

PLANNING COMMITTEE - Date: 13 December 2017

**Report of the Assistant Director of Environment, Housing and Regeneration
Directorate**

Ref: D2017/76510/3FR	WARD: D18 / BEDDINGTON STH	Time Taken: 28 weeks, 6 days
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Site: Lindbergh Play Centre, Lindbergh Road, Wallington, SM6 9HB
 Proposal: Construction of a modular building to provide additional classroom facilities.
 Applicant: London Borough of Sutton
 Agent: Mr Layton Seager

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: The application is a departure from the adopted development plan.

Summary of why the proposal is acceptable:

- Whilst the proposal is a departure from the adopted local plan the principle of development is considered acceptable as the applicant has demonstrated 'very special circumstances', including the need for additional spaces for Special Educational Needs and lack of suitable alternative sites, which would overcome any harm to the openness of the Metropolitan Open Land (MOL) by way of inappropriateness and any other harm.
- The proposed development would not harm the character of the surrounding area or locality.
- The proposal would not result in any significant harm to the amenity of the neighbouring occupiers.
- The proposal would not result in any adverse impact on parking and local highway network.
- The proposal would achieve high levels of sustainability and biodiversity enhancement.

1.0 BACKGROUND

Site and Surroundings:

- 1.1 The application relates to Lindbergh Play Centre, an enclosed area located off Lindbergh Road on the outskirts of Roundshaw Estate. The site contains a single rectangular building with large area of hardstanding to the east and playing field and lawn areas to the south. The site was previously a part of Amy Johnson Primary School but has apparently been vacant for some time.
- 1.2 Boundaries of the site are defined by weld mesh security fence and gates. It is boarded by open land to the north, south and west and residential properties to the east.

1.3 **Site Specific Designation:**

1.4 The application site is located within the Metropolitan Open Land and the Metropolitan Green Chain as defined by the Local Plan.

1.5 **Relevant Planning History:**

1.6 The following is the most recent and relevant planning history:

1.7 72/9484 – Erection of a single-storey play building and formation of play area. Deemed 9 August 1972.

1.8 99/45234/3FR – Erection of a single storey side extension. Granted 29 November 1999

1.9 17/76289/FUL – Erection of a 3m high weld mesh security fencing, access gates and refuse enclosure. Granted 16 October 2017

2.0 **APPLICATION PROPOSALS**

2.1 **Details of Proposal:**

2.2 The application seeks permission for the construction of a modular building to provide additional classroom facilities at the site. The proposed building measures approximately 19 metres wide, 6.5 metres wide and 3.3 metres high. It is designed to incorporate two large classrooms, a quiet room, a plant room and WC facilities.

2.3 The proposal is designed to increase the teaching space at the site to meet the requirement of Limes College, the new occupant of the site. The proposed structure would be situated at approximately 7 metres south of the existing building and would be finished in white aluminium windows and doors, green painted clad external walls and fascia, albatross roofing sheets and green painted skirting.

2.4 **Significant amendments to application since submitted**

2.5 None

3.0 **PUBLICITY**

3.1 **Method of Notification:**

3.2 Letters were sent to occupiers of neighbouring properties on 06 March 2017 and a site notice posted around the site 30 March 2017

3.3 **Number of Letters Received:**

3.4 None

3.5 **Material Objections:**

3.6 None

3.7 **Official Consultation**

3.8 **Councillor Representation:**

3.9 None.

3.10 **Internal**

3.11 **Principal Highway Engineer:** No objection, subject to conditions.

3.12 **Senior Biodiversity Officer:** No objection, subject to condition.

3.13 **Environmental Protection Officer:** No objection, subject to condition.

3.14 **External**

3.15 None

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.

4.2 The development plan for the London Borough of Sutton comprises the following documents:

- Draft London Plan 2017
- The Core Planning Strategy December 2009
- The Site Development Policies Development Plan Document (DPD) March 2012
- Draft Local Plan December 2017

Also a material consideration in the determination of this planning application is:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- The Mayor's Transport Strategy 2010
- Adopted London Borough of Sutton Supplementary Planning Guidance Documents
- Human Rights Act 1998.
- Equality Act 2010

Policies considered in the determination of this application are:

4.3 **Material Planning Policies:**

4.4 **Draft London Plan 2017**

- 1.1 Delivering the Strategic Vision and Objectives for London
- 2.6 Outer London: Vision and Strategy
- 2.8 Outer London: Transport
- 3.1 Ensuring Equal Life Chances for All
- 3.2 Improving Health and Addressing Health Inequalities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.18 Education Facilities

- 5.2 Minimising Carbon Dioxide Emissions
- 5.5 Decentralised Energy Networks
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy
- 5.13 Sustainable Drainage
- 6.2 Providing Public Transport Capacity and Safeguarding Land for Transport
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.4 Enhancing London's Transport Connectivity
- 6.9 Cycling
- 6.11 Smoothing Traffic Flow and Tackling Congestion
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.3 Designing out crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.14 Improving Air Quality
- 7.16 Green Belt
- 7.17 Metropolitan Open Land
- 7.18 Protecting Open Spaces and Addressing Deficiency
- 8.1 Community Infrastructure Levy

4.5 **London Borough of Sutton Core Planning Strategy 2009**

- PMP2 Suburban Heartlands
- BP4 Education and Skills
- BP5 Improving Health & Wellbeing
- BP6 One Planet Living
- BP7 Flood Risk and Climate Change Adaptation
- BP9 Enabling Smarter Travel Choices: An Area Wide Approach
- BP10 Transport: Strategic and Borough-Wide Proposals.
- BP12 Good Urban Design and Heritage
- DP1 Effective Partnership Working
- DP2 Planning Obligations
- DP3 Infrastructure Requirements and Delivery

4.6 **Site Development Policies DPD 2012**

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing Street-scene and Public Realm
- DM4 Historic Environment
- DM5 Sustainable Design and Construction
- DM6 Climate Change Mitigation
- DM7 Flood Risk
- DM8 Climate Change Adaptation
- DM12 Noise and Vibration
- DM13 Light Pollution
- DM15 Green Belt/Metropolitan Open Land
- DM16 Open Spaces
- DM17 Biodiversity, Habitats and Species
- DM19 Promoting Sustainable Transport and Accessibility
- DM20 Assessing the Transport Impact of New Development
- DM21 New Development and the Highway Network

- DM22 Parking
- DM31 Social and Community Infrastructure

4.7 **Draft Local Plan**

- Policy 1 Sustainable Growth
- Policy 2 London Cancer Hub
- Policy 20 Education and Skills
- Policy 21 Health and Well-Being
- Policy 22 Social and Community Infrastructure
- Policy 24 Green Belt and Metropolitan Open Land
- Policy 25 Open Spaces
- Policy 26 Biodiversity
- Policy 28 Character and Design
- Policy 29 Protecting Amenity
- Policy 30 Heritage
- Policy 31 Carbon and Energy
- Policy 32 Flood Risk and Sustainable Drainage
- Policy 33 Climate Change Adaption
- Policy 34 Environmental Protection
- Policy 35 Transport Proposals
- Policy 36 Transport Impact
- Policy 37 Parking

4.8 **Supplementary Planning Guidance/Documents**

- SPD1 Designing Out Crime (April 2005)
- SPD5 Planning Obligations (April 2014)
- SPD13 Transport Assessments and Travel Plans (June 2008)
- SPD14 Creating Locally Distinctive Places (Jan 2008)
- Sustainable Transport Strategy (June 2015)

5.0 **PLANNING CONSIDERATIONS**

5.1 The main considerations in relation to this application are:

- Principle of Development
- Design
- Impact on Neighbours
- Trees and Landscape
- Traffic & Parking
- Biodiversity
- CIL
- Other Considerations

5.2 **Principle of Development:**

5.3 Policy 3.18 of the London Plan encourages joint working with the Greater London Authority (GLA) and Local Education Authority (LEA), local strategic partnership and users to make adequate provision for education facilities. The National

Planning Policy Framework (NPPF) states that local planning authorities should, “give great weight to the need to create, expand or alter schools.”

- 5.4 Policy 3.18 of the London Plan states that development proposals which enhance education and skills provision will be supported and those which address the current projected shortage of school places will be particularly encouraged. The policy goes on to say that proposals for new schools should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school which cannot be addressed through the appropriate use of planning conditions or obligations.
- 5.5 The adopted Core Planning Strategy (CPS) sets out Strategic Objectives, including SO3, which says that the Council will promote social inclusion by ensuring equality of opportunity and accessibility to essential local services and facilities. Policy BP4 states that the Council will work with its partners to support the provision/improvement of education and training facilities to meet the educational needs of the community. It is also to be noted that the majority of the application site falls within a designated ‘Priority Community Regeneration Area’ (Policy PMP3 of the CPS) which states that the Council will support programmes for the improved access to education and employment opportunities. Development in these areas should contribute to the provision of and access to social and community facilities.
- 5.6 Policy DM31 of the Site Development Policies (DPD) and policy 22 of the Draft Local Plan state that the Council will grant planning permission for new social and community infrastructure which are accessible by a range of transport modes, in particular walking, cycling and public transport, the siting and scale is appropriate for the community to which the facility is intended to serve, is designed to maximise potential for shared use of premises and playing fields and would not give rise to unduly adverse environmental effects.
- 5.7 The application site is located within the Metropolitan Open Land (MOL). The London Plan advises that MOL has an important role to play as part of London’s multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility.
- 5.8 Policy 7.17 of the London Plan states that the strongest protection should be given to the London’s Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL. Paragraph 88 of the NPPF states that ‘when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm, is clearly outweighed by other considerations. Policy DM16 of the Site Development Policies (DPD) and policy 24 of the Draft Local Plan protect MOL and encourage its retention.
- 5.9 The application seeks permission for the construction of a single storey modular building comprising two additional classrooms, a quiet room, a plant room and WC areas for pupils with special and additional educational needs. Paragraph 89 of the NPPF sets out the categories of development which may be regarded as not being inappropriate in the MOL. Exceptions to this do not include the construction of new school building and so the proposal represents an inappropriate development.

Therefore in order for the proposed development to be acceptable it is necessary for very special circumstances to be considered.

5.10 Consideration of Very Special Circumstances

5.11 The applicant has submitted a statement of need which they consider amount to a very special circumstances that would justify the proposed development in this location. The issues considered in the statement include the following:

- Demand for additional special need places
- The lack of suitable alternative sites outside the MOL Capacity

5.12 Demand for Special and Additional Educational Needs

5.13 The application includes evidence to demonstrate that there is genuine need for provision for pupils with special and additional educational need within the Borough. The applicant, Limes College is a Pupils Referral Unit providing alternative provision for students who have been permanently excluded from school or who are at risk of permanent exclusion. The evidence provided indicates that over 4000 additional places have been commissioned in the primary sector since 2008 and with new school provision planned in the secondary sector a further 4000 secondary school places will be delivered by 2020. In line with population increase in the Borough's main strain schools, the numbers of pupils that will need a place in Limes College has also increased in recent years.

5.14 The Limes College is already over capacity having numbers of pupils on roll in excess of their planned number. The Local Authority has recently commissioned the Limes College to provide an additional 14 primary school places (in addition to the 6 existing) and this number are expected to increase in the future. In addition, there are six reception aged children who are out of provision as the Limes College has no capacity. It is also necessary to separate primary provision from secondary due to an unhealthy influence that some older children can have on younger ones. The Lindbergh Centre would be the primary base separating them from secondary children.

5.15 The pressure on the Local Authority and the College has now resulted in a need to create additional capacity. The application site has been identified as an ideal location to develop this much need provision for some of the Borough's most vulnerable pupils.

5.16 Officers consider that the applicant has demonstrated there is a need for additional school places in general and special and additional educational needs in particular in the Borough and so this need contributes towards the very special circumstances.

5.17 Lack of Suitable Alternative Sites Outside of MOL

5.18 The London Borough of Sutton has undertaken a site search and evaluation. The site search focused on the sites within the Council's ownership. A list of 54 sites, mainly brownfield sites across the Borough were assessed and scored on availability and deliverability. None of the sites reviewed was available or has capacity for additional provision on site.

5.19 The application site is vacant, available and in a location in Roundshaw where a significant number of pupil that need support of primary provision live. It is also

where a number of supportive primary schools are located including Amy Johnson and Foresters. Both schools have specialisms in behavioural needs and ADHD. Both school are very supportive of the proposed development and will seek to integrate children back into mainstream context.

- 5.20 All primary school children need access to learning through outdoor activities and play. Children with social, emotional and mental health needs require access to outdoor space even more so. The application site by virtue of its location would provide appropriate external areas in particular with a woodland area serving as an effective outdoor classroom.
- 5.21 Officers consider that the site selection process is thorough and robust and demonstrate that the proposed site is the most suitable and available site within the Borough.
- 5.22 Summary
- 5.23 It is considered that the justification put forward by the applicant, in particular, the evidenced need for the development and the site selection process would amount to very special circumstances, which would outweigh the harm to be caused by way of inappropriate development on MOL.
- 5.24 **Design Quality and Impact on the area:**
- 5.25 Paragraph 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area and the way it functions. Policy 7.4 of the London Plan states that development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Buildings should also be human in scale and have regard to landform and topography.
- 5.26 Policy PMP2 of the Core Planning Strategy states that the Council will maintain and seek to enhance the quality of the Borough's environment by ensuring that all new development within the residential heartlands respects the positive features of Sutton's suburban character, reinforcing local distinctiveness and a sense of identity. Policy BP12 states that the Council will seek to ensure that development respects the local context and distinctive local character. Policy DM1 of the Site Development policies (DPD) and policy 28 of the Draft Local Plan also state that the Council will only grant permission for development providing it maintains and enhances local character and the appearance of the surrounding area.
- 5.27 The proposal involves the erection of a single storey modular building to the south of the existing building to be used in conjunction with the existing building at the site. The proposed development would be erected on a section of the existing playing field and set approximately 7 metres from the side wall of the existing building. It would not involve the loss of any trees or hedges within or adjacent to the site.
- 5.28 By reason of its scale, size and siting close to the existing building the proposed development would appear as a subservient addition that would not have any adverse effect on the space surrounding the existing building. It would be smaller in scale and proportion to the existing building and so would limit encroachment into the MOL.

- 5.29 In terms of layout within the site, it is considered that the proposed functionally designed building with rectangular shaped footprint set parallel to the existing building would assimilate well within the site. The proposed finished and choice of materials would also complement the existing building integrate with the character and appearance of the wider area.
- 5.30 **Impact on Neighbours:**
- 5.31 Policy DM2 of the Site Development Policies (DPD) and policy 29 of the Draft Local Plan state that the Council will not grant planning permission for development that adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties, with regard to considerations of overlooking, outlook, light, noise and vibration, traffic movement, pollution and microclimate.
- 5.32 The proposed development would be well separated from existing residential properties, with Lindbergh Road separating the site from dwellings to the east at a distance of approximately 30 metres.
- 5.33 By reason of its scale, siting and separation distances between the site and the nearest dwellings the proposed development would not result in any adverse harm to occupiers of neighbouring properties.
- 5.34 **Traffic and Parking:**
- 5.35 Policy BP10 of the Core Planning Strategy states that developments should seek to reduce the need to travel, advocate the use of sustainable modes of transport and reduce the impact of traffic on residential areas. Policy DM22 of the Site Development Policies (DPD) and policy 37 of the Draft Local Plan require all new development to provide the appropriate amount of amount of car parking necessary in accordance with the Council's restraint-based maximum car parking standards taking into account public transport accessibility levels (PTALs), existing publicly available parking provision and usage in the vicinity of the site and need to deter unnecessary car use while avoiding overspill parking problems.
- 5.36 The proposal is for the provision of two classrooms and associated facilities at the site it would result in the creation of 26 pupil places at the site. It will operate between 09:00 and 14:00.
- 5.37 The site has a PTAL rating of 1b, indicating a 'very poor' level of public transport accessibility. The application site has no designated off-street parking. On-street parking via an existing access off Lindbergh Road. There are, however, bus services to West Croydon, St Helier, Roundshaw and Wallington which stop within 500 metres of the application site. Wallington Station is located 2.3 kilometres from the application site.
- 5.38 A Transport Statement has been submitted with the application. This document covers the existing conditions of the surrounding highway network, the proposal in terms of access arrangements, car and cycle parking, voluntary exclusion zone, pupil drop off area and construction management. It also gives and analysis of the existing sustainable transport provision and trip generation impact of the proposed temporary school.
- 5.39 It is noted that the scale of the proposed development is similar to the former, discontinued play facility at the site, which also provided no off-street parking for parents or staff.

- 5.40 The Council's Senior Transport Planner has been consulted and he considers the proposal to be acceptable subject to a pre-occupation condition relating a STARS – compliant school travel plan.
- 5.41 Whilst it is acknowledged that the proposed development would potentially generate more traffic and on-street parking demand, it is considered that these would not lead to any adverse impact on parking and highway safety in the locality.
- 5.42 **Trees and Landscaping:**
- 5.43 London Plan policy 7.21 states that existing trees of value should be retained and any loss from development should be replaced on the principle of 'right place, right tree'. Policy DM1 of the Site Development Policies (DPD) and policy 28 Of the Draft Local Plan states that developments would be expected to respect and retain, where possible, existing landforms and the natural features of the site, including trees of amenity value and make suitable provision for high quality additional landscaping.
- 5.44 The proposed development would not involve the loss of trees or hedges within or adjacent to the site and so the proposal is not considered to result in any adverse impact on trees and landscape character of the area.
- 5.45 **Biodiversity:**
- 5.46 The NPPF has a presumption in favour of sustainable development, seeking positive improvements in the quality of the built and natural environment including moving from a net loss of biodiversity to achieving net gains for nature. Policy PMP9 of the Core Planning Strategy seeks to enhance the Borough's biodiversity and Policy DM17 of the Site Development Policies (DPD) and policy 26 of the Draft Local Plan state that the Council will grant permission for developments that create, conserve or enhance biodiversity and improve access to nature.
- 5.47 The Biodiversity Officer has consulted and has raised no objection to the development.
- 5.48 As such it is considered that the proposal would not in any adverse impact on biodiversity.
- 5.49 **Flood Risk and Drainage**
- The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. The site is within Flood Zone 1 (low probability of flooding) and, as such, there is no requirement for an Exception Test or Sequential Test.
- 5.50 Lead Local Flood Authorities are responsible for managing local flood risk, including from surface water, groundwater and ordinary watercourses, and for preparing local flood risk management strategies. The Lead Local Flood Authority (Sutton's Flood Risk Officer) has commented on the application and raises objection to the proposal as no details of any drainage strategy had been submitted.
- 5.51 Whilst normally the imposition of SUDS would be considered necessary to prevent future surface water flooding, the nature of the proposal should also be taken into

account when assessing the need for such measures. The proposal is for the temporary use of an existing building which does not include any significant operational development. As such it is considered to require SUDS and a drainage strategy for the use of an existing building which will only be used for temporary period after which its future retention and use is uncertain, is considered to be onerous and unnecessary, as there would be no significant difference in drainage or flood risk to the existing situation.

5.52 Energy and Sustainability

5.53 The London Plan 2016 Policy 5.2 requires developments to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimising carbon dioxide emissions according to the following hierarchy: use less energy through the use of passive design and energy efficiency measures, supply energy efficiently through the use of decentralised energy provision and generate renewable energy on-site. Further guidance is contained in the Council's IPG11 'Sustainable design and construction', Policy BP6 'One Planet Living' of the Core Planning Strategy DPD, and Policies DM5 and DM6 of the Site Development Policies DPD, which promote the highest standards of sustainable design and construction within the Borough in support of the Council's vision of 'Creating a sustainable suburb'.

5.54 The proposal would involve the erection of a modern functionally designed modular building that would incorporate sustainable features as such the proposal is considered to be acceptable in terms of its sustainability.

5.55 Public Sector Equality Duty (PSED) and Human Rights

5.56 Under the Equalities Act, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. The pre-application process and assessment process for this planning application have been undertaken with due regard to the PSED.

5.57 It is recognised that air quality impacts might be expected to disproportionately impact the very young and very old, but the findings of the submitted assessments indicate that such impacts would be negligible. Impacts from traffic or parking are not considered likely to materially affect one group over another. It is considered that, overall, the development would have a net positive impact by way of enhanced educational and employment opportunities. The application proposals are not considered to conflict with the Duty.

5.58 The application has been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation below, is compatible with the Act.

5.59 Community Infrastructure Levy (CIL)

5.60 The London Borough of Sutton introduced its Community Infrastructure Levy (CIL) charging schedule in April 2014. This is in addition to the Mayor of London CIL.

5.61 The proposed development for an educational use would be exempt from both CIL charges.

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 The proposal proposed development represents a departure from the development plan. However, it is considered that the applicant has provided adequate justification. The site is on MOL where inappropriate development is harmful by definition but very special circumstances exists which would overcome the harm caused to the openness of the MOL. The principle of development is therefore considered acceptable.

6.2 The design of the building would not significantly change and is considered acceptable in design terms, not resulting in harm to the character of the area, street-scene or MOL.

6.3 The proposal would not result in adverse harm to the amenity of the neighbouring residential occupiers.

6.4 The proposal would not result in adverse impacts on the safe operation of the public highway and its location is accessible by a number of sustainable transport modes.

6.5 As such it is recommended that planning permission is granted for a temporary period subject to the recommended conditions.

Background Papers: D2017/76510/3FR

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: **D2017/76510**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



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D2017/76510/3FR

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

Lindbergh Play Centre, Lindbergh Road, Wallington, SM6 9HB

Construction of a modular building to provide additional classroom facilities.

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 documents: Design and Access Statement, Site Location Plan and drawing numbers BRM/3755/16/P1 and BRM/3755/16/OS.

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

- 3) The development hereby permitted shall not be occupied until a detailed STARS-compliant school travel plan (applicant should consult with the Highways Sustainable Travel Officer regarding content and monitoring regime) has been submitted approved in writing by the Local planning Authority.

Reason: To ensure pedestrian safety, and to encourage walking as a primary means of access.

- 4) The use of the modular building hereby permitted shall be for a temporary period ending on the 31 December 2022 after which time the building shall be removed and the land returned to its original state.

Reason: To ensure that the use does not harm the openness and visual amenity.

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 2016, 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.