

## PLANNING COMMITTEE - Date: 29 June 2016

**Report of the Executive Head for Economic Development, Planning and Sustainability.**

Ref: D2016/74127/3FR	WARD: D17 / BEDDINGTON NTH	Time Taken: 8 weeks, 0 days
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Site: Beddington Park and the Grange, Wallington  
 Proposal: Various works and alterations throughout the park including new signage at entrances and key locations, creation of new gravel footpaths, creation of new entrance within churchyard, de-silting of lake and construction of retaining structure to separate lake and river Wandle, replacement of chainlink fence at London Road entrance and various treework and landscape improvement.  
 Applicant: Mr Bill Wyatt  
 Agent: Mr Matthew Parkhill

**Recommendation:****GRANT PLANNING PERMISSION**

**Reason for Report to Committee: This is a Major planning application and the Council is the applicant.**

**Summary of why application proposals are acceptable:**

The proposed works would not have a detrimental impact on the heritage assets within and surrounding the site, the distinctive character and appearance of the surrounding area, the amenities of nearby residents, trees and landscaping, biodiversity, flood risk, parking and highway safety, or for any other reason as described below.

**1.0 BACKGROUND****1.1 Site and Surroundings:**

1.2 The application site comprises Beddington Park which is a large publicly accessible open space bordered by Croydon Road to the south and London Road to the west. To the north is Beddington Sewage Treatment Works and a landfill site. To the far east of the site is Beddington Lane. The site covers approximately 58 hectares of land.

1.3 The application site area excludes St Mary's Church, Carew Manor School and Beddington Park Cottages, as well as their associated garden and amenity spaces. However, the site does include the River Wandle and land surrounding it as it flows east towards the park's Beddington Lane entrance.

1.4 Once forming part of a Tudor deer park, Beddington Park and Grange Gardens have formed 18th Century designed landscape associated with a former Manor House (formerly Beddington Park House but now always known as Carew Manor) and the Parish Church of St Mary The Virgin. The park was transformed during the 18th and 19th centuries with the creation of a designed parkland landscape complete with avenues, specimen trees and engineered water bodies. Broken up and sold off in the mid-19<sup>th</sup> Century, the remaining parkland together with The Grange Gardens and the open spaces along London Road were purchased by the Council in the 20<sup>th</sup> Century

and opened to the public. Today it represents a locally important resource for heritage, recreation, education and wildlife and forms part of the Wandle Valley Regional Park.

1.5 The surrounding area to the north is described above. The surrounding areas to the south, east and west are generally residential with several schools also located near to site boundaries.

1.6 **Site Specific Designations:**

1.7 Local Development Framework Proposals Map

- Archaeological Priority Area
- Beddington Park Conservation Area
- Historic Park and Garden
- Metropolitan Open Land
- Public Open Space
- Metropolitan Green Chain
- Wandle Valley Regional Park
- Site of Importance for Nature Conservation

1.8 Scheduled Ancient Monuments

- Dovecote (north of Carew Manor School)

1.9 National (Statutorily) Listed Buildings

- Pigeon House north west of Beddington Place (Grade II\*)
- East Lodge (Grade II)
- Gates & Wrought Iron Screen at west Entrance to Beddington Place (Grade II)
- Lychgate at west Entrance to Churchyard of St Mary's (Grade II)
- Lychgate to Entrance of west Churchyard Extension (Grade II)
- Boundary Walls to extension of Churchyard to west of Church Road (Grade II)
- Churchyard Walls (Grade II)
- Boundary Walls to Beddington Place along the eastern side of Churchyard and along Church Lane (Grade II)
- Wall to south west of Beddington Park Cottages (Grade II)
- Garden Walls at Beddington Place (Carew Manor Special School) to north of Orangery Walls (Grade II)

1.10 Locally Listed Buildings

- Canon Bridges Bridge
- Stone and Flint Bridge
- Bridge and Rockery 'Smee's Garden'

1.11 **Relevant Planning History:**

1.12 92/36835/ADV. Display of a temporary banner. Granted June 1992.

1.13 04/52874/3FR. Widening of footpath to provide pedestrian/cycle way and provision of six metre high lighting columns. Granted October 2004.

1.14 09/61954/FUL. Installation of four steel containers for cycle storage. Granted March 2010.

1.15 A listed building consent application ref. D2016/74549 is currently under assessment and no decision has yet been made.

## 2.0 APPLICATION PROPOSALS

### 2.1 Details of Proposal:

2.2 Planning permission is sought for a wide range of proposals to restore elements of the park and to provide general enhancements and improvements.

2.3 The main elements for which planning permission is sought are described below:

- Improvements to 'London Road Entrance' and boundary treatment, including works to and removal of trees and replacement of chain-link fence with rail fence;
- Tree removal to western boundary of site by Grange Court;
- Creation of a new channel for the River Wandle alongside the existing lake, with additional works including de-silting of the lake, erection of structure to separate the lake and river, and the removal of an existing weir;
- Tree removal within The Grange garden;
- Tree removal to facilitate the enhancement of the existing Stock Pond;
- Enhancement of churchyard extension, including creation of a 1.2m wide entrance within the southern elevation of the listed wall, removal of three trees and works to sycamore tree;
- Works to trees near Beddington Lane and Crispin Crescent entrances;
- Landscaping of an area to the north of the site with silt from the lake works;
- Works to a sycamore tree by the northern side boundary;
- Creation of a new footpath to east of site, north of River Wandle and to rear of Carew Manor School grounds;
- Erection of new signage in various locations across the site;
- The removal of 148 trees across the site and the replanting of 260 individual trees (8-10cm circ) and 1500 'whips'. Works to various trees is also proposed.

### 2.4 Significant Amendments to Application Since Submitted:

2.5 The additional supporting information described below has been submitted since the application was first received:

- Management and Maintenance Plan
- Conservation Management Plan
- History and Archaeology of Beddington Park
- Flood Defence Consent Application Supplementary Information

## 3.0 PUBLICITY

### 3.1 Adjoining Occupiers Notified:

### 3.2 Method of Notification:

3.3 Letters of consultation were sent to over 484 properties in the roads surrounding the park. 14 site notices were presented around the site and another notice was posted in the local press.

### 3.4 Number of Letters Received:

3.5 One letter of objection has been received from 308 Croydon Road.

3.6 **Summary of Material Representations:**

- Gravel finish of pathways is not appropriate for some users;
- Insufficient information has been provided to demonstrate where material from the lake would be re-located.

3.7 **Consultation Responses:**

3.8 Internal

3.9 Highways Engineer – None of the works would affect the public highway and as such there are no objections raised to the proposal.

3.10 Biodiversity – The proposed works generally provide a net enhancement to the park for nature and wildlife, although further detail of soft landscaping is required. Future management of the site also needs to be expanded upon. These matters can be dealt with by condition.

3.11 Lead Local Flood Officer – Additional clarification is sought on water attenuation volumes, landscape gradients and type of hardstanding proposed, in order to ensure that the Critical Drainage Area in which this site is located is effectively managed. However, the de-silting of the channel alone will help to achieve this aim. As such, no objection to the proposal is raised as most of the works to the watercourses are administered by the Environment Agency (see below).

3.12 Tree Officer – No objections have been raised subject to a condition. The trees to be removed will be adequately replaced.

3.13 Sustainability Officer – Has completed an EIA Screening Opinion and considers that an Environmental Statement will not be required.

3.14 Urban Design Officer – The application is in accordance with national and local planning policies and would make a positive contribution to the character of the Conservation Area. As such, there are no objections to the proposal, subject to a condition that the Conservation Management Plan shall be updated one year after the proposed works are completed.

3.15 External

3.16 Historic England (Built Environment) – It is recommended that the application should be determined in accordance with national and local policy and in accordance with the Council's specialist conservation advice.

3.17 Historic England (Ancient Monuments) – It is understood that no works to the Scheduled Dovecote is being undertaken as part of this application. As such, the Dovecote and its setting would be unaffected by this application.

3.18 Historic England (GLAAS) – The submitted documents are noted to show that the site has the potential for a range of archaeological features. Much of the archaeological potential has been identified through a number of separate archaeological investigations. The site also lies adjacent to the site of a Roman Villa, while within the park is a Dovecote, which have both been designated as scheduled monuments. Appraisal of this application indicates the need for a programme of archaeological investigation. However, it is considered that the archaeological interest can be conserved by attaching conditions.

3.19 Environment Agency – The proposal has already received Flood Defence Consent, which included a Flood Risk Assessment. Details of the silt to be removed and its level of contamination will need to be discussed with the Environment Agency in order to determine its suitability for re-use within the site. No conditions are recommended. There are no objections raised against the proposal.

3.20 Wandle Trust – No objections to the proposals.

3.21 Thames Water – No objections to the proposals, although an informative is recommended.

### 3.22 **Councillor Representation:**

3.23 The application has been De-Delegated by Councillor Whitehead on grounds of increased overlooking and excessive noise disturbance.

## 4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The relevant policy documents comprise:

- National Planning Policy Framework (NPPF);
- National Planning Practice Guidance (NPPG);
- The London Plan 2015 (As Amended);
- The Core Planning Strategy DPD;
- The Site Development Policies DPD;
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

### 4.2 Material Planning Policies Considered in Determining this Application

#### 4.3 London Plan

- 2.18 Green Infrastructure
- 7.4 Local Character
- 7.8 Heritage Assets and Archaeology
- 7.17 Metropolitan Open Land
- 7.18 Protecting Local Open Space
- 7.19 Biodiversity
- 7.21 Trees and Woodlands

#### 4.4 Supplementary Planning Guidance/Documents

- SPD14 Creating Locally Distinctive Places
- IPG11 Sustainable Design and Construction

#### 4.5 Core Strategy

- BP12 Good Urban Design and Heritage
- PMP2 Suburban Heartlands
- PMP5 Wandle Valley
- PMP9 Open Spaces Network

#### 4.6 Site Development Policies

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing Street Scene and Public Realm

- DM4 Heritage Environment
- DM5 Sustainable Design and Construction
- DM6 Climate Change Mitigation
- DM7 Flood Risk
- DM8 Climate Change Adaptation
- DM15 Metropolitan Open Land
- DM16 Open Space
- DM17 Biodiversity, Habitats and Species

## 5.0 **PLANNING CONSIDERATIONS**

5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Impact on Heritage Assets**
- **Impact on the Openness of Public Open Space/Metropolitan Open Land**
- **Design Quality and Impact on the Street Scene**
- **Impact on Neighbouring Amenity**
- **Trees and Landscaping**
- **Biodiversity**
- **Flood Risk and Land Contamination**
- **Archaeology**

### 5.2 **Impact on Heritage Assets:**

5.3 The NPPF states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. It states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise, and should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

5.4 Furthermore, the NPPF continues to state that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be as significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. It states that, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. As such, substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, whilst substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, should be wholly exceptional.

5.5 Site Development Policy DM4 states that development must preserve and enhance the character and appearance of heritage assets including Conservation Areas and locally listed buildings and must respect the special character of historic parks and gardens. Adjoining heritage designations must also be respected.

### 5.6 Scheduled Monuments

5.7 There is a scheduled monument located within the park in the form of the Dovecote located north of Carew Manor School. However, this is not proposed to be altered in any way as part of this development. As such, it is considered that the significance of

the scheduled monument would not be adversely affected by this proposal and this view is supported by Historic England's Ancient Monuments section.

5.8 Listed Buildings

5.9 There are a number of listed buildings located within Beddington Park and the adjoining sites at St Mary's Church, Carew Manor School and Beddington Park Cottages, as described above in Section 1.9.

5.10 The proposed works, when taken individually, are relatively minor and thus it is considered that they would not impact negatively on the significance of the listed buildings outside of the application site, or those that are located within the park which are not within the near vicinity of individual works. As such, given the list in Section 1.9 above, only the following listed structures are considered to be located close to individual elements of the works proposed:

- Boundary Walls to Extension of Churchyard to west of Church Road (Grade II);
- Lychgate to Entrance of west Churchyard Extension (Grade II);
- East Lodge (Grade II).

5.11 Historic England has not raised any objections to the proposed works, subject to the comments of the Council's specialist Urban Design Officer.

5.12 The Council's Urban Design Officer has noted that allowing for a direct pedestrian access to the churchyard is desirable. These works to the boundary walls, which involve removing a 1.2 metre wide section within the southern flint wall to permit pedestrian access, would open the space up to the public allowing for greater use of this area and facilitating its long term protection through greater public interest. The works in this area do not require planning permission as consent for these works has instead been sought, and granted, by the Diocese to which the site relates. As such, the Council also has no reason to object to the creation of an opening in this area.

5.13 The proposed repairs to the Lychgate are noted to be urgent due to insufficient maintenance in the past and the use of the Lychgate by pigeons. The Lychgate will be carefully repaired with anti-pigeon devices renewed. The repairs have been considered by the Council's Urban Design Officer and considered necessary. As such, it is considered that the Lychgate would not be adversely affected by the proposal.

5.14 There are no works proposed to the East Lodge building, but works are proposed to its vehicular entrance that would include the restoration of brickwork and re-provision of railings. These works would not require planning permission and would not require listed building consent due to their location outside of the curtilage of the Lodge. As such, the Council raises no objections in terms of the impact on the significance of East Lodge as a heritage asset. Therefore, it is considered that statutory listed buildings within and close to the application site would not be adversely affected by this proposal.

5.15 Locally Listed Structures

5.16 Section 1.10 above indicates which structures on site are locally listed. The Council is required to carefully preserve and enhance their individual character and appearance.

5.17 Relatively minor repairs to these structures are proposed to preserve their longevity and significance. Works to Canon Bridges' Bridge includes new moulding, removing broken fragments, preparing brickwork base and adding new rosette detailing. Brickwork would also be re-pointed. For the stone/flint bridge, areas missing flint would be repaired with appropriate re-pointing also completed. 'Smee's Garden' would only

be altered to reflect the garden's original planting layout and as such these works do not require planning permission.

5.18 Historic Park and Garden and the Beddington Park Conservation Area

5.19 The proposed works are intended to provide overall enhancements to Beddington Park and the Conservation Area of the same name, the majority of which is park land. The Council's Urban Design Officer has considered that, collectively, all the proposed works will make a positive contribution to the character of the Conservation Area.

5.20 As such, it is considered that the proposal is acceptable in terms of its impact on the significance of the relevant heritage assets and the character and appearance of the distinctive surrounding area.

5.21 **Impact on the Openness of Public Open Space/Metropolitan Open Land:**

5.22 Policy DM15 states that the Council will not grant development on Metropolitan Open Land (MOL) if it impacts negatively on the visual amenity of the open space. Furthermore, Policy DM16 states that development resulting in the loss of Open Space will not be granted unless the open space can continue to perform its function.

5.23 No new structures are proposed as part of this application. The proposals relate to improvements and repairs to heritage assets, alterations to the lake and river channels, removal of and works to trees, replacement of boundary treatments, and the erection of new signage. It is considered that the works described could not reasonably be deemed to reduce the apparent openness of the park land, particularly given the minor nature of the majority of the works and the substantial size of Beddington Park.

5.24 As such, the application is acceptable in terms of its impact on the openness of the Public Open Space/Metropolitan Open Land.

5.25 **Design Quality and Impact on the Street Scene:**

5.26 Policy DM1 of the Site Development Policies DPD states that the Council will only grant permission for development providing it maintains and enhances local character and the appearance of the surrounding area. DM4 is also relevant as described above. Core Policies BP12 and PMP2 state that the Council will seek to ensure that development respects the local context and distinctive local character. SPD14 also seeks to ensure that development should incorporate the basic elements of good urban design, respect the prevailing street scene and also the surrounding area in general.

5.27 Of the enhancement works that require planning permission, the alterations to the listed wall and the Lychgate of St Mary's Church courtyard and the repairs to the locally listed bridges have been described in the section above and found acceptable in terms of their respecting the significance of local heritage and the distinctive character and appearance of the surrounding area. As such, these aspects of the proposal are also acceptable in design terms.

5.28 Changes are also proposed to the park landscape and lake boundaries, whilst various tree removals would also take place. It is considered that the proposed landscape strategy has been designed sensitively with due consideration to the historic landscape and although some of the proposed works would alter existing vistas and local views the Council's Urban Design Officer has raised no objection to this and considers that the key elements of the Conservation Area and Historic Park and Garden would be respected.

- 5.29 However, work should be closely monitored to ensure a high quality result and therefore it is recommended that a condition is added to any grant of planning consent for a revised Conservation Management Plan to be submitted at a point in time one year after the proposed enhancement works are completed.
- 5.30 A new 'estate rail' fence would be provided to the curved areas of the vehicle entrance at London Road (to the north-west corner of the site). Gates and brick pillars are to be painted. This would provide a visual uplift to this part of the site boundary that is consistent with the park-land character of the site.
- 5.31 The proposed signage that would be installed across the park is acceptable in principle, in terms of its location and general appearance. However, it is considered that further attention could be paid to the detailed design and consistency of approach between signage of similar types. As such, a condition is recommended to ensure that the specific design details of the signage are considered at a later stage.
- 5.32 Therefore, the proposal is considered to be acceptable in design terms as it would not have a detrimental impact on the character and appearance of the distinctive surrounding area.
- 5.33 **Impact on Neighbours:**
- 5.34 Site Development Policy DM2 states that the Council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers.
- 5.35 The proposals include a number of minor works to the existing park which covers an area of around 58 hectares. None of the works that require planning permission, other than the removal of trees, would be located any closer than 20 metres from the nearest residential property.
- 5.36 Therefore, it is considered that the proposal would not have a detrimental impact on the amenity of neighbouring residents in terms of loss of day/sunlight, outlook and privacy.
- 5.37 **Trees and Landscaping:**
- 5.38 The NPPF seeks positive improvements in the quality of the built, natural and historic environment. Policy DM1 of the Site Development Policies DPD states that high quality hard and soft landscaping shall be demonstrated as being an integral part of any development scheme.
- 5.39 A total of 148 trees are to be removed which comprise approximately of the following:-
- Alder x 17
  - Ash x 5
  - Birch x 2
  - Cherry x 6
  - Chestnut x 1
  - Conifers x 8
  - Cornus x 1
  - Elder x 3
  - Fir x 1
  - Holly x 4
  - Laurel x 1

- Magnolia x 1
  - Maple x 2
  - Sycamore x 4
  - Thorn x 12
  - Unknown sp x 1
  - Willows x 7
  - Yew x 1
  - Northern Boundary = 30% removal mainly sycamore, ash and regenerated elm.
- 5.40 A total of 260 trees are to be replanted and are likely to include Lime, Oak and Sweet Chestnut. Along with 1500 'whips'. Works to various trees are also proposed.
- 5.41 The Council's Principal Tree Officer has raised no objections to the proposed works to and removal of trees with the site, which are mostly located by site boundaries and also by the lake and pond areas, and states:-
- 5.42 *"tree removals number approximately 148 (excluding thinning of 30% in the northern boundary woodland in accordance with good forestry practice). This is considered appropriate and necessary for the regeneration project...Trees to be planted number in excess of numbers removed; some 260 individual trees and 1500 small trees (technically termed 'whips'). Tree replacement species will be native species in keeping with the character of the park. The silting operations require use of heavy plant machinery. A method statement will be required, but this could be secured by condition."*
- 5.43 In accordance with the recommendations above a condition is recommended seeking the provision of a Method Statement to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works on site. The Method Statement must relate to the plant access and storage of materials. The submission shall specifically address access to and from the compound area, lakes, and regarded river and lake banks and shall detail measures whereby roots of retained trees are to be protected.
- 5.44 Substantial enhancements to landscaping across the park site area are proposed as part of this application. It is considered that the soft and hardstanding alterations proposed are considered to result in significant improvements to the visual amenities within the park. The Biodiversity comments on these are referred to in the section below.
- 5.45 As such, the application is considered to be acceptable in terms of its impact on trees and landscaping.
- 5.46 **Biodiversity:**
- 5.47 The NPPF states that developments should contribute to conserving and enhancing the natural environment, should minimise impacts on biodiversity and provide net gains where possible, and should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection of priority species populations.
- 5.48 Policy 7.19 of the London Plan states that planning decisions should, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity. This view is supported by the Council's Policies PMP9 of the Core Planning Strategy and Policy DM17 of the Site Development Policies DPD.
- 5.49 A Design and Access Statement has been provided that demonstrates a broad overview of the plans for the park, proposed tree removal and indicative species lists

for soft landscaping. The proposed works to the churchyard extension include the planting of a wildflower meadow. The proposed tree planting and landscaping to the churchyard and the northern boundary are welcomed by the Council's Biodiversity Team.

- 5.50 Carew Manor Wetland is a particularly important part of Beddington Park for nature conservation and works in this location must be undertaken with greater sensitivity than within other areas of the park. The removal of an over mature and dangerous Willow is considered to be necessary by the Council's Biodiversity Team, whilst selective thinning and pruning of other trees would also be of benefit.
- 5.51 The works to the lake and surrounding tree, shrub, marginal and aquatic planting are supported by the Biodiversity Team, with exact details to be conditioned as part of the soft landscaping.
- 5.52 With regard to the removal of trees around the Stock Pond the Council's Biodiversity Team raise no objections, however consider that further discussions are required in order to prevent the unnecessary loss of bat habitats.
- 5.53 In commenting on the application the Council's Biodiversity Team state *"that the proposed works will provide a net enhancement to the park for nature and wildlife but require further discussion with the Biodiversity Team to fully detail the soft landscaping. Future management of the enhanced areas needs expounding within a site management plan, which Biodiversity understands has already been created and will be reviewed after the site works are completed"*
- 5.54 *"Biodiversity approve of the planning application, with one condition required to detail the various species mixtures required for the soft landscaping around sensitive nature areas."*
- 5.55 In light of the above comments a condition is recommended seeking full details of all boundary treatments, hard and soft landscaping including replacement tree planting is to be submitted to the Local Planning Authority prior to the occupation of the site.
- 5.56 As such, subject to compliance with conditions the application is considered to be acceptable in terms of its impact on biodiversity.
- 5.57 **Flood Risk and Land Contamination:**
- 5.58 London Plan Policy 5.13 and the Mayor's SPG on 'Sustainable Design and Construction', in addition to Policy DM7 of the Site Development Policies DPD, all require proposed developments to utilise SUDS unless there are practical reasons for not doing so and aim to achieve greenfield run-off rates by managing surface water run-off as close to its source as possible in line with the Mayor of London's drainage hierarchy.
- 5.59 There are very few alterations which will affect surface water. However, the area is in a Critical Drainage Area 32 and any opportunities to attenuate storm water to be utilised. The de-silting of the channel will help to do this. As such, the Lead Local Flood Authority raises no objections to the proposal.
- 5.60 The Environment Agency (EA) has confirmed that they are supportive of the proposed plans. It is noted that a Flood Risk Assessment which has been submitted as part of the Flood Defence Consent has already been granted by the EA prior to the submission of this application.

- 5.61 In respect of groundwater protection the EA state *“this proposal indicates that additional information will be provided to address proposals to deal with changes to the lakes and other surface water features at the park. Further investigations of the silt to be removed and its levels of contamination will be required before firm decisions can be made on its suitability for the proposed re-use in amending lake profiles. In outline we have no objection from a land contamination view to the proposals.”*
- 5.62 As such, the application is considered not to impact negatively on surface water drainage or result in land contamination.
- 5.63 **Archaeology:**
- 5.64 The National Planning Policy Framework (Section 12) and the London Plan Policy 7.8 emphasise that the conservation of archaeological interest is a material consideration in the planning process. Policy DM4 of the Site Development Policies document states that development within archaeologically sensitive locations should be supported by an appropriate evaluation.
- 5.65 The Greater London Archaeological Advisory Service (GLAAS), part of Historic England raise no objections to the proposals. A condition is recommended stating that no development shall take place until a written scheme of investigation which sets out a programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority.
- 5.66 As such, the application is considered not to impact negatively on local archaeology.
- 6.0 **CONCLUSION AND RECOMMENDATION**
- 6.1 The proposed works would not have a detrimental impact on the heritage assets within and surrounding the site, the distinctive character and appearance of the surrounding area, the amenities of nearby residents, trees and landscaping, biodiversity, flood risk, parking and highway safety, or for any other reason as described above.
- 6.2 It is therefore recommended that planning permission be granted subject to the conditions as set out in the Agenda.

Background Papers: D2016/74127/3FR

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **D2016/74127**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



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D2016/74127/3FR

# DRAFT

**WARNING:** It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

## FIRST SCHEDULE

Beddington Park and the Grange Wallington

Various works and alterations throughout the park including new signage at entrances and key locations, creation of new gravel footpaths, creation of new entrance within churchyard, de-silting of lake and construction of retaining structure to separate lake and river Wandle, replacement of chainlink fence at London Road entrance and various treework and landscape improvement.

## SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: LA-02 Rev. B, SE-01 Rev. C, 510 Rev. E, 511 Rev. E, 001A, 002A, 010C, 012A, 013A, 014B, 017D, 025C, 027B, 045C, 047A, 050C, 051B, 056B, 057B;

Also relevant in the consideration of this application are the following supporting documents: Protected Species Surveys (December 2015), Design and Access Statement (March 2016), Conservation Management Plan (February 2016), Management and Maintenance Plan (February 2016), Flood Defence Consent

Application Supplementary Information, History and Archaeology of Beddington Park, Submission to the Diocesan Advisory Committee (November 2015).

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

(3) Prior to occupation of the site, details of all boundary treatments, hard and soft landscaping including replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council's Biodiversity section. All landscaping and replacement tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882:2015 'Specifications for Topsoil' and BS 8545:2014 'Trees: From Nursery to Independence in the Landscape'). The works shall be carried out in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that within a period of five years after planting) are removed, die, or (in the opinion of the Local Planning Authority) damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policy DM1 of the Site Development Policies.

(4) No demolition or development shall take place until a written scheme of investigation (WSI) which sets out a programme of archaeological investigation has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and also:

A) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;  
B) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To comply with Paragraph 128 of the National Planning Policy Framework.

(5) No works shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. No development shall take place other than in accordance with the Written Scheme of Investigation.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF.

(6) No development shall commence until details of an appropriate programme of public engagement have been submitted by the applicant and approved by the planning authority, in consultation with Historic England. The approved programme must be implemented in accordance with a timetable set out within it.

Reason: The planning authority wishes to secure public interpretation and presentation of the site's archaeology in line with London Plan Policy 7.8.

(7) Within 12 months after the approved landscaping works are completed, a revised Conservation Management Plan shall be submitted to the Local Planning Authority for its written approval. Details of the future management and maintenance of the site shall be included within the submitted document.

Reason: To protect and enhance the visual amenity of the park in the long-term.

(8) Prior to the commencement of works on site, a method statement for plant access and storage of materials shall be submitted to and approved in writing by the Local Planning Authority. The submissions shall specifically address access to and from the compound area, lakes, and regraded river and lake banks and shall detail measures whereby roots of retained trees shall be protected in accordance with the relevant British Standard BS 5837:2012 'Trees in Relation to Design, Demolition, and Construction - Recommendations'. The development shall be completed in accordance with the approved details.

Reason: In order to safeguard the retention of trees and other significant landscape features on and adjacent to the site that represent significant visual amenity, in accordance with Policy DM1 of the Site Development Policies.

#### INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(4) Historic England Greater London Archaeology Standards Paper 5 provides guidance on popular dissemination and communication.

(5) The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeologist in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

(6) The written scheme of investigation will need to be prepared and implemented by a suitably qualified heritage practice in accordance with Historic England Greater London

Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

(7) There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit [thameswater.co.uk/buildover](http://thameswater.co.uk/buildover)