PLANNING COMMITTEE – Date 4 December 2019

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

Ref: DM2019/01699    WARD: D18 - Beddington South    Time Taken: 7 Weeks

<table>
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<tr>
<th>Site:</th>
<th>Wilsons School, Mollison Drive, Wallington, SM6 9JW</th>
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<td>Proposal:</td>
<td>Demolition of the existing external shower and changing facilities, the refurbishment of existing indoor changing rooms, the demolition of the existing music wing including the boot room and locker area along with the erection of a two-storey Sports, Music and Performance block with associated hardstanding and landscaping with the erection of an adjoining covered walkway and the relocation of existing air handling plant equipment.</td>
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<td>Applicant:</td>
<td>Agent - Mr Goodwin</td>
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**Recommendation:**

Grant Planning Permission subject to Conditions

**Reason to Report to Planning Committee** The application is a departure from the Development Plan

**Summary of why the proposal is acceptable:**

- The proposed development would improve and enhance the teaching facilities within the educational establishment and as such is appropriate in land use terms

- It is considered that the benefit of enhanced educational facilities is considered to represent very special circumstances that outweigh concerns about the potential harm to the openness of Metropolitan Open Land (MOL) or the function of the Metropolitan Green Chain within the borough, noting that the replacement building only marginal encroaches over MOL and does not impact on the function of the school playing fields.

- The proposal in terms of design, scale, bulk and mass is considered acceptable and the new building would appear integrated in its appearance adjacent to existing school buildings and will not result in harm to the character and appearance of the area.

- The proposed development would not result in any loss of amenity to adjoining residential properties in terms of loss of light, an increased sense of enclosure or loss of privacy.
The proposal would not result in an adverse impact on the safe operation of the public highway.

The proposal would not harm the health of the surrounding trees nor would there be any impact on biodiversity or ecological interests.

Therefore, it is recommended that the application is approved subject to the recommended conditions.

1.0  BACKGROUND

1.1  Site and Surroundings:

1.2  The site comprises Wilsons Grammar School (Use Class D1), which is a part one, part two, part three storey education facility located on the eastern side of Mollison Drive, at its junction with Stafford Road. The wider school site includes playing fields are located to the north and east of the main school buildings. The main pedestrian and vehicle accesses are from Mollison Drive.

1.3  The surrounding area is mainly residential in character with Wilsons School, its associated playing fields and the nearby sports ground on the western side of Mollison Drive being the main exceptions to this. The residential properties in the near vicinity consist of detached and semi-detached dwellings which vary in terms of their detailed design. Some flatted development and terraced properties are also located to the south of the site.

1.4  The site has a Public Transport Accessibility Level (PTAL) of 2 indicating a 'poor' level of public transport accessibility. The application site sits adjacent to Metropolitan Open Land (MOL) and MOL Green Chains.

1.5  Relevant Planning History:


- 82/24280 ‘Erection of a single storey rear extension to provide additional teaching accommodation’ granted 30 July 1982.


• D2008/59357 ‘Provision of a synthetic sports pitch with associated car parking, floodlighting, site lighting and access’ granted 8 May 2008.

• D2009/61560 ‘Infill extension and enclosure of existing external walkway to provide new music room.’ granted 30 September 2009.

• D2013/67938 ‘Erection of a two storey building to provide ten new classrooms, canteen, food servery, music studio, first floor walkway link to existing building, ancillary office accommodation and associated works.’ granted 2 October 2013.

2.0 APPLICATION PROPOSALS

2.1 Planning permission is sought for the demolition of the existing external shower and changing facilities, the refurbishment of existing indoor changing rooms, the demolition of the existing music wing including the boot room and locker area along with the erection of a two-storey Sports, Music and Performance block with associated hardstanding and landscaping with the erection of an adjoining covered walkway and the relocation of existing air handling plant equipment.

2.2 The proposed extension would be located to the north of the existing school buildings and would measure to a maximum of 33 metres in width, 16.6 metres depth with an overall height of 7.3 metres. The development would be flat roofed and would be of a rectangular form. The majority of the building would be constructed in buff bricks and brick piers, with elements of cladding panels, double glazed windows, canopies and grey rooflights. The applicant has submitted a copy of Fire Resistance Classification Report and a BBA Certificate to demonstrate that the proposed cladding is fire resistant.

2.3 The proposed building would have a 148m² assembly/recital hall, three classrooms, a fitness suite, nine music practice rooms and full changing facilities.

2.4 There would be no increase in pupil or staff numbers associated with the existing school.

2.5 Significant amendments to application since submitted:

2.6 None

3.0 PUBLICITY
### Method of Notification:

3.1 Letters dated the 18 October 2019 were sent to 169 neighbouring occupiers in Stafford Road, Plough Lane, Mollison Drive, Adastra Way, Horatius Way, Hannibal Way and Imperial Way, and a site notice displayed on 13 November 2018. The application was also advertised in the local newspaper as a departure from the Local Plan on the 24 October 2019 and a site notice was posted in the vicinity of the site on the 25 October 2019.

3.2 **Number of Letters Received:**

3.3 The application received no comments.

3.4 **Official Consultation**

3.5 **Internal:**

| Principal Highways Engineer | No objections on the basis that the proposal would not result in an increase in pupil or staff numbers and the site access and parking layout will remain unchanged. As a consequence, there would be no expectation of any increase in trip generation and there will be no adverse impact on the highway.

The applicant has submitted a Construction Logistics Management Plan (CLP) which is acceptable. Therefore a pre-commencement planning condition is not required.

However a condition requiring the development to be carried out in accordance with the CLP is included.

The applicant has been advised that prior to commencement, they must make provision with the Council’s Highways team for the site access crossover off Mollison Drive to be suitably strengthened to accommodate increased loads associated with construction traffic. |
<p>| Environmental Health Officer | No objections subject to planning conditions restricting hours of construction and a land contamination condition. |
| Principal Tree Officer | No objections raised to the application. |</p>
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<tr>
<th>Sustainability</th>
<th>No objections subject to Energy, Sustainability, Floodrisk and water saving measures conditions.</th>
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<tr>
<td>Senior Biodiversity Officer</td>
<td>Raise no objections subject to conditions on biodiversity enhancements which are included.</td>
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3.6 External:

Sport England

Sport England is satisfied that the proposed development could broadly meet exception 2 and 3 of playing fields policy, subject to conditions addressing the design, glazing and community use.

Therefore Sport England does not wish to raise an objection to this application subject to conditions.

1. Details of the design and layout of the refurbished changing rooms have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England].

2. With 12 months of work starting on site, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority,

3. The glass used in the windows in the new building which face on the playing fields, should be at least 15mm toughened glass for the outer pane and laminated glass for the inner pane. OR installation of external protective grills or other suitable protection to the windows facing the playing fields.

3.7 Councillor Representation:

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

- The London Plan 2016
- The Sutton Local Plan 2018
- South London Waste Plan 2012

4.2 Also a material consideration in determining planning applications are:

- National Planning Practice Guidance (NPPG)
- National Planning Policy for Waste (NPPW) 2014
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.
- Human Rights Act 1998
- Equality Act 2010
- Draft London Plan 2017

4.3 **Public Sector Equality Duty (PSED) and Human Rights**

4.4 Under the Equalities Act 2010, 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. This planning application has been processed and assessed with due regard to the PSED. The application proposals are not considered to conflict with the Duty.

4.5 The application has also 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.

4.6 **Material Planning Policies in the Determination of this Application**

4.7 **London Plan 2016 Policies:**

- 2.6 Outer London: Vision and Strategy
- 2.8 Outer London: Transport
- 2.18 Green infrastructure: the multi-functional network of green and open spaces
- 3.1 Ensuring equal life chances for all
- 3.2 Improving health and addressing health inequalities
- 3.6 Children and young people’s play and informal recreation facilities
- 3.16 Protection and enhancement of social infrastructure
• 3.18 Education facilities
• 3.19 Sports facilities
• 4.12 Improving opportunities for all
• 5.1 Climate change mitigation
• 5.2 Minimising carbon dioxide emissions
• 5.3 Sustainable design and construction
• 5.7 Renewable energy
• 5.8 Innovative energy technology
• 5.9 Overheating and cooling
• 5.10 Urban greening
• 5.12 Flood risk management
• 5.13 Sustainable drainage
• 5.14 Water quality and wastewater infrastructure
• 5.15 Water use and supplies
• 5.17 Waste capacity
• 5.21 Contaminated land
• 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
• 6.10 Walking
• 6.11 Smoothing traffic flow and tackling congestion
• 6.12 Road network capacity
• 6.13 Parking
• 7.1 Lifetime neighbourhoods
• 7.2 An inclusive environment
• 7.3 Designing out crime
• 7.4 Local character
• 7.5 Public realm
• 7.6 Architecture
• 7.7 Location and design of tall and large buildings
• 7.8 Heritage assets and archaeology
• 7.14 Improving air quality
• 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
• 7.16 Green Belt
• 7.17 Metropolitan Open Land
• 7.18 Protecting open space and addressing deficiency
• 7.19 Biodiversity and access to nature
• 7.21 Trees and woodlands
• 8.2 Planning obligations
• 8.3 Community infrastructure levy
4.8 Sutton Local Plan 2018 Policies:

- 1 Sustainable Growth
- 20 Education and Skills
- 22 Social and Community Infrastructure, including Public Houses
- 24 Green Belt and Metropolitan Open Land
- 25 Open Spaces
- 26 Biodiversity
- 28 Character and Design
- 29 Protecting Amenity
- 31 Carbon and Energy
- 32 Flood Risk and Sustainable Drainage
- 33 Climate Change Adaptation
- 34 Environmental Protection
- 36 Transport Impact
- 37 Parking

4.9 Supplementary Planning Guidance/Documents:

- SPD14 Creating Locally Distinctive Places

5.0 PLANNING CONSIDERATIONS

The main issues addressed within this report relate to the following (including whether any material planning objections have been reasonably addressed) as being most relevant to this application are:

A) The Principle of the Development
   A1 - Land Use
   A2 - Educational Need
   A3 - Impact on Metropolitan Open Land and Metropolitan Green Chain
   A4 – Impact on Playing Fields
   A5 - Summary and conclusion
B) The Design of the Development
C) The Impact on Residential Amenity
D) Transport and Highways
E) Sustainable Design and Energy Efficiency
F) Flood Risk
G) Trees and Landscaping
H) Biodiversity
I) Planning Contributions
J) Conclusion

5.1 **A1 - Land Use:**

5.2 The National Planning Policy Framework (NPPF) sets out that at the heart of the planning system is the presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making and decision-taking. This means that development which accords with the development plan should be approved without delay, to allow the planning system to perform its role as a mechanism for economic, social and environmental improvements, and the NPPF requires local planning authorities to apply the presumption in favour of sustainable development when determining planning applications.

5.3 The London Plan Policy 3.1 gives a commitment to ensuring equal life chances for all, to meet the needs and expanding opportunities for all, and that planning decisions are expected to protect and enhance facilities and services that meets the needs of particular groups and communities.

5.4 The London Plan Policy 3.18 states that development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes.

5.5 Policy 20 of Sutton’s Local Plan states that the council will support the provision of facilities to meet the accommodation needs for additional primary, secondary and special school places to serve the general increase in population across the borough.

5.6 Policy 22 of the Local Plan states that the Council supports the development of social and community infrastructure where it is accessible by a range of transport modes, in particular by walking, cycling and public transport, is close to or accessible to the community it is intended to serve and is of appropriate scale to meet that need and would not be harmful to the environment.

5.7 The application site comprises a grammar school which has a mixture of single to three-storey buildings. The subject building is single storey and surrounded by two storey buildings. This building would be demolished and replaced with a part single; part two storey building. In addition, a single storey building which connects the front and rear buildings of the site would be demolished and replaced with an extended open walkway that would lead to the recreational spaces to the north of the site.

5.8 It is considered that the demolition of the existing building and replacement with a part one, part two storey building would be considered acceptable, in principle, subject to satisfactory evidence put forward discussed below to demonstrate that the need of a two storey building which would accommodate the associated/ancillary facilities for the school, in this siting, would outweigh the overall harm to the MOL (from a visual and openness perspective) and constitutes ‘very special circumstances’. Furthermore, the demolition of the
attached building (connects front and rear building) to the north of the site would to an extent improve the views and openness to and from the MOL.

5.9 **A2 - Educational Need:**

5.10 The National Planning Policy Framework paragraph 94 states that local planning authorities are advised to give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

5.11 London Plan policy 3.18 states that development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes. These commitments are also supported by Local Plan policy 20 ‘Education and Skills’.

5.12 In support of the application, the applicant has stated that since 2014 the school has increased its intake in pupil numbers to accommodate the need in the area. As a direct result of this, some school facilities are no longer able to accommodate the requirements of the curriculum for the pupils now using these spaces.

5.13 The applicant has stated that the main areas of concern to be addressed are the changing rooms, music and recital facilities. The current changing room facilities are located both within the existing school building and also in a separate outdoor building and both are no longer fit for purpose and are posing serious health and safety, structural, environmental and comfort issues for users. As a result, it has become necessary to demolish the existing outdoor changing block and remodel/ refurbish the existing school building to accommodate the changing space required.

5.14 In relation to music provision, the applicant states that the school has gained Arts College status and therefore puts strong emphasis on the teaching of this curriculum subject. The current music provision is housed in the existing music wing area of the main building. At the moment lessons are being held in unsuitable rooms that are too small to accommodate the pupils using them.

5.15 The proposal includes the demolition of the existing music wing including boot room and locker area allowing for the creation of the new building to house music, performance and sports facilities.

5.16 The applicant has stated that the proposal will not lead to an increase in pupil or staff numbers. The development is required to ensure that the school can function in an efficient manner with facilities that are suitable as a learning environment for pupils. As the school are currently achieving Ofsted ‘Outstanding’ the school wish to carry on improving their offering to pupils.
5.17 The proposed development would improve and enhance the teaching facilities within the educational establishment and as such is appropriate in land use terms.

5.18 **A3 - Impact on Metropolitan Open Land and Metropolitan Green Chain**

5.19 **Metropolitan Open Land**

5.20 The NPPF in setting out advice to Local Authorities on how to determine applications recommends that substantial weight should be given to assessing the impact on the Green Belt. Metropolitan Open Land (MOL) is a protective designation with the same weight as Green Belt for open land within the urban area. The advice in the NPPF while principally considering development on existing Green Belt land does not say that any less weight should be given to development on the edge of Green Belt land that could give rise to harm.

5.21 Policy 7.17 of the London Plan states that the strongest protection should be given to London’s Metropolitan Open Land (MOL) and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. In addition, essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.

5.22 Policy 24 of Sutton’s Local Plan 2018 sets out that the council will not grant planning permission for inappropriate development in MOL unless other material considerations clearly outweigh the harm, and development with MOL will be inappropriate unless it is for agricultural, horticultural or animal related businesses or for outdoor sport and recreation or cemeteries. In addition, Policy 25 of Sutton’s Local Plan states that the council will seek to retain the existing level of open space within the borough and development resulting in the loss of public open space should be resisted.

5.23 Policy 28 paragraph ‘n’ of the Local Plan states, amongst other criteria that development will be granted planning permission provided it “Maintains the setting and visual amenity of the Green Belt, Metropolitan Open Land, Public Open Space and Urban Green Space.”

5.24 The proposed building is to be located predominantly on land which currently accommodates changing room facilities, which are to be demolished as part of this application. Part of the proposed building encroaches onto the school playing field by approximately 70m², on land designated as Metropolitan Open Land. This would equate to 8.6% of the total floor area of 813m² provided by the proposed development. In addition a temporary construction access is proposed for the construction phase, with access from Mollison Drive with the use of temporary-laid stone providing a suitable surface for construction traffic.

5.25 A persuasive case has been advanced to demonstrate that the new facilities are of essential importance to ensure pupils are provided with facilities that are
fit for purpose. Currently the existing changing facilities are not in a condition suitable for pupils and are therefore posing a health and safety issue. Also the current music department is also not fit for the pupils using the facilities. In light of this and also with the need to ensure that the school offers outstanding facilities for teaching Arts subjects, noting its Art college status, the new building has been designed to fully accommodate the school’s curriculum needs.

5.26 It is recognised that the proposed development seeks to enhance the facilities of a school and would accord with the general thrust of Policy 20. Moreover, the extension, would be of a relatively modest size and bulk and would be viewed in the context of the existing school buildings which are of a similar scale and height. Because the majority of the development will involve replacing buildings that sit outside the MOL designation and that the new building will appear visually integrated with the existing school buildings, the harm to the MOL would be negligible. It is also noted that the temporary construction access from Mollison Drive would be removed and the land reinstated and made good to a pre-existing condition on the completion of the development. The temporary nature of the access would ensure that the openness of the MOL is maintained.

5.27 On this basis, it is considered that the educational need to replace unsuitable accommodation, the relatively marginal encroachment on to MOL and the sensitive design which will be sympathetic to its surroundings are factors of weight which constitute the ‘Very Special Circumstances’ to allow a Departure from the Development Plan, as set out in Policy 7.17 of the London Plan and Policy 24 of Sutton’s Local Plan 2018. It is further considered that the proposed development, by reason of its design, modest size and siting, would not harm the openness of the MOL.

5.28 **Metropolitan Green Chain**

5.29 The London Plan Policy 2.18 ‘Green infrastructure: the multi-functional network of green and open spaces’ (E) states that

5.30 ‘Development proposals should: A) incorporate appropriate elements of green infrastructure that are integrated into the wider network: B) encourage the linkage of green infrastructure including the Blue Ribbon Network, to the wider public realm to improve accessibility for all and develop new links, utilising green chains, street trees, and other components of urban greening’.

5.31 Green chains are important to London’s open space network, recreation and biodiversity. These are areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes.

5.32 Local Plan Policy 25 ‘Open Spaces’ (iv) states that the council will seek to retain the existing level of open space in the borough by enhancing the role of Metropolitan Green Chains within the borough by protecting the open spaces.
within them from inappropriate development and improving walking and cycling linkages between them.

5.33 Whilst the proposal would incorporate development within Metropolitan Green Chain (MGC) this would relate to a relatively minor form of development. The proposal would still maintain the existing links through the playing fields from the north to the south and as a result the existing levels of accessibility in the area would be maintained.

5.34 **A4 – Impact on Playing Fields**

5.35 The proposal includes the loss of a section (70sqm) of playing field land. In support of the proposal the applicant has stated that they consider that the development meets two of the Sports England Exceptions criteria, as stated in Policy E2 and E3 of Sports England’s Playing Field Policy March 2018.

5.36 Policy E2 states the following:

> The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity and quality of the pitches or adversely affect their use.

Policy E3 states the following:

> The proposed development affects only land incapable of forming, or forming part of a playing pitch, and does not result in the loss or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing field areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site. (p5)

5.37 The applicant has stated that an assessment of the current pitches at the school to ensure that they can all be retained along with the requisite run-off areas. This demonstrates that the small area of field affected by the development does not currently form part of the playing pitches as it is too close to existing buildings.

5.38 Sport England have assessed the proposal in its authority as a statutory consultee, against the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states: ‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

> ‘all or any part of a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field unless, in
the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

5.39 Sport England have consulted both the Football Association/Football Foundation (FA/FF) and the English Cricket Board (ECB). They have raised no objections subject to exploration of community access to the football and cricket pitches at the school and the inclusion of accessible facilities within the changing rooms.

5.40 Sport England conclude that they are satisfied that the proposed development could broadly meet exception 2 and 3 of their playing fields policy, subject to conditions addressing the design, glazing and community use agreement. This being the case, Sport England does not raise an objection to this application.

5.41 **Summary and Conclusion: Principle of Development**

5.42 It is considered that the proposed development is acceptable in principle, and that persuasive evidence has been put forward to demonstrate that the educational need for this two storey building which would accommodate the associated/ancillary facilities for the school, in this siting, would outweigh the overall harm to the MOL (from a visual and openness perspective), and constitutes ‘very special circumstances’ to justify a departure from the Development Plan, specifically Policy 7.17 of the London Plan and Policy 24 of Sutton’s Local Plan 2018.

5.43 **B) The Design of the Development:**

5.44 The NPPF states that planning authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policies 7.4 and 7.6 of The London Plan (2016) state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.

5.45 Policy 28 of Sutton’s Local Plan states that council will grant planning permission for new development provided that it is attractive, designed to the highest standard and uses high quality materials. In addition, new development should respect the local context and respond to local character, make a positive contribution to the streetscene, and responds to any natural and landscape features of the site.

5.46 In addition, Sutton’s Urban Design Guide ‘Creating Locally Distinctive Places’ SPD (SPD14) seeks to ensure that development respects the positive features
that contribute to the character and appearance of an area, which includes, among other features, boundary treatments and materials. As such, development will be expected to respect the local character, by ensuring that the scale of development is appropriate and having regard to the existing characteristics of an area.

5.47 The application proposes the demolition of the existing changing facilities and music wing and the erection of a part one, part two storey sports, music and performance block. The proposed extension would be located to the north of the existing school buildings and would be 33 metres in width, 16.6 metres in depth with an overall height of 7.3 metres. The extension would be flat roofed and would be of rectangular form and constructed in a mixture of buff bricks and brick piers, cladding panels, double glazed windows, canopies and grey rooflights.

5.48 Given the varied built form of the site, which is predominantly two storeys in height, the scale, bulk and mass of the proposed extension is considered to be acceptable. The proposal would have a contemporary design largely based on the functional requirements of the school. Overall, it is considered that the proposed development presents a high quality design that would complement the existing character of the school.

5.49 The building would be finished in brick with elements of black concrete tiles or cladding across the external walls. The fenestration detailing and alignment would follow the existing arrangements of the building. It is considered that the overall level of visual and material form of the development would be acceptable with the site and surroundings.

5.50 When viewed against the backdrop of the wider school and surroundings the proposal would appear as a modest addition and it is considered that the design of the proposal is acceptable and would not cause harm to the character and appearance of the area or result in harm to the openness of the MOL.

5.51 C) The Impact on Residential Amenity:

5.52 Policy 7.6 of the London Plan states that development should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings.
Policy 29 of Sutton’s Local Plan states that the council will not grant planning permission for development if it adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties, or has an unacceptable impact on the residents of the surrounding area. As such, in assessing the impact of a proposed development, the council will take into consideration a loss of privacy, a loss of sunlight or daylight, and increase in noise and disturbance, the creation of a sense of enclosure or the loss of outlook, effects on microclimate, odour, smoke, fumes and dust.

Given the siting of the proposed extension and separation distance of 63 metres to the boundary of the residential properties along Mollison Drive (west), 141 metres to the boundary of the properties along Stafford Road (north) and 210 metres to the boundary of the properties along Hannibal Way (east), it is considered that the proposed development will not result in any harm to adjoining occupiers by reasons of loss of outlook, privacy, increased sense of enclosure, visual intrusion, loss of daylight/sunlight or noise and disturbance.

For similar reasons of generous separation distances there would not be any loss of amenity to the occupiers of the residential properties along Adastra Way and Eagle Close (South).

Access to the school site would also remain as existing and as pupil numbers are not increasing as a result of this development there will be no increase in traffic movements by pupils and staff to and from the school site.

It is not anticipated that the community use agreement recommended by Sport England would cause any undue noise and disturbance. The wording of this condition would seek to regulate the use of the car park, hours of use, access by non-educational establishment users, management responsibilities. These measures as set out within the agreement would assist in preventing any undue noise and disturbance to neighbouring occupiers.

A Construction Logistics Management Plan has been submitted to support the planning application which demonstrates how construction activities will also be carefully managed during the construction of the new building and demolition of existing buildings so as not to adversely affect local residents.

As such, it is considered that the proposed development would accord with Policy 29 of Sutton’s Local Plan, insofar as it seeks to prevent harm to residential amenity, and the scheme is considered to be acceptable in this regard.

D) Transport and Highways
Policy 6.13 of the London Plan sets out that the Mayor wishes to see an appropriate balance between promoting new development and preventing excessive car parking provision, and seeks to encourage cycling, walking and public transport use in accordance with Policies 6.9, 6.10 and 6.11 of the London Plan respectively.

Policy 36 of the Sutton Local Plan states that the council will assess all new developments for their impact on the existing and proposed transport infrastructure and services and the local environment. Policy 37 of Sutton’s Local Plan states that new developments should provide the appropriate amount of car parking 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 the need to deter unnecessary car use while avoiding overspill parking problems.

The application site is located in an area with a PTAL of 2, indicative of 'poor' public transport accessibility. However the Waddon railway station is located 0.9 miles from the subject site and bus stops are situated along Mollison Drive and nearby Stafford Road.

It is noted that there is an allocated vehicular parking area for the users of the school to the front (west) of the site. No alterations are proposed to enlarge the existing car parking area and it is not anticipated that the number of pupils and staff would be increased. Therefore there will be no increase in traffic movements by pupils and staff to and from the school site. The proposed building is also located next to existing parking facilities so the building is easily accessible.

It is not proposed to introduce additional space for cycle storage given that pupil numbers are not increasing at the school which already has sufficient cycle storage facilities to accommodate staff and pupils should they wish to use this form of transport.

Construction Logistics Plan (CLP) has been submitted to ensure that the construction phase would not pose a harm to the pedestrian and vehicular movement and conditions of the area. A planning condition is to be attached to ensure that the construction and demolition works are carried out in accordance with the provisions of the CLP.

As such, it is considered that the proposal would not adversely affect local highway conditions in accordance with Local Plan policies 36 and 37.
5.68 **E) Sustainable Design and Energy Efficiency:**

5.69 The London Plan Policy 5.2 requires developments to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimise 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. The policy continues that major development should meet a reduction in carbon dioxide emissions of 25% below 2010 building regulations.

5.70 Local Plan Policy 31 ‘Carbon and Energy’ states among others that proposed developments should meet targets for reducing CO2 emissions expressed as a percentage improvement over Part L of the 2013 Building Regulations and that all proposed developments will apply the Mayor's energy hierarchy by achieving the highest standards of energy efficient design and layout and using renewable energy generated on-site.

5.71 The Sustainability Officer has raised no objection subject to a condition to secure details of sustainability measures.

5.72 **F) Flood Risk:**

5.73 Paragraph 163 of the NPPF seeks that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site specific flood risk assessment.

5.74 Policy 5.12 of the London Plan states that development proposals must comply with the flood risk assessment and management requirements set out in the NPPF and the associated technical guidance on flood risk over the lifetime of the development.

5.75 Policy 5.13 of the London Plan states that new development should utilise sustainable urban drainage systems (SuDs) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

5.76 Policy 32 of Sutton’s Local Plan 2018 sets out that proposed developments should avoid or minimise all sources of flood risk to people and property, taking account of climate change, without increasing flood risk elsewhere by preparing site-specific flood risk assessments (FRAs) in support of all proposals in Flood Zones 2 or 3, all major proposals in Flood Zone 1 over 1ha and any proposal in
a critical drainage area. FRAs should assess all sources of flood risk to and from the development and show how these risks will be managed, taking climate change into account, in line with minimum requirements set out in national planning policy.

5.77 A site specific Flood Risk Assessment (FRA) is not required as the site is located within EA Flood Zone 1 (low flood risk) and lies outside the boundaries of any critical drainage area. The site itself is at ‘very low’ risk of surface water flooding according to the EA’s updated Flood Map for Surface Water (uFMfSW).

5.78 The Sustainability Officer has raised no objection to the proposal subject to conditions relating to the management of surface water-run off including SuDS. As such, the proposal is contrary to policy 5.13 of the London Plan and Policy 32 of the Sutton Local Plan.

5.79 **G) Trees and Landscaping:**

5.80 Policy 7.19 of the London Plan Policy states that development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

5.81 Policy 7.21 of the London Plan 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’. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species.

5.82 Policy 28 of Sutton’s Local Plan 2018 states that new development, where appropriate, should make suitable provision for new planting, trees, and boundary treatments and incorporate well-designed soft and hard landscaping as an intrinsic feature of any proposal. It further sets out that where trees are present on site, a landscaping scheme should be submitted with the application which makes provision for the retention of existing trees, especially those which are significant within the local landscape.

5.83 The applicant has submitted an Arboricultural Impact Assessment and a Design and Access Statement in support of the application. These documents confirm that there are no mature trees on site although two small trees and some shrubs within a linear enclosed courtyard are likely to be removed. The applicant has confirmed that the majority of landscaping works will focus on making good the external areas created when demolishing the existing buildings, including a new paved area surrounding a new central grassed area.
5.84 The Council’s Principal Tree Officer has considered the proposals and confirmed that the arboricultural and landscape impacts of the development are minimal and has raised no objection subject to a landscaping condition.

5.85 As such, it is considered that subject to planning conditions the application would meet the aims and objectives of policy 28 of the Sutton Local Plan to incorporate well-designed soft and hard landscaping within the application site.

5.86 **H) Biodiversity:**

5.87 Policy 7.19 of the London Plan which sets out the new developments should, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

5.88 Policy 26 of Sutton’s Local Plan 2018 states among others that 'New development should incorporate opportunities to enhance biodiversity, wherever possible' and Policy 33b promotes the usage of green infrastructure wherever feasible.

5.89 The proposed building is to be located predominantly on land which currently houses changing room facilities, which are to be demolished as part of this application. The proposed building sits marginally on the school playing field (by approximately 70m2). The site does not form part of any statutory or non-statutory nature conservation site.

5.90 The Council’s Senior Biodiversity officer has stated that the impact on biodiversity is negligible. However to accord with the Council's desire to increase local biodiversity wherever possible, planning conditions are recommended to make this application acceptable to Biodiversity. The proposed development subject to conditions would accord with Policy 26.

5.91 **I) Financial Contributions:**

5.92 The London Borough of Sutton introduced its Community Infrastructure Levy (CIL) charging schedule in April 2014. Any new build, that is a new building or an extension, is only liable for the levy if it has 100 square metres, or more, of gross internal floor space or creates an additional residential unit.

5.93 All Local Authorities are required to index the CIL charges to take account of price increases between the time when charging schedules setting out an authority’s rate come into force, and the time at which planning permission is granted. In this instance the London Borough of Sutton’s CIL has been indexed from its adoption in April 2014 and the Mayoral CIL indexed from its adoption in April 2012.
5.94 The proposal would not be liable for CIL

5.95 **CONCLUSION AND RECOMMENDATION**

5.96 The proposed development would improve and enhance the teaching facilities within the educational establishment and as such is appropriate in land use terms.

5.97 It is considered that the benefit of enhanced educational facilities is considered to represent very special circumstances that outweigh concerns about the potential harm to the openness of Metropolitan Open Land (MOL) or the function of the Metropolitan Green Chain within the borough, noting that the replacement building only marginal encroaches over MOL and does not impact on the function of the school playing fields.

5.98 The proposal in terms of design, scale, bulk and mass is considered acceptable and the new building would appear integrated in its appearance adjacent to existing school buildings and will not result in harm to the character and appearance of the area.

5.99 The proposed development would not result in any loss of amenity to adjoining residential properties in terms of loss of light, an increased sense of enclosure or loss of privacy.

5.100 The proposal would not result in an adverse impact on the safe operation of the public highway.

5.101 The proposal would not harm the health of the surrounding trees nor would there be any impact on biodiversity or ecological impact interests.

5.102 Therefore, it is recommended that the application is approved subject to the recommended conditions.
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

Wilsons School, Mollison Drive, Wallington, SM6 9JW

The demolition of the existing external shower and changing facilities, the refurbishment of existing indoor changing rooms, the demolition of the existing music wing including the boot room and locker area along with the erection of a two-storey Sports, Music and Performance block with associated hardstanding and landscaping with the erection of an adjoining covered walkway and the relocation of existing air handling plant equipment.

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 approved development shall be carried out in accordance with the following drawings/details:

2100 REV P3
2200 REV P2
0000
03279 Revision: 001
1100 REV P1
1120 REV P2
1150 REV P1
1160 REV P1
1170 REV P1
1175 REV P1
1200 REV P1
1400 REV P1
2000 REV P5
2005 REV P1
2006 REV P2
2020 REV P1
2020 REV P1
3220 REV P1
180131 REV P5

DESIGN & ACCESS STATEMENT
ARBORICULTURAL IMPACT ASSESSMENT REPORT
Construction Logistics Management Plan
Detailed Unexploded Ordnance (UXO) Risk Assessment
Phase 1 Desk Study & Phase 2 Report on Ground Investigation (September 2019)
Fire resistance Classification Report for Hardie Plank Cladding
Hardie Plank BBA Certificate.

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

3) Prior to the commencement of the superstructure of the building, the type and treatment of the materials, including samples, to be used on the exterior of the building(s) shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the construction of the development hereby approved, completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policy 28 of the Sutton Local Plan 2018.

4) Prior to the occupation of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscaping and 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: Specifications for Topsoil, Recommendations (2015) and BS 8545: Trees from Nursery to Independence in the Landscape, Recommendations (2014) or other recognised codes of good practice). The works shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the Local Planning Authority. Any tree(s) or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the Local Planning Authority) are 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 28 of the Sutton Local Plan 2018.

5) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to the completion of the development hereby approved.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters in accordance with Policy 34 of the Sutton Local Plan.

6) Any works during the demolition / construction phase that generate noise beyond the site boundary shall be only carried out between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 13.00 on Saturdays and at no time whatsoever on Bank Holidays and Sundays.

Reason: In accordance with Policies 29 and 34 of Local Plan and to safeguard the amenity of surrounding occupiers during the construction phase.

7) Prior to the commencement of development, an Energy Statement incorporating ‘as-designed’ BRUKL outputs prepared under the Simplified Building Energy Model (SBEM) and details of the proposed solar PV array must be submitted to the Local Planning Authority and approved in writing which demonstrates how the development will apply the Mayor’s energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to achieve at least a 19% reduction in CO2 emissions below the target emission rate (TER) based on Part L2A of the 2013 Building Regulations and at least a 10%
reduction in total emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with the Sutton Local Plan Policy 31.

8) Prior to occupation of the development, 'as-built' BRUKL outputs prepared under the Simplified Building Energy Model (SBEM) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall must be made up through the application of further sustainability measures. All of the approved measures must thereafter be retained for as long as the development is in existence.

Reason: To comply with the Sutton Local Plan Policy 31.

9) Prior to the commencement of development, a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SuDS, in order to manage surface water run-off as close to its source as possible in accordance with the Mayor’s drainage hierarchy in London Plan Policy 5.13. The submitted scheme should:

(i) provide details of the design storm period and intensity, proposed SuDS measures to delay and control the rate of surface water discharged from the site and proposed measures to prevent pollution of the receiving groundwater and/or surface waters;

(ii) include calculations carried out by an appropriately qualified professional to show that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 40% for climate change) will be as close as reasonably practicable to the greenfield run-off rate for the same event;

(iii) where greenfield run-off rates cannot be achieved, evidence should be provided to justify the proposed measures and to demonstrate that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 40% for climate change) will be no more than 3 times the calculated greenfield run-off rate for the same event;

(iv) demonstrate that the 1 in 30 year rainfall event (plus 40% for climate change) can be contained without flooding; any flooding occurring between the 1 in 30 and 1 in 100 year event (plus 40% for climate change) will be safely contained on site; and that rainfall in excess of the 1 in 100 year event is managed to minimise risks.

10) Prior to the first occupation of the dwelling, written confirmation that the approved site drainage and flood risk management measures, including SuDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further calculations carried out by an appropriately qualified professional must be provided to show that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 40% for climate change) will be as close as reasonably practicable to the calculated greenfield run-off rate for the same event and no more than 3 times the calculated greenfield run-off rate for the same event. All of the approved measures must thereafter be retained for as long as the development is in existence.


11) Prior to building work starting on site, detailed proposals for accommodating a green roof as part of the design and layout of the development shall be submitted to the Local Planning Authority and approved in writing. This should include design/product specifications, the proposed implementation timescale and arrangements for on-going maintenance. Where a green roof or green wall is not proposed, the submitted documentary evidence should demonstrate why this would not be feasible or viable having regard to existing site constraints.

Reason: To comply with Local Plan Policy 33 and London Plan Policy 5.11.

12) Prior to the first occupation of the development, documentary evidence shall be submitted to the Local Planning Authority and approved in writing to demonstrate that any proposed green roof walls has been installed in accordance with the approved details.

Reason: To comply with Local Plan Policy 33 and London Plan Policy 5.11

13) No development shall commence until details of the design and layout of the refurbished changing rooms have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The changing rooms shall not be refurbished other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy 20 of the Local Plan.

14) Within 12 months of work starting on site, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the changing rooms, car park and sports fields and include details of pricing policy, hours of use, access by no
educational establishment] users management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy Policy 20 of the Local Pan.

15) The glass used in the windows in the new building which face on the playing fields, should be at least 15mm toughened glass for the outer pane and laminated glass for the inner pane. OR installation of external protective grills or other suitable protection to the windows facing the playing fields.

Reason: to allow continuous use of the playing field whilst protecting the occupants of the new building from possible glass damage caused by sports projectiles in use on the playing field.

16) The temporary access road from Mollison Drive for construction purposes shall be removed at the end of the construction period and the playing field use restored to the satisfaction of the Local Planning Authority within three months of work finishing.

Reason: To minimise disruption to the playing fields and to ensure its reinstatement to a previous existing condition in accordance with Policy 36 of the Local Plan.

17) The development works and any demolition and site clearance works, shall be carried out and constructed in accordance with the details and measures indicated in the Construction Logistics Management Plan dated 04/10/2019 submitted with the planning application hereby approved.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties.

18) Prior to rising above the damp proof course of the development hereby permitted, a scheme for biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority.

Full details of habitat creation, habitat size, aftercare, management and monitoring of enhancements will be included in the plan.
Enhancements will include:

a) an extensive substrate based biodiverse roof utilising native species, providing physicochemical details of the planting substrate, species, species number and planting density (a mixture of plug plants and seed is recommended).

b) an indirect green wall (trellis or strung wire bound) on areas of the building without impact on doors or windows, which will provide details of planting substrate (planters could be utilised), species, species number and planting density. Species utilised should be at least 60% native by number and variety. Ornamental species should be on the RHS "Perfect for Pollinators" list or of known wildlife value.

Work shall be undertaken in accordance with the approved scheme and thereafter retained in perpetuity.

Reason: To enhance the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018.

19) Prior to rising above the damp proof course of the development hereby permitted, a scheme for integrated nesting features on buildings shall be submitted to and approved in writing by the Local Planning Authority. These will include multi-chamber swift bricks or boxes, multioccupancy hirundine nests, starling boxes, house sparrow terraces and bat bricks or boxes, including numbers of each, details of box / brick type, location (plan and elevation views), height above ground and nearest external lighting.

Reason: To enhance the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018.