritage of the borough.	5	
BE1	Good Urban Design	Proposals for new development and redevelopment should incorporate the basic elements of good urban design and complement good quality elements of the existing urban fabric and enhance those areas where the urban fabric needs to be improved. the council considers that good urban design should: (i) respect or reinforce the character and identity of the area, including the buildings and their context; (ii) avoid isolated developments which do not integrate well into the surrounding area; (iii) create attractive well functioning spaces within the site; (iv) provide a responsive architecture which is relevant to a human scale; (v) respond to contextual features, including views and landscape; (vi) contribute to a safe and secure urban environment; (vii) include relevant new or otherwise appropriate technological innovations to ensure sustainability; (viii) be accessible to all members of the community.	0	
BE2	Design Quality and Townscape Compatibility	The architectural design and detailing of development should respect and positively contribute to the existing townscape, in terms of mass, impact and height, and shall avoid sharp contrasts in scale, building form, materials, style and landscape. new development in sensitive locations should demonstrate a high quality architectural design which: (i) respects the characteristics of the site; (ii) gives attention to the quality of materials, finishes and details of the proposal; and, (iii) is responsive to human scale.	5	
BE3	Design Statements	The council will require the submission of a design statement in support of planning applications for major development proposals or proposals within sensitive locations.	0	
BE4	Building Relationships	Proposals for new development should ensure that the relationships between new and existing buildings, particularly in terms of private spaces, do not prejudice the proper use of the accommodation. in respect of the relationship with existing development, the policy will be similarly applied to protect the privacy and amenity of the occupants of buildings which adjoin, or are likely to be affected by, the proposed new development.	5	
BE5	Daylight and Sunlight	When considering the design and layout of development proposals the council will seek to ensure that new or replacement buildings receive adequate daylight and sunlight and avoid creating unacceptable shadows onto public open space, private and communal gardens or on adjoining buildings and land.	5	
BE6	Design of Public Realm	The design and environmental improvement of public spaces, streets, car parking areas, cycleways, pedestrian routes or areas should: (i) be of a high standard of design and quality, using materials appropriate to the local context; (ii) create local identity, aid orientation and ensure that they are physically integrated into the existing infrastructure; (iii) be convenient and safe to use, particularly at night; (iv) co-ordinate paving, street lighting, cycle parking, signs, street furniture, public highway crossing points and other public utilities; and, (vi) utilise existing landscape features and provide new landscaping which does not significantly reduce visibility.	1	
BE7	Public Art	The council will expect proposals for public art schemes to be integrated into public spaces and be of high standard of design and quality, using materials appropriate to the local context.	0	
BE8	Designing for Safety and Security	The council will seek to ensure that the design and layout of proposals incorporate design principles which deter crime and reduce the fear of crime.	5	

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BE9	Access for Disabled People	The council will require that all new development, including dwellings, caters for the accessibility needs of disabled people and will encourage developers to adapt existing buildings and facilities to improve access for all sections of the community. in addition, and wherever possible, the council will seek to ensure parks and other open spaces are designed to be accessible to disabled people.	1	
BE10	High Buildings	The council will resist proposals for high buildings outside the zone identified in the sutton town centre (as shown on the proposals map), unless there is an overriding townscape justification.	0	
BE11	Protection of Borough Views	The council will resist development which would obstruct or detract from identified significant local views within the borough.	2	
BE12	Landscape Provision in New Development	Development proposals shall make suitable provision for high quality hard and soft landscape treatment of space around buildings, designed as an integral part of the development scheme. landscape proposals will need to ensure that new development is integrated into, positively contributes to or enhances the street scene and the local character of the area and adjoining land. proposals which make no or inadequate landscape provision will be refused.	5	
BE13	Landscape Details and Implementation	The council will require details of landscaping treatment submitted as part of a planning application to identify proposed planting and vegetation to be lost and to include details of plant species, size and the proposed materials to be used for hard surfacing. where development proposals are phased or will be implemented for more than one planting season, the council will require a planting timetable to be submitted together with a landscape master plan and will expect structure and boundary planting to be implemented in the first planting season.	4	
BE14	Residential Quality in Sustainable Locations	In assessing proposals for higher density residential development in sustainable locations, the council will adopt a flexible approach in applying planning standards such as those for car parking and amenity space, where such proposals incorporate elements of good urban design, demonstrate a high quality architectural design that is appropriate to the character of the locality and achieve sustainability objectives.	1	
BE15	Residential Extensions	The council will grant planning permission for extensions to and for ancillary, domestic accommodation within the curtilage of a dwelling, provided that the proposal: (i) reflects the character and townscape characteristics of the area in terms of design, plot sizes, space between and around buildings and existing landscape features; (ii) respects and complements the size and style of the original dwelling, particularly in the design and proportion of windows and roofs and the choice of materials; and, (iii) does not unduly affect the outlook from or amenities of adjoining dwellings.	5	
BE16	Design of Residential Conversions	Development proposals for the conversion of existing properties to suitable dwellings, will be favourably considered provided that the proposed development: (i) complements the existing property in architectural style and materials; (ii) is appropriate to the size and layout of the property and its physical characteristics and will not result in units of inadequate size or poor layout; (iii) makes provision for suitable off-street car parking; (iv) provides for suitable landscaping of garden and parking areas; (v) makes adequate provision for suitable on-site refuse storage facilities; and, (vi) in the case of the conversion to flats, provides for units which are self-contained.	5	
BE17	Private Amenity Space	Development proposals should provide adequate amenity space for residential units, in relation to the scale of the proposed development for general townscape, landscape and amenity purposes.	5	
BE18	Privacy	Development proposals should provide adequate levels of privacy in principal rooms and in patio areas of private gardens. this policy will apply equally within a development and in relation to existing properties.	5	
BE19	Design of Retail Development in Town Centres	Retail development should be of a high standard of design which gives attention to siting, scale, massing, landscaping, building details and materials appropriate to the scale, character and amenity of the town centre. in particular, the council will encourage high quality designs which enhance local character and create visual interest and variety in the town centre.	0	

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BE20	Design of Industrial and Business Development	Industrial and business development, including service areas, should be of a high standard of design which gives careful attention to siting, landscaping and materials appropriate to the scale, character and amenity of the area. open storage will not be permitted if it would be visually intrusive or would result in the undue loss of operational space.	0	
BE21	Shopfronts	Proposals for new shopfronts should be designed to a high standard and be sympathetic with the original buildings and the street scene in terms of scale, siting and design.	0	
BE22	Advertisements	The council will oppose proposals for advertisements that are detrimental to the visual quality of the borough or do not meet public safety requirements.	0	
BE23	Protection and Preservation of Listed Buildings	The council will exercise a presumption in favour of protecting and preserving listed buildings. consent for substantial or total demolition of a listed building will be granted only in the most exceptional circumstances and only when the applicant has provided the council with clear and convincing evidence to justify why consent should be granted. the council will expect such evidence to address: (i) the structural condition of the building, and the cost of repairing and maintaining it in relation to its importance; (ii) the importance of the building in terms of its intrinsic architectural and historic interest and rarity; (iii) that every possible effort has been made, without success, to sustain the existing uses or find compatible alternative uses; and, (iv) the architectural merits of proposed replacement buildings.	1	
BE24	Change of Use of Listed Buildings	The council will adopt a flexible approach toward the change of use of a listed building, provided that this is the only course of action likely to secure the building's survival. however, alternative uses will only be acceptable where they are compatible with the fabric, interior and setting of the listed building, do not require large-scale works of alteration or extension and do not materially harm the character of the listed building	1	
BE25	Alterations and Extensions to Listed Buildings	When considering applications involving the alteration or extension of a listed building, the council will have special regard to the desirability of preserving the building, its setting or any features of architectural or historic interest which it possesses. such works will only be permitted where they will not adversely affect the special historic or architectural interest of the building concerned.	1	
BE26	Control over Development within the Setting of a Listed Building	The council will not grant planning permission for development which would adversely affect the setting or important views of a listed building.	1	
BE27	Level of Detail required for Listed Building Consent Applications	The council will require applications for listed building consent to include a full assessment of the likely impact of the proposal on the special architectural or historic interest of the building and on its setting, including a statement which seeks to justify the need for works which would affect the character of the listed building.	1	
BE28	Maintenance of Local List	The council will identify buildings and structures which are of local architectural or historical merit for inclusion on the local list.	1	
BE29	Protection of Locally Listed Buildings	The council will seek to safeguard and encourage the preservation of the character, appearance and setting of locally listed buildings and structures and will promote their status for inclusion on the national list. proposals for development which adversely affects locally listed buildings and structures will be resisted.	1	
BE30	Presumption Against Demolition	The council will seek to oppose the demolition of locally listed buildings and structures. where there are compelling reasons for demolition, the council will seek to ensure that the proposed replacement building closely reflects the scale, character and detailed design features of the original building.	1	
BE31	Change of Use	Proposals for a change of use of a locally listed building will be favourably considered provided that such a change of use is required to preserve a building and that alterations required for the new use do not diminish the architectural or historic value of the building or its setting.	1	
BE32	Setting and Important Views	The council will oppose development which adversely affects the setting or important views of a locally listed building.	1	

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BE33	Historic Parks and Gardens	The council will not grant planning permission for development which would lead to the loss of, or have an adverse effect on, the character or setting of any part of a historic park or garden (as defined on the proposals map).	2	
BE34	Conservation Area Designation, Enhancement and Consultation	The council will: (i) where appropriate, designate conservation areas to preserve or enhance historic townscapes of the borough; (ii) periodically review the status and boundaries of designated conservation areas (as defined on the proposals map and set out in appendix 2, schedule 2.1); (iii) undertake conservation area appraisals and prepare environmental improvement schemes to enhance the character and appearance of conservation areas; and, (iv) maintain its commitment to public consultation on all issues affecting conservation areas and seek to obtain the general consensus of all those affected by particular proposals.	0	
BE35	Development in Conservation Areas	Within the conservation areas, the council will: (i) favourably consider development proposals that have special regard to the design policies in the plan and the particular townscape, landscape and architectural characteristics of the conservation area; (ii) where appropriate, require applications for new development to contain sufficient information for the council to determine how a new development will be integrated into its setting so as to preserve or enhance the character or appearance of the conservation area; (iii) oppose proposals for demolition, where the loss of such buildings would adversely affect the character or appearance of the conservation area; (iv) when considering applications for changes of use, either temporary or permanent, have special regard to the contribution of the existing and proposed use to the viability and historic character or appearance of the area; (v) oppose the loss of trees and encourage the retention of landscape or other features that make a positive contribution to the character or appearance of the area; (vi) ensure that any works affecting conservation areas are of a design which is compatible with the area.	0	
BE36	Setting of Conservation Areas	The council will require proposals for development adjacent to or affecting the setting of a conservation area to respect the historic or architectural character and appearance of the area.	0	
BE37	Designation of Areas of Special Local Character	The council will: (i) where appropriate, designate areas of special local character to preserve or enhance the character or appearance of the area; and (ii) periodically review the status and boundaries of designated areas of special local character (as defined on the proposals map).	0	
BE38	Development in Areas of Special Local Character	In considering proposals for development in areas of special local character, the council will: (i) favourably consider applications which respect the key elements which contribute to the character of the area; and (ii) where appropriate, require applicants to submit sufficient information for the council to determine how a development will be integrated into its setting so as to preserve or enhance the character or appearance of the area.	0	
BE39	New Developments in Special Policy Areas	The council will expect new developments in south cheam, carshalton beeches and south sutton (as defined on the proposals map) to respect and, where possible, enhance the character and appearance of the area, in terms of its built form, the retention of existing mature and semi-mature trees and the new landscaping forming part of the development.	5	
TR13	New Development and On-Street Parking	Planning permission will not be granted for development likely to result in an increase in on-street parking, where it would adversely affect traffic flows, bus movement, road safety, the amenities of local residents or the local environment.	5	
PNR13	Telecommunications Development	The council will favourably consider proposals for telecommunications development provided that: (i) the proposed development is sited and designed to minimise any undue adverse impact on the surrounding area, subject to technical and operational considerations; (ii) there is no reasonable possibility of sharing existing facilities; and, (iii) in the case of radio and telecommunications masts, there is no reasonable possibility of erecting antennae on an existing building or other structure.	5	