

DM2020/01874

Sutton High School for Girls, 55 Cheam Road, Sutton, SM1 2AX

<b>Committee</b>	Planning Committee
<b>Committee Date</b>	5 May 2021
<b>Committee Chair</b>	Councillor Drew Heffernan
<b>Report From</b>	Simon Latham, Interim Strategic Director of Regeneration, Housing and Planning
<b>Site Reference</b>	DM2020/01874
<b>Site Address</b>	Sutton High School for Girls, 55 Cheam Road, Sutton, SM1 2AX
<b>Time taken</b>	22 weeks 5 days
<b>Applicant</b>	The Girls Day School Trust
<b>Agent</b>	Miss Georgia Goff (Nexus Planning Ltd)
<b>Ward(s) Affected</b>	B06 - Sutton West

## 1 Summary

- 1.1 The application seeks planning permission for a multi-phased development of the school, to include a 2 storey prep school extension, a part one / part 2 storey extension to the pre-school, a first floor extension and a part 1 / part 2 storey extension to the sports block, a single storey extension to the existing refectory, a reconfiguration of the entrance to the prep school, the provision of an all weather sports pitch, and a site wide landscaping scheme.
- 1.2 The proposed development is sought to improve the existing school facilities, which are currently stretched to capacity which is affecting the educational experience for students. This proposal will result in an increase in student numbers, which is expected to rise by 56 pupils to a total of 676 pupils September 2022.
- 1.3 This application has been referred to the committee because more than 10 public representations have been received contrary to the officer's recommendation.

## 2 Recommendation

- 2.1 To **GRANT** planning permission, subject to the conditions outlined at Appendix B and completion of the Section 106 agreement (with the obligations secured outlined at 3.2) by 30 June 2021, or a later date as agreed in writing by the Interim Strategic Director of Regeneration, Housing and Planning.

### Summary of reasons for recommendation

- 2.2 The principle of providing improved educational facilities within an existing school site is acceptable in land use terms.

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- 2.3 The design of the proposed development is acceptable and would provide policy compliant buildings in terms of height, bulk, character, design and would not result in harm to the character of the surrounding area.
- 2.4 The proposed landscaping scheme, including the replacement of the existing sports field with an all weather MUGA, would improve the ecological value of the site, and would provide more legible links through the school as well as improved sports facilities.
- 2.5 The proposal would not adversely affect the amenity of neighbouring residential occupiers in terms of daylight, sunlight, outlook and loss of privacy.
- 2.6 The proposal would not result in significant cumulative harm to the public highway network and would provide an adequate level of car parking.
- 2.7 The proposal would be a carbon neutral development.
- 2.8 The proposed development would be air quality neutral and would therefore not result in increased emissions that would be harmful to local residents. It would not generate a significant increase in noise and nuisance levels over and above that which would be associated with the existing school.
- 2.9 The proposal would result in no net loss of biodiversity and would not result in harm to any trees with significant amenity value.
- 2.10 The proposed Sustainable Urban Drainage Scheme (SuDS) is acceptable and would not result in surface water flooding within the site or elsewhere.

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### 3 Background and Key Information

#### Conditions

- 3.1 The conditions proposed to be included if planning permission is granted are attached at Appendix B.

#### Section 106 obligations secured

- 3.2 To ensure the applicant enters into a S278 agreement with TfL to agree and fund any works required to the public highway.

#### Site and surroundings

- 3.3 The application relates to Sutton High School which is located between Grove Road and Cheam Road, Sutton. The school comprises a number of buildings, games courts, a playing field, a sports hall and a covered swimming pool. It also incorporates the Sutton Junior High School, located at the south-eastern corner of the main school, which is accessed from Grove Road.
- 3.4 The school is located in a primarily residential area and is enclosed to the east by 6-storey flatted developments at Homefield Park, and to the west by 4 storey flatted developments at Stanstead Manor and on St James' Road.

#### Site specific designations

- 3.5 Area of Potential Intensification, Decentralised Energy Opportunity Area.

#### Planning History

- 3.6 The school has extensive planning history dating back to 1965, however, the most relevant and recent applications are detailed below:
- 3.7 DM2020/00599 - Alterations to front boundary wall (on Grove Road) - Granted 15.05.2020.
- 3.8 DM2020/00565 - Erection of a single storey detached building adjacent to existing dance studio and swimming pool building for a temporary period of 5 years, installation of a new fire escape and door to building fronting Grove Road and provision of a new stepped and ramped access with metal balustrade and railings to building fronting Cheam Road - Granted 07.07.2020
- 3.9 DM2019/00744 - Formation of a new roof to existing swimming pool building involving an increase to roof height - Granted 02.07.2019
- 3.10 B2013/67834 - Refurbishment of existing Junior School Play Area including resurfacing, installation of play equipment, sail shades and replacement of school boundary to Grove Road - Granted 08.10.2013

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- 3.11 B2013/67311 - Erection of a single storey extension to existing swimming pool plant room. Replacement of all windows and cladding, installation of 63 PV solar panels on roof, re roofing and new edge protection all on existing Science block - Granted 26.06.2013
- 3.12 B2012/66529 - Erection of a single storey rear extension to existing dining area - Granted 21.11.2012
- 3.13 B2012/66188 - Erection of a single storey rear/side extension to provide sixth form centre at Suffolk House and creation of a sunken garden utilising an existing air raid shelter - Granted 21.09.2012
- 3.14 B2010/62619 - Extension to sports hall at lower and ground/mezzanine levels to provide changing rooms, dance studios and viewing gallery together with new external staircase and associated accommodation - Granted 07.06.2010
- 3.15 B2005/54012 - Infill section of boundary wall and formation of gated vehicular access onto Grove Road - Granted 13.06.2005

#### Pre-application History

- 3.16 PRE2020/00098 - Pre application in relation to the erection of a mixture of single storey and two storey extensions to the refectory, early years building and sports building, provision of an all-weather pitch, tennis and netball courts, improved accessibility around the junior school including the installation of a new entrance and pedestrianisation of the existing senior school frontage with associated landscaping.
- 3.17 This pre-application enquiry related to the development scheme proposed within this application. The enquiry presented indicative plans including site layout drawings, but no detailed architectural plans were presented. It was advised that the proposal would be acceptable in principle and that the scope and the proposed scale of the development would likely be acceptable providing the buildings were designed in a sensitive manner and had regard to the character and appearance of the existing school buildings, and the neighbouring residential developments at Homefield Park and St James' Road.

#### **4 Application Proposals**

- 4.1 Planning permission is sought for a multi-phased development of the school, to include: a 2 storey prep school extension, a part one / part 2 storey extension to the pre-school, a first floor extension and a part 1 / part 2 storey extension to the sports block, a single storey extension to the existing refectory, a reconfiguration of the entrance to the prep school, the provision of an all weather sports pitch, and a site wide landscaping scheme.
- 4.2 The proposed works are sought to improve the provisions of the school by providing improved sports facilities, improved circulation space around and within existing buildings, and to allow for a phased increase in pupils from 590 students to approximately 680 students by September 2022.

Prep-school extension

- 4.3 The proposed prep-school extension would provide an improvement to the circulation space within the main prep-school building. The addition would represent an infill extension and would be constructed against the main north facing rear elevation of the existing building and 2 projecting elements that will flank the addition at its eastern and western sides. The building would measure 20m in width by 4.15m in depth and would have a maximum height of 7.7m. It is designed with a flat roof and would be constructed with timber cladding and large metal framed window units. This element of the scheme would be 2 storeys in height and would cover an area of 77m<sup>2</sup>.

Pre-school extension

- 4.4 The proposed extension would be constructed to the rear of the existing pre-school building, located at the south-eastern corner of the site. The building would take the form of a two tiered flat roof structure, measuring 15m in width by 26.6m in depth, and would have a maximum height of 7.48m. The building would be finished with timber cladding and would incorporate metal window units, timber louvred window screens to the east facing elevation and metal fin shaped ventilation ducts at first and second floor roof level.
- 4.5 This element of the scheme would provide 2 WC's, 2 reception classrooms and 2 nursery classrooms at ground floor level, and 2 year 3 classrooms along with an additional WC and an outdoor learning zone (with associated acoustic screen) at first floor level. The building would cover an area of 525m<sup>2</sup>.

Refectory extension

- 4.6 The proposed refectory extension would be built to the rear of the main senior school building, located at the Cheam Road end of the site. The addition would extend the existing refectory and would be flanked by the school auditorium building on its western side. The addition would measure 17.5m in width by 13.95m in depth (covering an area of 244m<sup>2</sup>) and is designed with a flat roof that features six large projecting roof light structures of a fin shaped design. The eastern and southern frontages of the building would mainly comprise large metal frame window systems, with timber clad solid wall elements positioned at the northerly and westerly ends of these elevations. The addition would provide space for an additional 140 seats within the school canteen area.

Sports hall extension

- 4.7 This element of the scheme would be situated at the north-eastern corner of the existing sports hall and would abut the host building at its southern and western sides. The building would feature a single storey element and a two storey element, both of which are designed with flat roofs and would be finished with timber cladding. The building would have a rectangular form and would measure 17.4m in width by 10.2m in depth and would have a maximum height of 7.6m. The building would provide changing facilities at ground floor level with a sports office and an external terrace at first floor level.

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Landscaping works and alteration to Grove Road entrance

- 4.8 The proposal also incorporates a comprehensive landscaping scheme, the key elements of which include the re-provision of an outside auditorium, the laying of new green spaces and a north - south lineal footpath to provide a more legible route through the school, the replacement of the existing grass playing field with an all weather sports pitch, with associated flood lighting, the pedestrianisation of the Cheam Road entrance to the school and the relocation of parking spaces from the front of the senior school building to the north-eastern corner of the site.

Amendments

- 4.9 Amended plans were submitted on 16th December 2020, which detailed minor alterations to the refectory extension, including the removal of 3 roof light elements and the removal of a blockwork panel on the east facing elevation, as well as minor window alterations to the north, east and western elevations of the pre-school extension. Amendments were also made to the proposed landscaping scheme, including the incorporation of more trees throughout the site and the re-arrangement of the service yard bin store to set it further into the north-western corner of the site.
- 4.10 Further drawings were submitted on 23rd March 2021 which provided additional context of how the proposed preschool addition would relate to the neighbouring apartments at Homefield Park. These plans also relocated the external service stairs to the roof from the east facing elevation to the south facing elevation and detailed timber louvred screening in front of a number of windows that would face these neighbouring properties.

**5 Publicity**Consultation

- 5.1 A total of 450 letters were sent on 3rd December 2020 to addresses Park Hill Road, Egmont Road, Belmont Rise, Cheam Road, Mill Close, Arundel Road, Harefield Avenue, Lackford Road, Gibson Road, Hollymead Road, Daybrook Road, St James' Road, Sherwood Park Road, Homefield Park, Grove Road, Cheam Road, Percy Road and The Highway. Following the submission of amended details further rounds of letters have been sent on 12th February 2021 and 20th April 2021.
- 5.2 Two site notices were originally posted on Grove Road and Cheam Road on 11th December 2020. Two more site notices were posted on 11th February 2021 following the submission of amended details
- 5.3 A press notice was originally published on 10th December 2020, and a further notice was published on 11th February 2021.

Number of letters received in response to the proposal

- 5.4 In total 29 letters of representation were received that raised an objection from the following addresses:

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- 146 Homefield Park (2 letters received)
- 166 Homefield Park (2 letters received)
- 175 Homefield Park (2 letters received)
- 182 Homefield Park (2 letters received)
- 183 Homefield Park (2 letters received)
- 190 Homefield Park (2 letters received)
- 193 Homefield Park (2 letters received)
- 215 Homefield Park (2 letters received)
- 45, 148, 152, 162, 165, 193, 199, 214 Homefield Park
- 59 The Highway (2 letters received)
- 6 Sherborne Court, 40 Percy Road
- 54 Stanstead Manor, St James' Road
- 19 Mill Close, Leatherhead

5.5 8 letters of representation were received in support of the proposed development from the following addresses:

- Flat 1, 7 Egmont Road
- 13 Harefield Avenue
- 27 Lackford Road, Chipstead
- 42 Daybrook Road, Merton Park
- 33 Hollymead Road, Chipstead
- 6 Arundel Road, Cheam
- 26 Belmont Rise, Cheam
- 44 Park Hill, Wallington

Representations received

5.6 Material objections:

Objection Letters Received	Response
Loss of privacy to Homefield Park apartments	The proposed early years extension would incorporate high level windows within its east facing elevation which would be set at a minimum of 6ft above floor level. In addition the windows would feature louvred screening panels which would prevent views between the proposed development and opposing windows within the neighbouring residential building.
Loss of Sunlight/daylight and outlook to homefield park apartments	The proposed pre-school extension is situated in excess of 13m from neighbouring properties at Homefield Park,

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	<p>and due to its set back nature, the second storey element would be in excess of 15m away. As such, the proposed development would not provide an immediate obstruction to natural daylight and sunlight. A daylight/sunlight assessment has also been submitted which demonstrates that the proposed development would not create a situation that would lead to any neighbouring properties receiving unacceptable levels of daylight and sunlight.</p>
<p>Loss of residential amenity due to noise created by the increased number of students and the use of the pre-school extension terrace.</p>	<p>The applicant has submitted a noise survey which demonstrates that the increased student numbers (amounting to 56) would result in an imperceptible change in noise levels of 0.8dB. The Council's Environmental Health Officer has reviewed the proposal and has confirmed that increased student numbers, use of the new multi use games area and use of the early years extension roof terrace for teaching purposes, would be unlikely to generate levels of noise that would be significantly above levels that are already created by existing school uses.</p>
<p>The proposed development would provide insufficient parking provision and would lead to congestion of the local highway network</p>	<p>The development would lead to the loss of 13 on site parking spaces which are designated for staff, however a Travel Plan has been submitted which confirms that staff will only be granted parking permits on certain days, and as such the daily demand for on site spaces will be controlled.</p> <p>A Transport Assessment has also been submitted which states that the development and increase in pupil numbers would lead to 24 additional trips to the school during peak drop off and pick up times - equating to one car arriving and leaving every 3 minutes. The Travel Plan details measures that would be</p>

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	<p>incorporated to limit the impact of these trips on the function of the local highways network, which include placing staff in the prime drop off and pick up areas to prevent parents from parking for extended periods of time and providing a car sharing scheme initiative for parents and staff to use.</p> <p>The Council's Senior Highways Officer has reviewed the proposal and has confirmed that the proposed increase in student numbers would be unlikely to have a significant impact on the local highway network.</p>
<p>The proposal represents overdevelopment of the site and is out of keeping with its surroundings in terms of design.</p>	<p>It is considered that the height, general scale and design of the proposed new build elements is acceptable and sympathetic to the scale and appearance of the existing school buildings and the character of the surrounding area. The buildings would reflect the periodic growth of the school and would tie the existing building elements together which are of a varied character and design.</p> <p>The new build elements would also be concentrated within areas of the school that are already developed and would retain significant amounts of space for outside facilities and landscaping.</p>
<p>The construction of the proposed development would cause unacceptable levels of noise and nuisance whilst under construction</p>	<p>It is acknowledged that the development would create noise and nuisance during construction, but conditions are attached to this recommendation which would require the applicant to submit a dust management scheme and a construction logistics plan prior to the commencement of work, in order to reduce the potential construction impacts on neighbouring amenity. A condition is also attached to this recommendation to ensure that construction works are kept to traditional daytime working hours.</p>

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<p>The proposed development would have a detrimental impact on air quality in the area.</p>	<p>The proposed development would be air quality neutral and would deliver carbon savings that would be in excess of those required by the Local Planning Authority. As such, the Council's Environmental Health Officer has confirmed that the proposal would not have a detrimental impact on local air quality.</p>
<p><b>Support letters received</b></p>	
<p>The proposal buildings are of a good design and would complement the existing school buildings.</p>	<p>It is agreed that the proposed development, both in terms of the individual elements and their cumulative impact, is of an acceptable scale and design and would compliment the character and appearance of the existing school buildings. Furthermore, it is not considered that any of the proposals would be harmful to the character and appearance of the surrounding area.</p>
<p>The proposed development would improve the school facilities and general wellbeing of students</p>	<p>The proposed development would provide additional classroom spaces, dining and sports facilities and would enable the school to provide an improved learning experience for students.</p>
<p>The proposal would provide community benefits by providing improved sports facilities that can be used by the public outside of school times.</p>	<p>It is agreed that the provision of the MUGA would provide a new sports facility that could be used by the public. The applicant has confirmed that they are willing to enter into a community agreement to enable after school hours for community use.</p>
<p>The proposal would help to improve the availability of school places within Sutton.</p>	<p>The proposal would facilitate an increase in pupil uptake (by 56) up to 2022.</p>
<p>The proposed reduction in parking spaces and increase in cycle spaces would help to encourage less car use for staff and parents.</p>	<p>The proposal would result in a slight reduction in car parking spaces within the school, but the applicant has provided details of a Travel Plan which restricts staff parking permits, meaning the reduction would not lead to congestion in and around the school. The Travel plan also incorporates a number of other measures such as an increased provision of school</p>

	buses to limit private car use associated with dropping off and picking up students.
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Internal and external consultations

- 5.7 The following internal consultees were consulted and the comments are listed in the table below:

<b>Internal Consultation</b>	<b>Comments Received</b>
Biodiversity	The proposed scheme incorporates extensive ground level planting and would provide a very slight Net Gain. As such, the scheme is acceptable subject to a number of conditions being attached to any approval in order to secure a Construction Environment Management Plan, Bat Surveys if any proposals were to change, a Biodiversity Enhancement Plan, details of a biodiversity friendly lighting scheme and details of nesting and roosting features to be installed within the site. Conditions would also be required to ensure that no works that could affect any potential protected species sites are commencement until the council has been presented with a european protected species mitigation licence, and to seek to secure a biodiversity enhancement contribution prior should it not be possible to achieve no net loss of biodiversity value within the site.
Waste Management	No objection.
Highways	No objection to the parking provision or trip generation of the proposed development subject to conditions securing the final design of the cycle storage, details of the final parking layout, a final Construction Logistics Plan and Construction Method Statement.
Tree and Landscape Officer	No objection subject to conditions to secure final landscaping and tree protection details and to ensure that a pre-commencement site meeting takes place with the appointed

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	arboricultural expert to ensure that all tree protection measures have been implemented.
Lead Local Flood Risk Authority	No objection subject to conditions securing final details of the SUDS scheme and confirmation of the implementation of the SUDS scheme.
Environmental Health - Air Quality	No objection subject to conditions in relation to emissions standards of construction vehicles and securing a dust management plan.
Environmental Health - Contaminated Land	The ground investigation report is acceptable and no pre-commencement conditions are required in relation to contaminated land.
Environmental Health - Noise	No objection subject to conditions to restrict the permitted hours of use of the MUGA and associated lighting, as well as for the roof terrace of the pre-school extension.
Opportunity Sutton	No comments received
Planning Policy	No comments received
Sustainability	<p>The proposed development will become a London Energy Transformation Initiative (LETI) 'Pioneer' project and would exceed BREEAM excellence levels.</p> <p>The proposed development will achieve exemplary standards of energy efficiency and go well beyond the minimum requirements of Local Plan Policy 31 in terms of minimising carbon emissions.</p> <p>The proposed cooling strategy as outlined in the submitted energy statement is acceptable</p> <p>As such, there are no objections subject to conditions to ensure that the development is built in accordance with the agreed energy and sustainability statements.</p>

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- 5.8 The following external consultees were consulted and the comments are listed in the table below:

External Consultation	Comments Received
Transport for London	No objection to the proposed development subject to the application entering into a Section 278 Agreement with TfL to agree and finance any works required to the public highway beyond the entrances to the school site.
Environment Agency	No objection subject to conditions to secure details of a contamination site investigation scheme and associated verification report prior to the commencement of works, to secure a verification report to demonstrate that the development has been carried out in accordance with the agreed remediation strategy, to ensure works cease in the event of any unexpected contaminants being found, to prevent drainage systems that filtrate water into the ground, and to secure detailing of any piling works if required prior to the commencement of works.
Thames Water	No objection
London Fire Brigade	No objection
Secured by Design Officer	No comments received.
Sport England	No objection subject to conditions to secure details of the final design and layout of the sports pitch and a community use order prior to being brought into use.

## 6 Material Planning Policies

- 6.1 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:

- London Plan 2021
- Sutton Local Plan 2018

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- National Planning Policy Framework (NPPF) 2019.
- National Planning Policy Guidance (NPPG).
- Adopted London Borough of Sutton Supplementary Planning Guidance Documents.
- Human Rights Act 1998
- Equality Act 2010

**6.3 Public Sector Equality Duty (PSED) and Human Rights.**

6.4 In making your decision you must have regard to the Public Sector Equality Duty (PSED) under s149 of the Equality Act (2010). This means the Council must have due regard to the need (in discharging its functions) to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s). · Foster good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.

6.5 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

6.6 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s149 as all the factors that need to be considered may be balanced against other relevant factors.

6.7 The proposal would improve the educational facilities within the school and would lead to an increased number of school places. It is therefore considered that the proposal would not result in any adverse impact on people with protected characteristics.

**6.8 Material Planning Policies in the Determination of this Application:****6.9 London Plan 2021 Policies:**

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D8 Public realm

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- D12 Fire safety
- D13 Agent of Change
- D14 Noise
- S3 Education and childcare facilities
- S4 Play and informal recreation
- S5 Sports and recreation facilities
- G1 Green infrastructure
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 4 Managing heat risk
- SI 13 Sustainable drainage
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T7 Deliveries, servicing and construction

#### 6.10 **Sutton Local Plan 2018 Policies**

- 1 Sustainable Growth
- 20 Education and Skills
- 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

#### 6.11 **Supplementary Planning Documents**

- SPD1 Designing Out Crime
- SPD14 Creating Locally Distinctive Places

### **7 Planning Considerations**

7.1 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) Principle of development A1 - Land Use**

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**A2 - Educational Need**

- B) Design**
- C) Impact on residential amenity**
- D) Transport and highways**
- E) Waste and recycling**
- F) Sustainable design and energy efficiency**
- G) Drainage and flood risk**
- H) Trees and landscaping**
- I) Biodiversity**
- J) Air quality**
- K) Planning contributions**
- L) Recommendation**

7.2 **A) Principle of development**7.3 **A1 - Land Use;**

7.4 The National Planning Policy Framework (NPPF) requires the Council to make the most efficient use of land by maximising and to support development that is in accordance with the development plan without delay, whilst applying the presumption in favour of sustainable development when determining planning applications.

7.5 The London Plan Policies S1 and S3 along with policies 20 and 22 of the Sutton Local Plan are relevant here for the assessment of the application.

7.6 The application site is an independent day school comprising nursery, prep, senior and sixth form education, which has a mixture of single to three-storey buildings, the majority of which are concentrated along the northern, southern and western edges of the site. The buildings are mostly arranged around a central open area that provides sports facilities and recreational areas.

7.7 The proposed development scheme seeks to retain all of the existing buildings on site, and to construct a number of additions, including circulation space to the main prep-school building, a classroom extension to the pre-school building, a refectory extension and an extension to the school sports facility along with a comprehensive landscaping scheme to improve the sports facilities and access arrangements within the school site. These proposals are sought to improve the school facilities and to enable a phased increase in pupil numbers.

7.8 By virtue of the existing use of the site and the fact that none of the proposals would fall outside of the school site, it is considered that the development proposed within this application is acceptable in principle in land use terms.

7.9 **A2 - Educational Need:**

7.10 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

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promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

- 7.11 London Plan policy S3 and policy 20 of the Local Plan are relevant here for the assessment of the application.
- 7.12 In support of the application, the applicant has stated that since 2017 the school has increased its intake in pupil numbers to accommodate the need in the area. As a direct result of this and the constraints of the existing school buildings, there is increasing strain on the ability of the existing spaces to be able to cater for the modern educational needs of the current student population. Particular and pressing issues result from an undersized dining hall, poor quality sports facilities which restrict practicing certain sports to summer months and a shortage of classroom space which has led to certain classes being broken up from their year centres.
- 7.13 The applicant has also stated that an increasing demand for school places is expected to result in a need to accommodate an additional 56 pupils by September 2022, and as a result, it has become necessary to provide additional classroom spaces, dining facilities and sports and circulation spaces to cater for existing and future student needs.
- 7.14 It is therefore considered that the proposed development is necessary and proportionate to the needs of the school and that by virtue of the fact that it would improve the schools facilities and the educational experience of its students, the proposed development is deemed to be acceptable in principle and in accordance with Policies S1 and S3 of the London Plan 2021 as well as Policies 20 and 22 of the Sutton Local Plan.
- 7.15 **B) Design**
- 7.16 The NPPF states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The London Plan Policies D1 - London's form, character and capacity for growth, D4 - Delivering Good Design and D8 - Public realm, 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 high quality architecture and design.
- 7.17 Policy 28 of the Sutton Local Plan states The council will grant planning permission for new development, including new buildings, alterations and extensions, provided the new development is of a high quality design, respects the context and character of the area and creates attractive public spaces.
- 7.18 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.

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- 7.19 The proposed development scheme incorporates 4 main new building elements, along with a comprehensive landscaping scheme and alterations to the main Cheam Road School entrance. The design quality of all of these elements are assessed separately below.

#### Pre-School Extension

- 7.20 This element of the scheme, located in the south-western corner of the site is proposed to the north facing rear elevation of the existing pre-school building, which is situated on the corner of Grove Road and Homefield Park. The proposed building would be 2 storeys in height and would be of a contemporary 2-tier flat roofed design, with it's elevations finished with timber boarding, and featuring metal framed window systems. Fin shaped roof lights and timber louvred panelling would also be incorporated. These elements form part of the developments sustainability and overheating strategies, but have also been designed to add interesting and contemporary features to the building.
- 7.21 It is recognised that the addition is notably different in terms of design and character to the existing early-years building which is a traditional brick built hipped roof design. However, it is considered that its contrasting contemporary character would be in keeping with the school site in context given that the host building has evolved over time to incorporate brickwork, different coloured render and predominantly glazed elements, along with several additions, including a large front canopy fronting onto Grove Road. Given that the extension would be restricted in height so that it would not exceed the eaves level of the pre-school building it is also deemed to be of a sympathetic and acceptable scale. This is aided by the fact that the first floor element of the building would be recessed by 3.7m from its eastern edge, which would help to ensure that it would not compete for prominence when viewed from Grove Road (via Homefield Park).

#### Prep-School Extension

- 7.22 The proposed prep-school circulation extension forms a narrow rectangular two storey addition that would abut the north facing rear elevation of the main prep-school building. The addition would effectively amount to an infill extension as it would be flanked at its eastern and western sides by elements of the host building that project beyond the main rear building line. The extension is of a similar flat roofed contemporary design to the preschool element of the scheme and would also feature timber panelled elevations and large metal framed window units, which have been arranged at ground floor level to provide a mainly transparent facade.
- 7.23 The extension would offer a contrast in architectural style to the existing prep-school building which is formed by 3 former Edwardian dwellings linked by a number of more recent additions, including a rectangular flat roofed brick build element, which the proposed addition would adjoin. However, it is considered that the contemporary design of the extension would be a complementary addition that would enhance the appearance of the overall building. When viewed from within the school site, it would conceal an existing utilitarian link building, which would benefit the setting of the original school buildings.

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- 7.24 This element of the scheme would project beyond the roofline of the link building to which it would be attached (by 1.9m), but it would be 1.9m lower than the ridge lines of the more historic former dwelling buildings. As such, it is considered that this would not result in harm to the character of this part of the school as viewed from Grove Road, particularly as the new build element would be set 11.6m to the rear of the principal elevation of the prep-school buildings at either side.

#### Sports Hall Extension

- 7.25 The proposed sports hall addition takes the form of a rectangular two tiered building, of a similar form to the pre-school extension. The building features a single storey and a two storey element, with the taller element backing on to the existing swimming pool building. This part of the scheme would also abut the school sports facility at its southern end, which appears as a utilitarian structure designed with a shallow pitched roof and constructed with composite roofing panels and blue coloured render elevations. The timber finishing and more contemporary design of the proposed sports hall extension will improve the appearance of the existing sports buildings and would therefore not result in harm to the character and appearance of this part of the school.
- 7.26 This element of the scheme would project above the roof lines of the adjoining buildings, but due to the fact that it would be situated in excess of 20m from the western boundary of the school, and that it would remain lower than the main sports hall building, it is not considered to be of an unacceptable scale.
- 7.27 Its general design and finishing would also match the other new build elements proposed within this application and would therefore contribute to an overall development scheme that would be consistent in terms of character and which would help to tie the existing school buildings that are of varying designs together.

#### 7.28 Refectory Extension

- 7.29 The proposed refectory element of the scheme comprises a single storey rectangular structure measuring 17.5m in width by 13.9m in depth. The addition would be built up against the existing dining hall and Senior School building, which would flank the proposal at its northern and western sides. As such, the development would be screened from views into the school.
- 7.30 The design is of a similar contemporary design to the other new build elements proposed within the scheme, but it would feature more transparent elevations as the majority of the primary eastern and southern elevations would be finished with a metal framed window system, flanked by timber clad walling elements at their northern and western edges. The addition would also feature timber pillars which would provide subtly designed supports, and would help to give ground the building. The roof of the refectory extension would also incorporate fin shaped rooflights that would be similar in appearance to those on the early years extension.
- 7.31 The buildings to which the addition would attach are amongst the more modern elements of the school, dating from the 1960's and 1970's and are of limited architectural value. As

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such, it is considered that the contemporary design or material appearance of the proposal would not result in harm to the appearance of these buildings. For all of these reasons it is considered that this element of the scheme is acceptable in terms of its design, appearance and relationship with surrounding development.

- 7.32 Overall, it is therefore considered that the development, both in its individual elements and their cumulative contribution to the four new build proposals, would be of a high quality design and would be sympathetic both in terms of scale and appearance to the existing buildings within the school site. Their positionings and proportions would ensure that they would benefit from being set amongst existing building clusters, meaning their contrasting design would be read as part of the evolution of the school, and the consistent material finishing and forms of the structures would help to tie the existing school buildings together which vary in terms of their appearance. For these reasons it is considered that the development would enhance the overall built character of the school and as such, would be in accordance with Policies D1, D4 and D8 of the London Plan 2021 and Policy 28 of the Sutton Local Plan.
- 7.33 **C) Trees and Landscaping**
- 7.34 Policy 28 of the Sutton Local Plan requires that development provides high quality landscaping as well as to retain significant trees and landscape features on site.
- 7.35 As mentioned, the application proposes a comprehensive landscaping scheme for the site which is sought to provide improved sports facilities and to provide improved footpaths between the different school buildings focussed around a pronounced north-south axis that would link the Grove Road and Cheam Road elements of the school.
- 7.36 The key elements of the landscaping scheme include: the replacement of the existing sports pitch with an all weather MUGA that would measure 49m by 63m, and which would be served by new floodlighting, the renovation of an outdoor landscapes amphitheatre, the provision of new green landscaped and play areas, the pedestrianisation of the Cheam Road entrance to the school and the rearrangement of pedestrian links throughout the school. It is also proposed to introduce a significant number of new trees in order to improve the green infrastructure within the site and its ecological value.
- 7.37 There are a number of trees located within and around the school site which provide varying degrees of amenity value. Of particular note are groups of street trees situated alongside the southern boundary of the site on Grove Road, which contribute to the overall canopy cover of the area, and there are also a number of specimens situated within the site itself which also contribute to the verdant character of the area. Amongst these trees are 2 groups that are protected by a tree preservation order (TPO), which are located around the outside amphitheatre and close to the eastern boundary of the site. Due to the quality of these trees and the contribution that they make to the character of the area, any development of the site would be expected to ensure their protection.
- 7.38 The proposed development would ensure the retention of all but a small number of trees located within the boundary of the site. The lost specimens would be restricted to a group of 8 small ornamental trees located along the northern boundary of the site and a single

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small tree located alongside the eastern boundary, which would be removed to provide additional car parking.

- 7.39 The Council's Tree and Landscape Officer has been consulted and has confirmed that there are no significant concerns with the proposed removal of identified trees due to the fact that additional specimens will be planted and new soft landscaping would be introduced to the site. It has also been confirmed that details relating to the foundation design of new build elements and access routes to facilitate pruning are also acceptable and demonstrate the works can be carried out without harming any trees that are to be retained.
- 7.40 Overall, it is therefore considered that the proposed landscaping scheme is acceptable subject to conditions to secure final landscaping and tree protection details. As such, the development would be in accordance with Policy 28 of the Sutton Local Plan.
- 7.41 **D) The impact on residential amenity:**
- 7.42 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: privacy, sunlight or daylight exposure, noise and disturbance, whether the development creates a sense of enclosure and whether it would lead to a loss of outlook.
- 7.43 The proposed development scheme is significant in terms of the area it covers and the number of buildings that are proposed, however, most of these buildings due to their size and positioning would have limited scope to have a direct impact on the residential amenity of the occupiers of neighbouring properties in terms of leading to a loss of light and outlook. In particular the prep school extension and the refectory extension would be situated in excess of 50m from the nearest residential dwelling and would be concealed from views outside the site by intervening buildings. The upper portion of the proposed sports facility extension would be visible from the rear of dwellings at St James' Road (to the west of the site), but this addition would be two storeys in height and would be situated in excess of 30m from these properties. As such, these elements of the proposal would not be harmful to the amenities of surrounding residential properties.
- 7.44 It is, however, recognised that the proposed intensification of the site by 56 pupils coupled with the introduction of a new all weather multi-use games area could lead to increased levels of associated noise and, as such, this has to be carefully considered. It is also noted that the pre-school extension would be situated within 14m of residential apartments at Homefield Park (to the east of the site), and as such would have more scope to affect the outlook, light availability and privacy of these units. Both of these matters are therefore addressed in more detail below.

#### Pre-School Extension

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- 7.45 The proposed pre-school extension would be situated 13.5m away from the western elevation of the closest block within Homefield Park situated to the east of the school with the 35m depth spanning an area of this building that incorporates apartments 172-203 Homefield Park. A number of objections have been received from the residents of many of these properties, with concerns raised over the impact of the development on their amenity with regards to noise, loss of outlook and loss of light.
- 7.46 In recognition of the potential impact of the proposal on these neighbouring residents, the applicant has submitted a daylight/sunlight assessment and amended plans which have amended the east facing elevation to include the relocation of an external service staircase and the introduction of louvred screening panels to many of the windows.
- 7.47 With regards to the potential loss of light and outlook, it is appreciated that the scheme will impact on the outlook from the first floor apartments within the Homefield Park, noting the ground floor is occupied by garages. The first floor element of the proposed building has been set back by 3.7m from its eastern edge which would ensure that a gap of 17.2m would be retained between the two buildings at first floor level. This distance is compliant with guidance set out within the Council's Urban Design Supplementary Planning Guidance document (SPD14), which establishes that buildings constructed to the rear of dwellings should not be built within 15m. The distance would also ensure that the 4 neighbouring apartments that would be mostly affected, would still retain long range views and a broad outlook over the proposed development due to their elevated height and so would not experience significant harm from this part of the development.
- 7.48 The daylight / sunlight report submitted alongside the application has assessed the adjacent first floor windows within the opposing elevation of this neighbouring building and finds that there would be no material/adverse impact on daylight or sunlight to these neighbouring properties resulting from the proposals.
- 7.49 The separation distance between the two buildings will ensure that there is no unacceptable overlooking and loss of privacy and it should be noted that all of the windows situated within the east facing elevation of the new building are set at a high level. This will ensure their lowest point would be a minimum of 6ft above floor level. In addition, louvred screening panels have been introduced to these window units to ensure that they would serve the function of letting in light without resulting in overlooking.
- 7.50 It is also noted that the proposed pre-school extension incorporates a first floor roof terrace, which has raised concern from nearby residents. However, this element includes a 1.8m tall acoustic privacy screen along its eastern perimeter which would prevent views between the terrace and the neighbouring flats and will provide an acoustic buffer that would absorb noise produced on the terrace and within the main central school yard area. The applicant has confirmed that this area would only be used for teaching purposes and would not be used as a play area. This arrangement would be secured by condition. The Council's Environmental Health Officer has reviewed the merits of the acoustic screen and has stated that it would provide an acceptable level of insulation, although it has been suggested that the use of the terrace should be restricted to teaching activities.

#### Noise and nuisance

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- 7.51 The application is accompanied by a Noise Impact Assessment which considered the impact on the increased number of students as well as that of the new MUGA and rooftop learning area to the preschool extension. The report is based on the findings of site environmental noise survey investigations and assesses the potential impacts of the scheme on neighbouring residential properties at Homefield Park as well as Stanstead Manor and St James' Road, which are the most at risk properties.
- 7.52 The report states that an assessment of the increased student numbers concludes that the additional 56 pupils would only generate an uplift in noise levels of 0.8dB, which would be an imperceptible change of difference. It also concludes that an assessment of the rooftop learning zone has found that the impact of this element of the scheme would be similar to the existing play area that it would be replacing, although this is dependent on the inclusion of acoustic screening. With regards to the all weather sports pitch, it is noted that this element of the scheme would be used on a more frequent basis to the existing playing field, but it is expected that it would produce a comparable level of noise and that any anticipated change in noise levels would be low impact.
- 7.53 The Council's Environmental Health Officer has assessed the noise impact assessment and has confirmed that they are satisfied with its methodology and findings. The Officer has stated that the residents of neighbouring properties are already exposed to a certain degree of noise from the movements of pupils and the modest increase in numbers will not bring about an appreciable increase in noise. The MUGA pitch has potential to increase noise but as it essentially replaces an existing area that was used for the same sporting activities it is unlikely there will be any noticeable change in noise levels. Use of the MUGA could be extended over longer hours than existing with the proposed lighting but conditions could mitigate this. With regards to the roof terrace learning zone it is also stated that as it will be restricted for outdoor teaching purposes there is not likely to be any noise impact.
- 7.54 With regards to the out of school hours community use of the MUGA, the Environmental Health Officer has stated that the operational hours proposed by the applicant (8am - 9pm weekdays and 8am to 8pm on Saturday and Sunday) are broadly acceptable, although it is considered that the use of the facility should be restricted on Sunday's. As such, it is suggested that the use of the facility on Sundays should be restricted to between 9am and 4pm. A condition is attached to this recommendation that would enforce these restrictions

#### Impact of Lighting

- 7.55 With regards to floodlighting associated with the MUGA, the applicant has provided a lighting plan which demonstrates that none of the lights would be angled towards any neighbouring residential properties, and that they would all be angled down towards the pitch to restrict light spread. The Environmental Health Officer has reviewed the submitted details and has confirmed that the lighting scheme would be acceptable subject to a condition that would restrict their use to the same times permitted for the use of the MUGA. It is also suggested that a condition should be attached to any permission to secure final details of the lighting to be installed.

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- 7.56 Overall, it is therefore concluded that the proposed development would not create a situation that would result in significant harm to the privacy or residential amenity of the occupiers of a neighbouring dwelling, and therefore complies with the aims and objectives as set out in Policy 29 of the Sutton Local Plan.
- 7.57 **E) Transport and highways:**
- 7.58 Policies D12, T1, T2, T3, T4, T5, T6.1, and T7 of the London Plan 2021 as well as Policies 36 and 37 of the Sutton Local Plan are relevant for the assessment of the application.
- 7.59 The site has a public transport level of 6a, which is considered extremely good and is located close to Sutton town centre and within 350m of its railway station.
- 7.60 The proposed development would result in a number of changes to the school which would have the potential to result in an impact on the local highway network. The most notable of these changes are: the application would facilitate an increase in the capacity of the school, with an additional 56 students expected by September 2022, the scheme would result in the loss of 13 staff car parking spaces, a new cycling hub capable of accommodating 60 long stay spaces and 12 short stay visitor spaces would be provided, and alterations proposed to the access arrangements from Cheam Road, including the pedestrianisation of the area to the front of the Senior School building.
- 7.61 A Transport Assessment has been submitted in support of the application, which states that the additional pupil numbers would generate an additional 24 vehicle trips to the school that would be spread over both drop off and pick up periods, and would result in a calculated additional vehicle trip once every 3 minutes within these periods. Whilst this is considered to be a relatively small increase in trips a Travel Plan has also been submitted which details measures that will assist in reducing car trips on the local highway network in the peak school travel times. These measures include the provision of more cycle parking spaces, engagement with a car sharing scheme whereby parents and staff will be able to contact each other to share journeys and the provision of parking attendants at key drop off and pick up locations who will help to ensure a continued free flow traffic.
- 7.62 The submitted Travel Plan also details that the reduction in car parking numbers would also be managed by restricted permits to staff members so that they would only be able to park within the school grounds on certain days. It should also be noted that the site is located in a CPZ which will limit the ability for staff to park off-site.
- 7.63 The existing site (senior school side) currently forms two vehicular access points onto Cheam Road. These currently operate a one-way system for cars, with cars entering from the eastern access and exiting from the western access. The proposals will allow for entry and exit at both entrances. The through route which currently forms the one way system will become pedestrianised and largely car-free with several disabled parking spaces. The western vehicle access will be used for food deliveries whereby vehicles can turn on-site and will also be a parking area for school minibuses. The eastern access will be used by staff to access the car parking spaces to the east of the site (as is the case now) with

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some additional car parking to reduce the amount of staff car parking lost on the eastern side of the site due to the reconfiguration. The existing pedestrian accesses (along Cheam Road) are to be retained.

- 7.64 The Council's Senior Highways Engineer has reviewed the proposed development and the associated Transport Assessment and Travel Plan, and has concluded that the proposed increase in student numbers and associated increase in trip rates would not place significant additional demands on the local highway network, and that the proposed alterations to the school access arrangements are acceptable. It is also considered sufficient staff parking facilities would remain on site and that the increased cycle parking facilities are welcomed. It is however suggested that should the application be approved, any permission should be subject to conditions to secure a final Construction Management Plan and Construction Logistics Plan, final cycle storage details and a detailed parking layout plan.
- 7.65 For the reasons above, and subject to compliance with conditions, it is considered that the proposal would be in accordance with policies T1, T2, T3, T4, T5, T6.1, and T7 of the London Plan 2021 and Policies 36 and 37 of the Sutton Local Plan.
- 7.66 **F) Waste and recycling:**
- 7.67 Policies SI7 of the London Plan 2021 and Policy 29 of the Sutton Local Plan require development proposals to provide adequate facilities for waste storage.
- 7.68 The development would retain a waste storage area within the north-eastern corner of the site, which is allocated as a service yard with its own designated access. The existing store would be increased in size and would be capable of accommodating up to 16 1100l eurobins. An existing private waste collection arrangement would be retained which sees waste collection vehicles entering, collecting and leaving the site via the existing service yard entrance. The Council's Waste and Recycling team has been consulted and has confirmed that there are no objections to the proposed waste and recycling provisions and arrangements.
- 7.69 **G) Sustainable Design and Energy Efficiency:**
- 7.70 London Plan 20201 policies SI1, SI2, SI3, SI4 and SI5 as well as Policies 31 and 33 of the Sutton Local Plan are relevant to the proposal as they set out minimum energy efficiency requirements.
- 7.71 The application has been accompanied by a sustainability statement which confirms that the proposed development will become a London Energy Transformation Initiative (LETI) 'Pioneer' project, and as such would exceed BREEAM 'Excellent' ratings. An Energy Statement has also been provided which demonstrates that the scheme would achieve exemplary standards of energy efficiency through the incorporation of a number of energy efficiency measures, including, air source heat pumps, PV arrays and fabric energy efficiency. These measures along with the passivhaus design of the new build elements would ensure that the pre-school extension would achieve a 77% reduction in regulated CO2 emissions compared to Part L2A of Building Regulations, the refectory extension

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would achieve a 64% reduction, the prep school circulation addition would achieve a 57% reduction and and the sports facility extension would achieve a 73% reduction.

- 7.72 Accordingly, the Sustainability Officer has confirmed there are no objections to the proposal and has recommended conditions in relation to ensuring the development is constructed in accordance with the submitted energy and sustainability statements.
- 7.73 The applicant has also carried out an overheating analysis of the development and has provided details of a proposed cooling strategy within the submitted energy statement. The Sustainability Officer has reviewed these details and has confirmed that they are acceptable and no further planning conditions are necessary in this case.
- 7.74 A green space factor (GSF) assessment has also been submitted which states that the development would deliver a GSF score of + 0.14 when compared to the existing situation. However, this score is based on the exclusion of the sports pitch and remains below the Council's target of +0.20. The Council's Sustainability Consultant has reviewed the green space factor assessment and has concluded that in this instance, as the removal of the existing playing field is required in order to provide an all weather MUGA, which would provide enhanced educational and community benefits, it is reasonable to discount this element from the calculation. It is also considered that due to the constraints of the site, the need to provide hard surfacing areas for movement between buildings and parking areas and the fact that the development would deliver a net gain in terms of the biodiversity value of the site are factors that justify a slight reduction in terms of the expected GSF score of the scheme is acceptable in this instance.
- 7.75 As such the proposal is considered to be in accordance with London Plan 2021 policies SI1, SI2, SI3, SI4 and SI5, as well as policy 31 of the Sutton Local Plan.
- 7.76 **H) Flood Risk:**
- 7.77 Paragraph 163 of the NPPF seeks that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere.
- 7.78 Policy SI12 and SI13 of the London Plan 2021 and Policy 32 of the Sutton Local Plan require developments to provide adequate drainage infrastructure to prevent flood risk.
- 7.79 The applicant has submitted a SUDS statement, which states that the proposed development would utilise permeable paving soakaways, rainwater harvesting and blue roofs and 2 rain gardens where possible to reduce overall soakaway sizes and to enhance green areas on the site. The permeable paving elements include the proposed MUGA which is the largest area of hard surfacing proposed at 3000m<sup>2</sup>.
- 7.80 The scheme has been considered by the Lead Local Flood Authority who has confirmed the proposed drainage scheme and surface water filtration rates are acceptable. Conditions have been recommended to secure a final detailed drainage design, and evidence to demonstrate that the drainage design has been implemented in accordance with the approved scheme.

- 7.81 With the recommended conditions it is considered that the development would not result in the flooding of the development site or neighbouring site's and would be in accordance with policies SI12 and SI13 of the London Plan 2021 and policy 32 of the Sutton Local Plan.
- 7.82 **I) Biodiversity:**
- 7.83 Policies G1, G5 and G6 of the London plan 2021 require new development to avoid adversely impacting on ecological designations and to improve biodiversity within development sites, whilst Policy 26 of the Sutton Local Plan aims to improve biodiversity across the borough through the planning system with major developments required to achieve a no net loss of biodiversity.
- 7.84 A Preliminary Ecological Assessment has been submitted alongside the application, which has identified potential roosting points within some of the existing schools. As such, it is stated that further survey works would need to be undertaken prior to the commencement of any development that would have the potential to interfere with these roosting sites. The Council's Biodiversity Officer has reviewed the PEA and has requested survey reports of an identified site within the early years building prior to the determination of the application. The applicant has subsequently carried out an internal inspection on the site, which has established that it has low roosting potential. The Biodiversity Officer has therefore recommended that the application is acceptable in terms of potential impacts on protected species providing any permission is subject to a condition that would require an updated bat survey should any phasing works change in a way that would mean they would affect another part of the early years building.
- 7.85 Upon the request of the Biodiversity Officer, the applicant has also submitted a Biodiversity Net Gain calculator which indicates that the development scheme would deliver a slight net gain and improvement to the ecological value of the site. The Biodiversity Officer has however raised a concern that it may be challenging to implement the proposed landscaping scheme in full so has suggested that conditions to secure a Construction Environment Management Plan.
- 7.86 Additional conditions have also been suggested secure: a scheme for nesting features, a biodiversity friendly lighting scheme, a Biodiversity Enhancement Management Plan (BEMP), and a statement of conformity to demonstrate the implementation of the agreed BEMP, and to ensure that no works that would have the potential to affect potential roosting features are carried out prior to a European Protected Species Mitigation Licence being submitted to the Council.
- 7.87 As such, it is considered that subject to compliance with the above referenced conditions, that the proposal would not result in harm to any protected species and would improve the ecological value of the site. It would therefore be in accordance with policy 26 of the Sutton Local Plan.
- 7.88 **J) Air Quality:**

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- 7.89 Policy 34 of the Sutton Local Plan is relevant for the assessment of the application.
- 7.90 The application has been accompanied by an air quality assessment, which considers both the construction phase and the operational phase of the proposed development. During the construction phase there is potential for dust and emissions, however this is not considered to be significant if best practice in dust control methods are undertaken.
- 7.91 The assessment also predicts the proposed development would not generate potential pollutants that would harm local air quality and concludes that the development would be air quality neutral in terms of its operation and would not exceed existing air quality levels which are already below the Air Quality Strategy objective.
- 7.92 The Environmental Health Officer has reviewed the submitted Air Quality Assessment and has raised no objection to the proposal on air quality grounds subject to conditions to secure a dust management plan prior to the commencement of development and to ensure that any non-road mobile machinery used during construction complies with emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG).
- 7.93 As such with the proposed mitigation and subject to compliance with conditions, the proposal would be considered to be acceptable in air quality terms in accordance with policy 34 of the Sutton Local Plan (2018).
- 7.94 **K) Planning Contributions:**
- 7.95 As the proposal relates to an educational facility, it would not be liable for the provision of any Community Infrastructure Levy (CIL) contributions under either the Mayor of London's CIL charging schedule or the London Borough of Sutton's CIL charging schedule.
- 7.96 In accordance with the Council's Supplementary Planning Document 5, this development is liable for a non-monetary obligations to make the development acceptable.
- 7.97 The applicant will be required to enter into a Section 278 Agreement with Transport for London to agree and fund any highway surfacing works that may be required as a result of the development. This agreement will be secured by a Unilateral Undertaking, which the applicant has agreed to.
- 7.98 **M) Recommendations:**
- 7.99 It is therefore recommended that planning permission is GRANTED.

## **8 Reason(s) for recommendation**

- 8.1 The proposal is considered to be acceptable in terms of land use and the amount of development proposed.

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- 8.2 The proposed development would improve the school facilities and the educational experience of the school's students.
- 8.3 The proposed development (inclusive of the 4 main building elements) is considered to be of an acceptable scale and massing and would be sympathetic to the character and appearance of the existing school buildings as well as that of the of the surrounding area.
- 8.4 The proposal would not result in harm to the amenity of neighbouring residential occupiers in terms of noise generation or impact on privacy, outlook and light availability.
- 8.5 The proposal would exceed local plan targets in terms of carbon savings and would provide an adequate drainage system. The building would also be air quality neutral.
- 8.6 The proposal would not result in harm to any protected or significant trees and would provide an acceptable landscaping scheme. It would also result in no net loss of biodiversity.
- 8.7 The proposal would provide adequate access arrangements and car parking provisions, and would be subject to a Unilateral Undertaking to ensure the applicant entered into a Section 278 agreement with TFL to agree and fund any required highway surfacing works.
- 8.8
- 8.9 For the reasons above it is considered that the proposal would be acceptable and it is recommended that the proposal is granted planning permission subject to the recommended conditions and the satisfactory completion of a Unilateral Undertaking.



**9 Appendices and Background Documents**

9.1 Appendices

Appendix Letter	Appendix Title
A	Site Plan
B	Conditions of application

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