

Merton Council

Planning Applications Committee

23 August 2018

Supplementary agenda

- 8 Cricket Green School, Lower Green West, CR4 3AF 1 - 36
Application number: 18/P0086 Ward: Cricket Green
- Officer Recommendation: GRANT Planning Permission
subject to conditions

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**PLANNING APPLICATIONS COMMITTEE
23 AUGUST 2018**

APPLICATION NO.
18/P0086

DATE VALID
24/01/2018

Address: Cricket Green School, Lower Green West,
Mitcham CR4 3AF

Ward: Cricket Green
Proposal: CONSTRUCTION OF NEW TWO STOREY
BUILDING AND DEMOLITION OF EXISTING
MODULAR BUILDING, CONSTRUCTION OF
NEW HARD PLAY AREA AND SOFT
LANDSCAPING. ERECTION OF SINGLE
STOREY EXTENSION TO BLOCK A (MAIN
SCHOOL BUILDING) AND BLOCK C (CHAPEL
ORCHARD BUILDING). REFURBISHMENT OF
INTERNAL SPACES AND NEW BOUNDARY
TREATMENT.

Drawing No's: See Appendix for list of drawings and
documents.

Contact Officer: Jonathan Lewis (020 8545 3287)

REASON FOR URGENCY: This Report was published in a supplementary
Agenda on 16 August 2018. The reasons given by
Officers for Urgency are that the application needs
to be decided at the August PAC meeting. This is
a key council project that, if given planning
permission by PAC, needs to start in early
September to enable completion of the first phase
in September 2019 for the council to meet the
significant increase in demand for SEN places and
reduce the cost of expensive independent place
provision.

RECOMMENDATION: Grant planning permission subject to the following
planning conditions.

CHECKLIST INFORMATION.

- S106: None.
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Is a Screening Opinion under the Environmental Impact Assessment Regulations required: No.

- Has a Screening opinion been issued: No.
 - Press notices: Yes.
 - Site notice: Yes.
 - Design Review Panel consulted: Yes
 - Number of neighbours consulted:
 - External consultations: Environment Agency, Metropolitan Police, English Heritage (Archaeology).
 - Conservation Area – Cricket Green Conservation Area.
 - Listed buildings/structures. Yes – Grade II listed arch formerly part of Hall Place.
 - Designated open space - part of site to the south and east of the main school block.
 - Within a green corridor.
 - Within an Archaeological priority zone.
 - Public Transport Accessibility Level [PTAL]: Level 3 where zone 6b has the greatest accessibility]
 - Number of jobs created. Proposed full time 120 (existing 81). Part time 30 (existing 19).
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1. INTRODUCTION

- 1.1 This application is brought before the Planning Application's Committee being a major Council planning application and therefore falling outside the Council's scheme of delegation to officers.

2. SITE AND SURROUNDINGS

- 2.1 1.77 hectare site.
- 2.2 Cricket Green School is situated to the South West of Mitcham town Centre. The School is for children up to the age of 19 with special educational needs. The site is within the Mitcham Cricket Green Conservation Area. Prior to modern development on the school site stood the medieval Hall Place. Stone and knapped flints remains of Hall Place are still on site and an arch forming part of the building is a Grade II statutorily listed structure. The site is in an archaeological priority zone.
- 2.3 The western part of the site forms the northern half of Proposals Site 17 (Worsfold House/Chapel Orchard) in the Merton Sites and Policies Plan 2014. The allocated uses for the site comprise a mix of school (D1 Use Class) and/or residential (C3 Use Class).
- 2.3 There are currently five separate buildings on site:
- Block A - Main Building
 - Block B - The 6th Form
 - Block C - Chapel Orchard
 - Block D - Temporary Building
 - Block E - Site Manager's House

- 2.4 The School was previously expanded in the mid-2000s from 130 places to 199 places. The expansion involved the school taking over buildings to the east of the school, a two storey former Doctor's Surgery and Chapel Orchard. In addition to this a new modular building was provided to the South of the Main School building.
- 2.5 The Main Entrance and Reception are located within the Main School Building. The majority of the pupils are dropped off and picked up by mini bus and taxis. For staff, parents and pupils who live within walking distance of the school there is good walking access. A gated pedestrian access is provided off Church Road along the vehicular access into the school.
- 2.6 Further East there is a single pedestrian gate opposite a zebra crossing. Church Road has pavements on both sides and has a speed limit of 30mph.
- 2.7 The site has no separate cycle access but currently there are 10 cycle spaces available on site. The site is well served by 5 bus routes and 1 night bus route. Bus route 200 which links Raynes Park to Mitcham runs along Church Road and has a bus stop about 300m away. Along London Road buses run between Morden, Brixton, Herne Hill and Belmont and St. Georges hospital. Vehicular access is off Church Road. There are two separate access points, The Eastern access is 'in' only whilst the Western access is both ingress and egress. During drop off and pick up times the internal road and parking areas becomes somewhat congested.
- 2.8 The existing school buildings are predominantly single storey (Block A and C) and two storey (Block B). The architectural elements vary across the buildings from red, buff and grey brick to blue metal panels around Block A perimeter. The Main Building features a flat roof and Block B and C mixture of flat, pitched and mono-pitched roofs.
- 2.9 To the north and on the opposite side of Church Road is a mixture of residential and non-residential properties forming part of the Mitcham Cricket Green Conservation Area. None are listed.
- 2.10 Beyond to the south, and outside the Conservation Area, are terraced houses fronting Broadway Gardens and to the south of Chapel Orchard is Worsfold House currently leased by the Council as offices. A large area of car parking lies to the front/north of Worsfold House the north eastern most part of which would be incorporated into the new school site boundary.
- 2.11 Beyond a service road leading to Worsfold House and to the east, is Hall Place, a hostel.

- 2.12 Beyond and to the west, within the conservation area and fronting Lower Green West are the Mitcham Parish Rooms, listed Grade II while to the south west is a parking and servicing area that lies to the rear of properties fronting onto London Road, also in the conservation area and including the listed former White Hart pub.
- 2.13 The site is also within an archaeological priority zone and a green corridor.
- 3. CURRENT PROPOSAL**
- 3.1 The proposal involves both demolition and new build in order to provide for an expansion of the school. The proposals also include the incorporation of additional adjoining land in the Council's ownership.
- 3.2 The total number of 5 buildings will remain on site with Temporary Block D to be demolished and replaced with the New Arts and Crafts Block G. All buildings will be used for educational purposes for pupils starting from Nursery to post 16 (the 6th form). The school facilities will be also used for after school clubs with capacity for 50 pupils and daily breakfast club used by a small portion of pupils.
- 3.3 Block A will be used by the lower school including Reception and Nursery years. The main entrance will remain directly from Church road and provide access for staff, students and visitors. It will lead directly to a new, clear entrance located in the extension to Block A. Block A will also feature new reception, admin spaces, meeting room and play therapy with private courtyard area.
- 3.4 Block C Chapel Orchard will accommodate the hall extension. The enlarged hall will provide much needed space for all students and staff to gather together. It will also provide Music Hub with new music room, music tech and recording studio all adjacent to the hall.
- 3.5 Block B will remain as the 6th Form Hub. It will also facilitate conference room facilities with direct access for all visitors. Block G will be used mainly by the upper school. It will also accommodate new Arts and Crafts facilities.
- 3.6 It is proposed that the new extensions to Block A and C would continue the architectural style of the existing buildings in terms of scale, materiality and form. The new Arts and Craft Block will be two storey featuring a flat, sedum roof and two facing materials (brickwork and metal cladding).
- 3.8 The applicant's written submission states that "the design approach for the Arts Building has been to limit the new build area and minimise impact on the open space provision. This has resulted in a two storey arrangement in order to fulfil spatial requirements directed by the project brief".

- 3.9 The area gained from the demolition of Block D Temporary Building will be released back (325m²) and redeveloped into new hard PE space. The applicant's written submission states "It will create significant improvement to the existing central activities zone which at the moment is very disordered".
- 3.10 Although initially 408m² of the open space will be lost and occupied by part of the Arts Building footprint, the additional site area of approx. 675m² (currently car parking but not classified as an open space) will be acquired from the adjacent site. It will be redeveloped to form a kitchen garden and orchard which will serve not only recreational and educational benefits for the School but it will also form part of improvements to the wider site green infrastructure. Overall the school site will benefit from approximately 190m² of additional open space.
- 3.11 The front of the site classified as 'significant open space' under the Mitcham Cricket Green Conservation Area will be also improved by providing new boundary railing to the Church Road frontage as well as improvements to pedestrian flow and exposure of the Grade II Listed Arch.
- 3.13 The proposals entail adjustment to the internal layout of the site including parking and footpaths including removing 8 parking spaces in proximity to the listed arch and near the site entrance, removal of around 4-6 parking spaces on land currently outside the school boundary and comprising the north eastern corner of car parking used by occupiers of Worsfold House and, by way of inclusion within the application site boundary, the remodelling of the west side of the access road off Church road providing potential for 9 parking spaces.
- 3.12 The application is accompanied by various supplementary reports including: an Acoustic Design Review, a BREEAM Assessment, a Tree Assessment, Tree Protection Plan, a Preliminary Ecological Appraisal, an Energy Report, a Heritage Impact Statement, an Historic Environment Assessment, and a Transport Statement.
- 3.13 During the lifetime of the application it has been the subject of various amendments. These have included:
- Amendments to parking layout (to improve setting of listed arch.
 - Minor amendments to materials and finishes of buildings;
 - Improved boundary treatment.
 - Colocation of green roofs and solar panels.
 - Submission of addendum to design and access statement which covers: open space analysis, revised landscaping strategy, and arch and site entrance improvements.

4. PLANNING HISTORY.

- 4.1 1991 – 91/P0823 p.p granted for single storey classrooms and infill extensions.
- 4.2 2000 - 00/P1107 – p.p granted for sensory garden and associated structures.
- 4.3 2007 - 07/P1516 - p.p granted for cycle shelter.
- 4.4 2008 - 08/P1023 – single storey modular buildings to provide classrooms, drama studio and offices (5 year temporary permission).
- 4.5 2009 – 09/P0906 – Erection of a protective sun canopy.
- 4.6 2012 – 12/P3318 – Erection of fences and gates and change of use of Chapel Orchard from office (Class B1) to provide additional space for school (Class D1).

- 4.7 The application site also contains the following listed structure:
Remains of Hall Place (Chapel). The remains were listed in 1954. The listing entry is as follows: Wall with inset doorway. Probably C14, with later repairs. Stone and knapped flint. Freestanding wall some 10 feet high and 12 feet long, with inset depressed pointed arched moulded doorway C19th. Understood to be the ruins of the Chapel of Hall Place.

5. CONSULTATION

- 5.1 The planning application was publicised by means of site and press notices (site within a conservation area/affecting a listed structure, major application and a departure from the Development Plan), together with individual letters to nearby addresses.

- 5.2 In response to this public consultation, 2 replies have been received both from Mitcham Cricket Green Community and Heritage Group on the initial and revised proposals.

Observations to application as first submitted. Disappointed not to have been involved in pre-application discussions. Supports the continuing and open campus feel for the site and addressing the poor boundary treatment and intrusive car parking. . Supports the principle of redevelopment plans and agree that the chosen options for the arrangement of buildings and car parking are the best of those available. Extensions to two existing buildings are modest and they agree with a design approach which respect their proportions and adds some modest design detail. Less comfortable with cranked two storey building. Southern building will be visually prominent and lacks design detail. Do not support retention of existing boundary along Church Road frontage. Concerns raised regarding loss of trees. Disappointed that setting of Grade II listed arch is not being improved. Any permission should be conditional upon securing a public access route across the site to London Road playing fields across Church Path and improving quality of Church Path. Plans should be withdrawn and re-submitted. Objects to current plans.

Observations to application as amended. Proposals remain “a missed opportunity” in terms of potential for a land swap to secure more

appropriate land uses and residential development along Church Road, celebrating significance of listed arch, securing a fully landscape led campus. Changes welcomed in terms of railings to site boundary, more generous setting for listed arch, improved landscape context, and improved design details to two storey block. Concerned that conditions need to safeguard environment of Church Road during construction and wish to be involved in archaeological surveys and discussions over interpretation of Hall Place and listed arch.

Internal

Design officer (comments on original proposals)

- 5.3 The applicant has taken the decision to base its approach on utilising existing buildings rather than a more fundamental approach of a single new building positioned differently on the site. The scheme needs to fully embrace this approach to create something that provides a better school and improvements to the conservation area character. The proposals (as originally submitted) are considered to achieve neither.
- 5.4 The key to making the 'existing buildings' approach work, is to bring the whole site together as a clearly identifiable and understandable whole, so it is perceived as a single operation and is clearly identifiable as a school. The current proposals do not do this. A unified visual theme in terms of materials, colours and architecture should bring the buildings together and a clear and integrated landscape strategy is needed to bring the whole site together.
- *Officers note that amendments to the proposals have introduced a consistent theme to feature/highlight colours to fenestration and doors used in the materials of the new buildings and extensions and this is welcomed. The wholly disparate and eclectic mix of building on the site preclude, in the absence of more wholesale redevelopment, developing a more common thread to the architecture of the school.
- 5.5 Of particular concern is the lack of consideration to the layout and landscape design of the frontage area, car park and the setting of the listed arch. This needs significant further thought to provide an appropriate, legible, welcoming and inspiring entrance and frontage to the school. This can still be achieved whilst remaining relatively low-key.
- *Officers note that the hard and soft landscaping has been the subject of further discussion with the applicant and amendment enabling the land around the listed arch to be de-cluttered by removing parking in order to provide a focus towards the school entrance.
- 5.6 The general approach has the potential to work, and produce an inspiring environment for the special needs pupils attending the school, and it is important to achieve this.

Climate change officer.

- 5.7 The application meets the required BREEAM and emissions reductions targets. The targeted emissions reduction under Ene 1 of the BREEAM is achieving a 39% emissions reduction meets the 35% improvement over Part L required for major developments under Policy 5.2 of the London Plan (2015) and Merton Core Strategy policy CS15 and is therefore policy compliant. Co-location of solar PV and green roof would result in benefits for the PV system and the green roof and is a very positive aspect of the application. In the event that officers are minded to recommend approval then conditions should be attached to require the applicant demonstrates that the development has been designed to enable connection of the site to an existing or future district heating network, and the submission of a Post-Construction Review Certificate confirming that the non-residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good', and evidence demonstrating that the development has achieved not less than a 35% improvement in CO2 emissions reduction compared to Part L 2013 regulations (Officers note that the proposals do not include major reconfiguration of the means of energy delivery to the school and that plant rooms/boilers rooms in the blocks A and C are not changing with energy being supplemented by further roof mounted solar panels. The Climate Change officer is agreeable to not pursuing requirements for connection to any future district heating network).

Highways Team

- 5.8 No objection subject to suitable conditions regarding construction activity, construction logistics plan and delivery and servicing plan.

- 5.9 Social and environmental policy officer.

Social infrastructure – Policy CS11 and DMC2 indicates the council's support for new schools and/or improved education facilities, particularly where required to meet the needs of additional school places in an area to meet any identified shortfall in supply. The D&A statement (page 5) states that an additional 80 places for children are required. Further evidence requested/relevant documents showing the need to expand the school.

Open Space –Concerns that the D&A Statement options analysis does not provide the level of detail required to show that the proposal will meet NPPF 74 (2012):

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

From the initially submitted documents it is not clear how much Open Space will be lost and/or replaced.

Initial documents indicated a loss of 372m² of Open Space, which is not policy compliant and is not supported. Further details are required from the applicant to fully understand the proposal. This will need to include a breakdown of the total area of open space proposed to be lost and replaced, including a plan showing outlines of these areas.

*Officers note that the amended design and access statement has provided a more detailed breakdown of areas released from development via demolition, open space to be built on and additional land (not designated as open space, to be brought within the boundary of the application site to provide a kitchen garden for the students) and that this now results in a net increase in open space (see paragraph 3.10 of report).

Green Corridor and Biodiversity – Merton policies CS13 and DMO2 aim to protect and enhance biodiversity, encourage green links and corridors and refuse development that has a significant adverse effect on protected or priority species.

A Preliminary Ecological Appraisal (PEA) report is submitted with the application. The methodology undertaken for the assessment is considered suitable for this site and the proposed development. The habitat survey was undertaken in July 2017 so is considered to be relevant.

The recommendations provided in pages 20 to 25 (bat and badger surveys and any mitigation measures to safeguard these and reptiles and wild mammals if found) should be included as suitably worded conditions (and informatives). Ecological enhancements need to be addressed by the applicant.

*Officers note that it would be unreasonable to delay determination of the application and that the recommendations including appropriate diversity for native tree and grass planting may be covered by amending the Council's standard landscaping conditions.

The report concluded that "habitat suitable for roosting bats has been identified. As such, precautionary measures will be required in trees that are due to be affected by the proposals." The recommendations provided on pages 9, 10 and 11 should be included as suitably worded conditions.

The report also recommends ecological enhancements in the form of two bat boxes as part of the development. I could not find any reference to the provision of these boxes in the submitted documents, nor are the locations shown on the landscape plan. These should be provided.

Net Biodiversity Gains – In line with the NPPF, developments should enhance the natural and local environment by minimising biodiversity impacts and providing net biodiversity gains. It is not clear from the submitted documents how this is to be achieved by the proposal.

*Officers note that it would be unreasonable to delay determination of the application and that this may reasonably be dealt with under a planning condition for landscaping, including enhancing biodiversity and also the installation of green roofs.

The PEA identified a number of trees due to be felled as having the potential to provide suitable habitat for roosting bats. Further survey work was recommended. The Ground level tree inspection (Nov 2017) identifies a detailed precautionary method of working, together with a timetable for works based on annual bat activity. The report states that at least two bat boxes should be installed on site post development in order to provide additional opportunities for roosting. The report also provides detailed advice of the siting and specification of boxes. These recommendations, and other specific soft landscape proposals are included on drawing 17-1-6008-HBS-DR-L-800 Detailed Landscape Masterplan.

Proposed Lighting – the submitted PEA Report and Ground Level Tree Inspection Report both refer to lighting specifications and best practice that need to be incorporated as part of the development to minimise indirect impacts from lighting on protected species in the area.

*Officers note that additional lighting details have now been submitted as part of a revised design and Access statement and it would be appropriate to condition lighting to ensure that proposals prevent light spillage and safeguard wildlife habitats as recommended in the PEA.

Tress officer.

5.10 Observations.

- It is proposed to fell 18 individual trees, and 3 groups of trees, and a partial removal of a further 2 groups of trees. The majority of these trees are located on the southern border with Worsfold House;
- It would appear that the existing ground within the root protection area of 7 existing retained trees within the external play area is to be changed from open ground to hard surfaced ground. Objections raised to this change as this is likely to have a detrimental effect on those trees (Officers note that site and surface treatment details are to be required by condition thereby providing an opportunity to review surface treatment).
- In the proposed layout, it would not be possible to replace all of the lost trees.
- Additional tree planting should be planted.
- The proposed Norway Maple trees should be replaced with a native species of tree such as Hornbeam.

Planning conditions recommended to ensure tree protection and site supervision.

*Officers note that in an effort to mitigate for the loss of trees caused by the development, it is proposed to plant 35 new trees on site. Species selection has been primarily guided by the PEA which states that all new tree planting should be native.

Environmental Health.

5.11 No comments.

Flood risk engineer.

5.12 Flood Risk Assessment acceptable in accordance with policy. Conditions and Informatives requested should approval be recommended:

- Detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority and in consultation with Thames Water. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed greenfield runoff rate, in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.
- No development approved by this permission shall be commenced until detailed infiltration tests are undertaken to specify the final detailed drainage, the results must be submitted to and approved in writing by the Local Planning Authority. The infiltration tests should be undertaken in the winter period when groundwater levels are high, in accordance with BRE365. The drainage scheme shall address drainage scenarios both during and post construction, hydraulic calculations should confirm the capacity of the infiltration systems during detailed design. Should dewatering be required during construction, a detailed Construction Method Statement will need to address the measures to minimise silt dispersal and where waters will be discharged to.

Informatives:

No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

External

Historic England (Archaeology).

5.13 Comments awaited.

Historic England (Historic Buildings)

5.14 Do not wish to comment.

Metropolitan Police - Designing out crime officer.

Comments on amended plans.

5.15 The main entrance location being clearly visible from the main pedestrian and vehicular entrance with good signage would be of benefit security wise.

The proposed native hedgerow boundary planting to bolster realigned boundary lines and provide long term visual screening is a good security measure especially along Church Road adjacent to the proposed play area.

Design Review Panel 27th March 2018

Cricket Green School, Lower Green West, Mitcham

5.16 At the fundamental level, the Panel were happy with the physical arrangement of the buildings and the fact that they created a number of potentially valuable and interesting spaces. It was however asked, whether siting the school further back in the site, possibly to include the Worsfold House site, would be better as it would create a more secluded location for the school and allow for enabling residential development towards the front of the site.

5.17 The principle of a combination of minor extensions and new build in a campus style was considered appropriate and liked by the Panel. However, the Panel felt that there was a significant disconnect between the buildings and their landscape setting. This was felt to be significantly detrimental to the whole scheme, to the extent that it was felt to justify a Red verdict. The Panel felt that rectifying this issue need not take a significant amount of extra time or money and could and should be achieved within the existing timescale of the application, although there was a suggestion that withdrawal and resubmission was another possibility.

5.18 Regarding materials, it was felt that the approach should be to use materials to unify the appearance of the buildings rather than reinforce their separate characters. The use of grey panelling was questioned as there seemed to be no story about how the materials in general had been chosen. The Panel were clear that the choice of materials should be based on a clear analysis of the conservation area character and chosen to identify and reinforce a sense of 'Mitchamness'.

- 5.19 The Panel were disappointed with the approach to the landscaping proposals, to the extent that they felt that no attempt had been made to create exciting new spaces that helped unify the buildings and site as a whole. This was most strongly evidenced by the treatment of the historic arch, which had no sense of place or setting. There was a clear opportunity to celebrate this yet no attempt had been made to do so and it seemed as if the applicant felt this was a hindrance they didn't really know what to do with. The landscaping also had a huge educational and sensory potential if well designed and this opportunity was being missed.
- 5.20 The approach to wider context seemed to be to try and ignore it, justified by the extensive tree belt on the street boundary. Thus there seemed to be little attempt to clearly mark the entrance, yet it ought to be visible from the main road and include positive wayfinding. There was no 'wow factor'. Because the building could not be seen from the road, there seemed little need to link it with the surrounding area. The panel felt that this was missing an opportunity to improve the conservation area and the quality of the school for its pupils. It was advocated that the tree line along the road should be managed to allow better views into the site, including improving the existing poor quality boundary fencing.
- 5.21 It was felt that the proposals should be designed from the outside-in, with landscape being used to pull everything together as a coherent whole, along with a consistent design theme to the buildings. The outdoor spaces were considered as important as the indoor spaces. However, there needed to be a clear purpose and design to these spaces that was well integrated to the buildings. This was clearly lacking.

VERDICT: **RED**

Design Review Panel. June 2018.

- 5.22 In order to progress the assessment of the proposals and in light of the on-going revisions the applicant had been making to the scheme the amended scheme was placed before a group of Panel members in June. Summary of supplementary comments following amendments to design and layout.
- Coherent landscaping by a landscape architect still not achieved
 - Appearance of buildings still need to be modified to look and feel like they belong together.
 - Improvements have been made to the setting of the arch but this needs explaining.
 - Improvements to the entrance approach still required.
- Whilst there is some acknowledgement that (the applicant) has addressed these in part, it would appear the Panel members feel this is not sufficiently so as to alter their verdict.

6. **POLICY CONTEXT**

National Planning Policy Framework [July 2018]

- 6.1 The new National Planning Policy Framework was published in July 2018 and replaces previous guidance (NPPF 2012). This document sets out the government's planning policies for England and how these should be applied.
- 6.2 Key sections of the guidance relevant to this application are:
- 8. Promoting healthy and safe communities;
 - 9. Promoting sustainable transport.
 - 11. Making effective use of land.
 - 12. Achieving well-designed places.
 - 14. Meeting the challenge of climate change.
 - 15. Conserving and enhancing the natural environment.

6.3 London Plan (2015-16)

The relevant policies:

- 3.1 (Ensuring equal life chances for all),
- 3.16 (Protection and enhancement of social infrastructure),
- 5.2 [Minimising carbon dioxide emissions];
- 5.3 [Sustainable design and construction];
- 5.7 [Renewable energy];
- 5.11 [Urban greening];
- 5.12 [Flood risk management];
- 5.13 [Sustainable drainage];
- 6.3 [Assessing effects of development on transport capacity]; 6.9 [Cycling];
- 6.10 [Walking];
- 6.11 [Smoothing traffic flow and tackling congestion];
- 6.12 [Road network capacity];
- 6.13 [Parking];
- 7.2 [An inclusive environment];
- 7.3 [Designing out crime];
- 7.4 [Local character];
- 7.5 [Public realm];
- 7.6 [Architecture];
- 7.14 [Improving air quality];
- 7.15 [Reducing noise and enhancing soundscapes] and
- 8.2 [Planning obligations].

Merton LDF Core Planning Strategy [2011]

- 6.4 Relevant policies
- CS.5 (Wandle Valley)
 - CS.11 (Infrastructure),
 - CS.13 (Open Space/Nature conservation)
 - CS.14 [Design];
 - CS.15 [Climate change];
 - CS.18 [Active transport];
 - CS.19 [Public transport]; and
 - CS.20 [Parking; servicing and delivery].

Merton Sites and Policies Plan (2014).

- 6.5 Relevant policies:
- DM C1 – Community facilities;
 - DM D1 – Design and public realm;
 - DM D2 –Design consideration;
 - DM D4 – Heritage assets;
 - DM EP2 – Noise;
 - DM F1 – Flooding;
 - DM F2 – Drainage;
 - DM.O1 Open Space;
 - DM.O2 Nature conservation, trees and landscaping.
 - DM T1 – Sustainable transport; and
 - DM T3 – Car parking and servicing.

Site Proposal 17 in the Sites and Policies Plan.

(South western part of site).

Allocated use – a suitable mix of school and/or residential uses.

Issues.

- Maintaining a functional green corridor.
- Protecting residential amenity.
- Respecting character of conservation area.
- Respecting and enhancing adjacent nature conservation area.
- Potential for redevelopment to encompass either or both of school sites to east and west ensuring provision of schools in a modern facility.
- Potential impact on archaeological heritage.
- Development needs to incorporate suitable mitigation measures to address issues associated with critical drainage area.
- Need to ensure water/wastewater capacity with Thames Water.

7. PLANNING CONSIDERATIONS

7.1 The main planning considerations include the following:

- Principle of development – open space and education.
- Design and appearance including heritage considerations and landscaping/biodiversity;
- Impact neighbour amenity;
- Transport, car parking, servicing, access, walking and cycling;
- Sustainable design and construction; and
- Technical issues including flooding, archaeology,

Principle of development – open space and the provision of education.

7.2 The principle of development should be considered in the context of part of the site's designation as open space. London Plan policy 7.18 states that the loss of open space must be resisted unless an equivalent or better provision is made in the same catchment to offset the loss, and that any re-provision must be supported by an up to date needs assessment. Policy CS13 of the CS states that the Council must protect and enhance the boroughs open space. Policy DMO1(b) of the

SPP states that open space will be protected from inappropriate development and that in accordance with the NPPF, open space should not be built upon unless: (i) an assessment clearly demonstrates the open space is surplus to requirement; or, (ii) an equal or better re-provision in terms of quality and quantity offsets the loss; or, (iii) the development is for sports and recreation where the need clearly outweighs the loss.

- 7.3 Alongside the objectives of safeguarding open space from inappropriate development is the legal obligation on the Council to secure the provision of sufficient school places for its area. The applicant's submission highlight that there is a significant increase in demand for school places in Merton, with more children entering school age, fuelled by the number of live births that has risen by over 35% in the last ten years, which is now flowing into secondary school age. This rise in demand for school places has impacted on provision for pupils with special educational needs to an even greater extent.
- 7.4 There has been a particular rise in children diagnosed with ASD and Moderate Learning Difficulties, for which Cricket Green is the specialist provision within the London Borough of Merton. There is a need to provide approximately 80 additional places to meet growing demand, and also to provide an early years provision so that children can be assessed for their SEN at the appropriate stage.
- 7.5 Within the past 5 years the council has commissioned Capita to undertake site searches for new school sites but found few options that avoided building on open space.
- 7.6 Cricket Green is an outstanding school, but its previous incremental expansions means the quality of accommodation needs to be improved. Expanding on this site allows the buildings to be rationalized to provide appropriate accommodation for all children. It is therefore important for educational standards and efficiency to provide the required extra places as part of an expanded Cricket Green School.
- 7.7 While the proposal seeks to build upon additional areas of open space, it also releases land for open space by proposing the removal of buildings on the site. Paragraphs 3.9 and 3.10 examine the changes in more detail. It is considered that the development meets the tests of development on open space in that it is a necessary part of the scheme as a whole, that it is only as large as necessary and that the remaining open space would be of a better quality – with some modest enlargement of land that will remain as “open”. The proposals consolidate, into one larger area, open space on the site by providing a hard play area (currently occupied by the modular buildings) alongside the retained sports pitch and garden. The displacement of a small parking area currently outside the school site to provide a small

“orchard” and growing garden may also be considered to represent an enhancement to the open space. Given the above, it is considered that the proposal is acceptable in principle, subject to compliance with the relevant London Plan policies, Merton Local Development Framework Core Strategy and Merton Sites and Policies Plan.

Design and appearance including heritage and landscaping considerations.

- 7.8 London Plan policy 7.4 requires, amongst other matters, that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass. Policy 7.6 sets out a number of key objectives for the design of new buildings including the following: that buildings should be of the highest architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm. Policy 7.8 highlights the need to identify, value, conserve, restore and re-use heritage assets and development affecting the setting of heritage assets should conserve their significance with similar objectives reflected in Merton’s Sites and Policies plan policy DM.D4
- 7.9 Policy CS14 of the adopted Core Strategy states that all development needs to be designed to respect, reinforce and enhance local character and contribute to Merton’s sense of place and identity. This will be achieved in various ways including by promoting high quality design and providing functional spaces and buildings, with similar objectives reflected in Merton’s Sites and Policies plan policy DM.D2.
- 7.10 The Site Proposals designation acknowledges that the site, part of which includes the application site has potential for redevelopment to encompass either or both of school sites to east and west ensuring provision of schools in a modern facility. While officers acknowledge that in the wider context the site comprising Cricket Green School may well have potential for a modern facility and that a more comprehensive approach to development might be favoured, applications have to be considered on their individual merits. Officers consider it would be unreasonable to resist the proposals on the basis of failing to deliver a more comprehensive redevelopment.
- 7.11 The proposed new building and extensions have undergone examination by officers and further scrutiny by the Design Review Panel. Buildings on site are from different periods giving rise to an eclectic mix of styles. Similarly, the applicant acknowledges that there is a lack of common connection and consistency with regards to the building forms and materials employed on the site. The applicant has sought to justify the design approach highlighting that the buildings comprising the Cricket Green Conservation area are characterised by a wide variety of style, thereafter drawing on precedent examples of

simple modern buildings such as the Donhead Prep School extension in Wimbledon, endorsed by the Council, and going on to reason that a new building may reasonably provide a sensitive juxtaposition against more traditional buildings.

- 7.12 The plain simple and geometric design of the new building will sit towards the rear of the site with wider ranging views being masked by the presence of other existing buildings. Arguably, where the building may be glimpsed from beyond the site boundary it will have a quiet unobtrusive impact. At closer proximity the applicant has revised the detailed finishes to the elevations adding interest and texture to what could have resulted in rather uncompromising plain elevations.
- 7.13 While more prominent in terms of its proximity to the Church Road boundary, the single storey extension to Block A would blend in with the design of the existing building. It may be concluded that by fulfilling this design criteria the extension essentially meets the test of preserving the character and appearance of the conservation area.
- 7.14 Single storey extensions to the former Chapel Orchard building (Block C) would blend in with the existing building and given their location towards the rear of the school site would have something of a neutral impact on the character and appearance of the conservation area.
- 7.15 Other lesser changes to the school complex, including treatments around school entrances, have been developed by the applicant to provide a degree of coherence and consistency to the use of colours and materials, and are welcomed.
- 7.16 Following discussion with planning officers the applicant has agreed to include improving the boundary treatment to the site with new black vertical bar steel railings and gates. Final specification details remain to be agreed and can reasonably be dealt with by condition. The proposals would enhance the manner in which the site is framed when seen from the public realm beyond the site boundary.
- 7.17 The removal of the modular buildings is welcomed and would enhance the conservation area.
- 7.18 The proposed buildings and extensions require the removal of a significant number of trees on the site (see Trees officer comments above) raising issues of both the contribution the trees make to the character of the area and biodiversity. In addition the proposals also raised issues with the DRP and others whereby it was considered that they lacked a sense of coherence. The development of a meaningful landscaping (hard and soft) strategy has provided a route by which the three issues can be resolved.
- 7.19 The trees officer has not raised objections to the removal of the trees but has raised concerns on the basis of earlier iterations of the plans as

to the layout, surface treatment, capacity of the site to accommodate new tree planting as proposed and species. The amended proposals have addressed issues of tree species and the amended plans show significant numbers of new trees to be planted providing an opportunity in the longer term to balance impact on biodiversity.

- 7.20 The tree screen to the front of the site is not harmed thereby preserving the setting of the site in the context of the public realm and boundary treatment condition requires details of further hedge planting to reinforce the green quality of the boundary.
- 7.21 So as to safeguard wildlife, careful implementation of the development from demolition through to construction will be required and the applicant's Preliminary Ecological Assessment, and Tree Protection and Arboricultural method statements provide a suitable framework of recommendations that may be incorporated into suitable conditions. Standard landscaping conditions can also be adjusted so as to deliver enhancements to biodiversity fulfilling one of the key consideration for development of the site in the Council's Sites and Proposals plan.
- 7.22 Remodelling of the layout of the open spaces and parking spaces around the building both existing and proposed have provided an opportunity to enhance the setting of the listed arch. Initial proposals had been the source of concern from a design and heritage perspective and there have been on-going discussions with the applicant on this matter.
- 7.23 The existing narrow pedestrian access point from Church Road is maintained along a narrow footpath leading to the main building entrance. An abrupt left turn across the main vehicular route is demarcated only by a painted highway crossing. Lack of signage together with glimpses of multiple buildings makes wayfinding difficult. Car parking bays dominate the entrance experience.
- 7.24 The removal of all car parking bays from the entrance space allows for the opening up of the existing narrow pedestrian access point and the creation of a broad entrance courtyard. Car parking provision is provided elsewhere on site.
- 7.25 Indicative hard and soft landscaping plans show a consistent buff coloured asphalt surfacing proposed across the entirety of the space including a generously proportioned shared surface zone across the vehicular route. Such details will need further review particularly in areas in proximity to trees so as to avoid damage to roots and the health of trees.
- 7.26 The historic arch would become a focal point of the courtyard with a sensitively improved setting. Natural stone boulders protect soft landscape treatment and seating would allow for the space to become a destination rather only a place of transition. The proposals have

undergone amendment during the course of the application and the current proposals warrant support.

- 7.27 It may be concluded that the proposals would preserve views of this part of the conservation area.
- 7.28 Urban design objectives include the promotion and facilitation of greater permeability enabling ease of movement in particular for pedestrians from one street block to another and from one street block to open or other public spaces. The site including other Council owned land including Worsfold House currently create a barrier to movement between Church Road and parkland to the south. While the scheme would not deliver a new route as encouraged by the Mitcham Group land to the west side of the site remains as an access to Worsold house. The proposals therefore do not preclude revisiting this idea were other Council land to be considered for redevelopment in the future - Worsfold House is part of the Chapel Orchard/Worsfold House proposal site 17 in the Council's Sites and Policies Plan allocated for development for school and residential purposes.

Design – safety and security.

- 7.29 London Plan policy 7.3 aims to ensure that measures to design out crime are integral to development proposals and are considered early in the design process, taking into account the principles contained in Government guidance on 'Safer Places' and other guidance such as Secured by Design' published by the Police. Development should reduce the opportunities for criminal and anti-social behaviour and contribute to a sense of security without being overbearing or intimidating. Places and buildings should incorporate well-designed security features as appropriate to their location.
- 7.30 The design has been the subject of discussion between the applicant and the Met Police's local design advisor and the Design and Access statement sets out general principles for ensuring access to the site including vehicle and pedestrian access is secure. The Met Police are supportive of the proposals in this respect however Members may consider it prudent to require full details of security measures and officers have adjusted the "boundary treatment" condition so as to require details regarding the management of the site boundary during and outside school hours.

Neighbour amenity – privacy.

- 7.31 Policy DM.D2 states that proposals for development will be expected to ensure appropriate levels of sunlight and daylight, quality of living conditions, and privacy to adjoining gardens
- 7.32 The nearest part of the new two storey block is over 20m from the closest dwelling, 30 Boundary Gardens. The new block and the dwellings lay at right angles to one another. Thus the proposals would

not give rise to overlooking or loss of privacy to the occupiers of the house.

Neighbour amenity – loss daylight sunlight and visual intrusion.

- 7.33 The new block would lay to the of the gardens to houses in Boundary Gardens. As such the proposals would not give rise to overshadowing or loss of sunlight. While the nearest part of the new two storey block is over 20m from the closest dwelling, 30 Boundary Gardens the building at this point is also 7m off the site boundary. Officers conclude that a combination of the orientation of the new building to Boundary Gardens coupled with the distance from the dwelling to the building and its distance from the boundary, it may be unreasonable to withhold permission on the grounds of the proposals being visually overbearing or intrusive.
- 7.34 The location of other extensions proposed under this application is such that they are considerably more remote from neighboring dwellings and give rise to no considerations in terms of light privacy or outlook.

Transport, car parking, servicing, access cycling and walking.

Car parking.

- 7.35 Policy CS20 of the Core Strategy [July 2011] states car parking should be provided in accordance with current parking standards, whilst assessing the impact of any additional on street parking on vehicle movements and road safety.
- 7.36 Policy 6.13 of the London Plan states that the Mayor wishes to see an appropriate balance between promoting new development and preventing excessive car parking that can undermine cycling, walking and public transport use. The Plan does not include any specific car parking standards for schools. Hence, the requirements for car parking provision will be assessed on a site-by-site basis.
- 7.37 The site currently features a total of 44 parking spaces which are for the exclusive use of staff and vehicles operated by the school. The parking areas are controlled by gates which are locked during school hours. Parking currently comprises space for 29 vehicles on land to the north west of the Site, seven spaces in front of the main school building (Block A), and eight spaces in front of Block B. A further eight spaces located north of Block C are marked for use by taxis only. A dedicated accessible parking area is also located in this area, providing access to the Site for wheelchair users. A series of bollards prevent parking along the eastern side of the internal road that leads to the training centre.
- 7.38 The proposals would result in the removal of 5 parking spaces near the school entrance and the listed arch and around 6 spaces currently beyond the school site, but to be incorporated into the enlarged school

boundary. The plans show how further 9 car parking spaces could be provided alongside the service road that leads to Worsfold House. The car park adjacent to Worsfold House is considerably underutilised and the loss of these spaces is not an issue.

- 7.39 The applicant's transport assessment highlights that 51% of staff currently drive to and from the school. In a worst-case scenario whereby the mode share does not change, an additional 25 staff members would drive to and from the school each day, although officers would note that not all those would be full time members of staff. The on-street parking survey found there to be at least 47 parking spaces vacant within the local area at the busiest times of the day.
- 7.40 No objection has been raised by the Council's Transport/Highways officers to the proposals in terms of placing any extra pressure on parking in the surrounding road network.
- 7.41 The applicant's transport assessment notes that the School Travel Plan will be updated to account for the Proposed Development and school expansion, with new measures introduced that discourage single-occupancy car travel by staff members. The School Travel Plan will therefore help to mitigate the worst-case parking impact and reduce the level of parking demand over time. A "travel plan" condition is recommended.

Impact on traffic, servicing and access.

- 7.42 Policy CS20 of the Core Strategy [July 2011] states that the Council will seek to implement effective traffic management by requiring developers to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway. The policy also requires developers to incorporate safe access to and from the public highway.
- 7.43 The site is currently accessed via two entrances from Church Road. The eastern access is a one-way road which leads to the staff car park and vehicle drop-off areas, and vehicles must drive through the site before exiting through the western access onto Church Road. The western access is a two-way street which also provides access to the training facility to the south of the Site. The main pedestrian access is via a dedicated entrance to the north east of the Site, however there is a footpath that runs alongside the eastern vehicular entrance which also provides access.
- 7.44 The existing pedestrian and vehicle accesses from Church Road will be retained with no alterations.
- 7.45 The applicant advises that site currently stores refuse in eight 660L Eurobins, of which four are for recyclables and four for general refuse. The school receives one refuse collection for each waste type each week during term time. The bin store will be relocated to the area

adjacent to Block C in order to provide convenient access for refuse collection. It is anticipated that the school's refuse collection strategy will remain as existing following implementation of the Proposed Development. It would be prudent given the potential for refuse arrangements to change as a result of the proposals to attach a suitable condition to ensure final details are agreed.

- 7.46 The school is serviced by approximately three van deliveries per day, typically delivering food, post and stationary orders. Furniture deliveries occur on an infrequent ad-hoc basis. No other major deliveries are currently made to the school.
- 7.47 All servicing activity takes place within the site boundary, with vehicles using the drop-off area before leaving the site via the internal access road.
- 7.48 It is not anticipated that the number of deliveries to the school will increase as a result of the proposed expansion, with servicing activity continuing to be undertaken from the same location following implementation of the Proposed Development.

Cycling and walking.

- 7.49 Policy CS 18 of the adopted Core Strategy [July 2011] states that the Council will promote active transport by prioritising the safety of pedestrian, cycle and other active transport modes; by supporting schemes and encouraging design that provides, attractive, safe, covered cycle storage.
- 7.50 The applicant has stated in their Transport Assessment that current cycle parking provision is considered to be sufficient to accommodate the future number of staff members at the site and that a monitoring strategy will be implemented to ensure that future cycle parking provision is made available if there is sufficient demand. Officers consider that planning policies should reasonably be directed towards promoting improvements to the attractiveness of alternative modes of transport/travel such as cycling and that maintaining the status quo is not seen as fulfilling this objective. Further details of secure and covered parking is recommended as a condition along with a staff travel plan/updated travel plan (see above).

Flooding issues.

- 7.51 Merton's Sites and Policies Plan policies DM.F1 and DM.F2 seek to minimise the impact of flooding on residents and the environment and promote the use of sustainable drainage systems to reduce the overall amount of rainfall being discharged into the drainage system and reduce the borough's susceptibility to surface water flooding.

7.52 The Flood Risk Assessment has been assessed and deemed to be acceptable and in accordance with policy. The Council's flood risk engineer has recommended that in the event that permission is granted conditions requiring a detailed scheme for the provision of surface and foul water drainage is submitted and implemented, that the drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed greenfield runoff rate, that detailed infiltration tests are undertaken to specify the final detailed drainage, and that the Construction Method Statement will need to address measures to minimise silt dispersal and where waters will be discharged to.

Archaeology

7.53 London Plan policy 7.8 and Policy DM D4 of the Sites and Policies Plan aims to conserve and where appropriate enhance Merton's heritage assets and distinctive character. The application site is located in an Archaeological Priority Area.

7.54 As the proposal has the potential to impact upon archaeological remains. A planning condition is recommended that seeks the submission of a 'Written Scheme of Investigation' and for work to proceed in accordance with this document.

8. ENVIRONMENTAL IMPACT ASSESSMENT AND SUSTAINABILITY

Environmental Impact Assessment

8.1 The application site is more than 1.0 hectares in area and therefore falls within the scope of Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Urban development projects (Schedule Category 10) which are not dwellinghouses require a screening opinion to be given by the local planning authority. However, having considered the range of developments captured by this category, which does not include schools, it is considered that the proposed school expansion falls outside the scope of the regulations. In this context there is no requirement for an Environmental Impact Assessment as part of this planning application.

Sustainability

8.2 Policy CS 15 of the adopted Core Strategy [2011] states that proposals will be required to demonstrate how resources have been used effectively. Proposals would also need to demonstrate how they make the fullest contribution to minimising carbon dioxide emissions. Adopted policy requires all new non-domestic developments greater than 500m² to meet CO₂ reduction targets in line with Policy 5.2 of the London Plan (2016). This equates to an onsite 35% reduction in regulated CO₂ emissions.

8.3 The proposed new block includes an highly insulated building fabric with energy efficient building services. The initial Part L calculations demonstrate the design achieves a 31% improvement over Part L

2013. The provision of 10 PV panels has been included in the proposed design, which enabled the CO2 emission to be reduced further to 39%. This exceeds the 35% requirement of the Policy CS15 and the London Plan. The new Classroom Block G is to achieve BREEAM Very Good. The pre-assessment report results indicate that a BREEAM score of 63.8% could be achieved for new build. The score required to achieve BREEAM Very Good is 55% which confirms that the required rating can be achieved.

- 8.4 The Climate Change officer has reviewed the proposals and finds them to be satisfactory and likely to meet adopted policy objectives. A condition is recommended requiring confirmation that the development has achieved the necessary BREEAM level of “very good”

9. PLANNING OBLIGATIONS.

- 9.1 The issue of planning obligations is not relevant in this instance being a Council scheme for which the Council cannot enter into a legal agreement with itself.

10. CONCLUSION

- 10.1 The proposals would meet a need for which the Council has a statutory duty to fulfil; namely the provision of school places. The proposals expand an existing specialist facility in the Borough against a backdrop of similarly increased needs to provide for children with special learning needs. The design and layout has been the subject of considerable analysis by the applicant so as to ensure land take for new buildings on designated open space is balanced by the demolition of other buildings and integrating additional land that can form part of the “open spaces” which the school values for the well being of the pupils.
- 10.2 The design of the new buildings and extension is plain and simple and, as a matter of judgement, can be considered to preserve the character and appearance of the conservation area, views from surrounding streets being fairly restricted by existing buildings.
- 10.3 Officers consider that the size, massing and location of the proposed building in relation to neighbouring dwellings is such that neighbour amenity would not be harmed.
- 10.4 By amending the layout, the expansion of the school has also balanced the provision of parking with modest but welcome enhancements to the setting of the listed arch.
- 10.5 Parking provision and layout is considered satisfactory and would not prejudice the operation of the surrounding highway network or safety of road users.

- 10.6 Notwithstanding the removal of trees from the site, biodiversity would be safeguarded by significant replacement tree planting and by measures such as the inclusion of green roofs as part of the development.
- 10.7 The development would achieve the required level of sustainability in terms of managing flood risk and reducing CO2 emissions.

RECOMMENDATION: Grant planning permission subject conditions.

1. A.1 Commencement of development (3 years)
2. A.7 In accordance with approved plans.
3. Flood risk. A detailed scheme for the provision of surface and foul water drainage shall be implemented in accordance with details that have been submitted to and approved in writing by the local planning authority and in consultation with Thames Water. The drainage scheme shall dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed greenfield runoff rate, in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

No development approved by this permission shall be commenced until detailed infiltration tests are undertaken to specify the final detailed drainage, the results must be submitted to and approved in writing by the Local Planning Authority. The infiltration tests should be undertaken in the winter period when groundwater levels are high, in accordance with BRE365. The drainage scheme shall address drainage scenarios both during and post construction, hydraulic calculations should confirm the capacity of the infiltration systems during detailed design. Should dewatering be required during construction, a detailed Construction Method Statement will need to address the measures to minimise silt dispersal and where waters will be discharged to.

Reason. To reduce flood risk and to comply with London plan policy 5.12, Merton Core Planning Strategy policy CS16, and Merton sites and Policies plan policy DM.F2.

4. No development other than demolition and works up to foundation level shall take place before particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors, windows and tiles (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be

carried out until the details are approved, and the development shall be carried out in full accordance with the approved details. Reason; To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2015 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014.

5. Details of all boundary walls, railings and fences or fences, including any supplementary boundary landscaping/hedge planting, and security measures including managing access during and outside school hours, shall be submitted in writing to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied until the approved details are carried out in accordance with the approved details. The walls and fencing shall be permanently retained thereafter. Supplementary hedge planting shall be carried out within the first planting season following implementation of the works to remodel the boundary and any planting that dies within 5 years from planting shall be replaced with a similar species. Reason; To ensure a satisfactory design in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1, D2 and D4 of Merton's Sites and Polices Plan 2014.
6. D11 Construction Times No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays. Reason; To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015 and policy DM EP2 of Merton's Sites and Polices Plan 2014.
7. Site levels. No development, other than demolition of existing buildings, shall take place until details of the proposed finished floor levels of the development, together with proposed site levels, have been submitted to and approved in writing by the Local Planning Authority, and no development shall be carried out except in strict accordance with the approved levels and details.

Reason: To safeguard the visual amenities of the area, to mitigate against flood risk and to comply with the following Development Plan policies for Merton: policy 7.6 and 5.12 of the London Plan 2015, policies CS14 and 15 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3, and DM.F1 and F.2 of Merton's Sites and Policies Plan 2014.

8. Site surface treatment. The school extensions shall not be occupied until details of the surfacing of all those parts of the site not covered by

buildings or soft landscaping, including any parking, service areas, footpaths, and play areas, have been submitted in writing for approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the approved extensions shall not be occupied until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details. Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

9. Notwithstanding indicative details in the Design and Access Statement July 2018 full landscaping (hard and soft) details shall be submitted to and approved by the Local Planning Authority before the development is occupied. The landscaping works shall following the recommendations of the applicant's PEA and amended Design and Access Statement July 2018. The works shall be carried out in the first available planting season following the completion of the development, or prior to the occupation of any part of the development, whichever is the sooner, unless otherwise agreed in writing by the Local planning Authority, and any trees/shrubs which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation.
10. The measures to protect trees shall be implemented before the development commences in full accordance with the recommendations set out in the Arboricultural Method Statement and Tree Protection Plan and associated drawing submitted by Barrell Tree Consultancy dated 29th November 2017 and supplemented by the tree protection zone plan attached to the applicant's Design and Access statement July 2018. The details and measures as recommended in the report shall be retained and maintained, until the completion of all site operations. Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.
11. The development, including demolition shall adhere to the recommendations of the applicant's PEA with regards to safeguarding measures for wildlife including conducting further surveys and formulating protective measures prior to demolition works commencing, with such measures to have been agreed in writing by the local planning authority. Reason. To protect biodiversity, flora and fauna including any protected species and to comply with the following Development Plan policies for Merton: policy 7.19 of the London Plan

2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy DM.O2 of Merton's Sites and Policies Plan 2014.

12. Demolition dust and noise. Prior to the commencement of development [including demolition] measures shall be in place to prevent nuisance from dust and noise to surrounding occupiers with these measures in accordance with a method statement that has previously been submitted to and approved in writing to the Local Planning Authority with the approved measures retained until the completion of all site operations. Reason for condition: To protect the amenities of occupiers of neighbouring properties and to accord with Sites and Policies policy DM D2.
13. Construction phase impacts. Prior to the commencement of development [including demolition] a working method statement shall be submitted to and approved in writing by the Local Planning Authority that shall include measures to accommodate: the parking of vehicles of site workers and visitors; loading and unloading of plant and materials; storage of construction plant and materials; wheel cleaning facilities; control of dust, smell and other effluvia; control of surface water run-off. No development shall be take place that is not in full accordance with the approved method statement. Reason for condition: In the interests of vehicle and pedestrian safety and the amenities of neighbouring occupiers and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.
14. Standard Condition [Construction Logistics Plan to be Submitted] Prior to the commencement of development [including demolition], a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority and all works shall take place be in accordance with approved plan Reason for condition: In the interests of vehicle and pedestrian safety and the amenities of local residents to comply with policy CS20 of the Merton Core Planning Strategy 2011
15. Refuse and recycling facilities. Notwithstanding the details on the submitted plans, details of refuse and recycling facilities shall be submitted to and approved with such details as may be approved implemented in full, before the development is occupied. Reason. To comply with policy CS20 of the Merton Core Planning Strategy 2011.
16. Amended standard condition [External Lighting] Any new external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary and to accord with the recommendations in the applicant's PEA . Reason for condition: In order to safeguard the amenities of the area and the occupiers of neighbouring properties, to safeguard the biodiversity quality of the locality, and to ensure compliance with Sites and policy DM D2 and DM.O2 and CS13 and CS14 of the Merton Core Planning Strategy 2011 and in accordance with the best practice guide from the Bat Conservation Trust.

17. Archaeology. A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.
- B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.
- C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).
- D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured. Reason. Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.
18. Non Standard Condition Noise from any new plant/machinery associated development shall not increase the background noise level by more than 2dB [A] L 90 [5 minute measurement period] with no increase in any one-third octave band between 50 Hertz and 160Hertz. Reason for condition. To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with Development Plan policies: policies 7.14 and 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policies DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.
19. [Cycle storage and parking] Details of new secure and covered cycle parking for users of and visitors to school shall be submitted to, approved in writing by the Local Planning Authority and implemented before the extensions to the school hereby approved are occupied. Cycle storage shall be retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure the provision of satisfactory facilities for the storage of cycles and to comply with policy CS18 of the Merton Planning Core Strategy 2011.
20. Car parking spaces. Prior to occupation of the development hereby permitted the applicant shall have submitted to and had agreed by the local planning authority, a phasing plan for the provision of the car parking spaces shown on the approved drawing to serve the

development. The car parking spaces shall be provided in accordance with agreed phasing. The car parking spaces shall be kept free from obstruction and shall be retained for parking purposes for users of/visitors to the development and for no other purpose. To ensure the provision of an appropriate level of car parking and comply with policy CS20 of the Merton Core Planning Strategy 2011, and policy 6.13 of the London Plan.

21. On completion of the new classroom block hereby approved the applicant shall submit a Post-Construction Review Certificate confirming that the development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good', and evidence demonstrating that the development has achieved not less than a 35% improvement in CO2 emissions reduction compared to Part L 2013 regulations. Reason. To ensure the development contributes towards mitigating against climate change and to comply with London Plan policies 5.1, 5.2 and 5.3 and Merton Core Planning Strategy policy CS15.
22. The development hereby approved shall not be used/occupied until such time as the applicant has installed the green roof and solar panels as described on the approved plans. Reason. To ensure that the development contributes towards mitigating against climate change, to contribute towards biodiversity and to comply with London Plan policies 5.1, 5.2 and 5.3 and Merton Core Planning Strategy policy CS15 , to reduce flood risk and to comply with London plan policy 5.12, Merton Core Planning Strategy policy CS16, and Merton sites and Policies plan policy DM.F2, and to safeguard the biodiversity quality of the locality, and to ensure compliance with Sites and policy DM D2 and DM.O2 and CS13 and CS14 of the Merton Core Planning Strategy 2011.
23. Prior to the occupation of the development hereby permitted, a Travel Plan (or addendum to an existing plan) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall follow the current 'Travel Plan Development Control Guidance' issued by TfL, and recommendations in the applicant's Transport assessment, and shall include:
 - (i) Targets for sustainable travel arrangements;
 - (ii) Effective measures for the on-going monitoring of the Plan;
 - (iii) A commitment to delivering the Plan objectives for a period of at least 5 years from the first occupation of the development;
 - (iv) Effective mechanisms to achieve the objectives of the Plan by both present and future occupiers of the development.The school shall operate only on accordance with the approved Travel Plan.

INFORMATIVES:

- a) INF 9 Works on the public highway.

- b) INF 12 Works affecting the public highway.
- c) INF 14 Demolition of buildings and tree felling should avoid the bird nesting and bat roosting seasons. Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use, or who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981. Buildings and trees should be inspected for bird nests and bat roosts prior to demolition or felling by an appropriately qualified person. If bats are found, Natural England should be contacted for advice.
- d) Written schemes of investigation (WSI) will need to be prepared and implemented by a suitable qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any site development related activity occurs. It is recommended that archaeological fieldwork should comprise: geotechnical monitoring and evaluation.
- e) No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).
- f) No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.
- g) In accordance with paragraphs 38 of the National Planning Policy Framework, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application.

In this instance:

- i) Officers invited amended plans to address concerns regarding the proposals.
- ii) The Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.

Appendix A - list of drawings and documents.

List of drawings:

17-1-6008-HBS-XX-00-DR-A-003-P2
17-1-6008-HBS-XX-00-DR-A-004-P3
17-1-6008-HBS-XX-00-DR-A-005-P1
17-1-6008-HBS-XX-00-DR-A-006-P2
17-1-6008-HBS-XX-00-DR-A-020-P3
17-1-6008-HBS-XX-00-DR-A-021-P2
17-1-6008-HBS-XX-00-DR-A-025-P3
17-1-6008-HBS-XX-00-DR-A-026-P2
17-1-6008-HBS-XX-00-DR-A-030-P10
17-1-6008-HBS-XX -00-DR-A-031-P4
17-1-6008-HBS-XX-00-DR-A-035-P8
17-1-6008-HBS-XX-00-DR-A-036-P4
17-1-6008-HBS-XX-00-DR-A-040-P4
17-1-6008-HBS-XX-00-DR-A-041-P4
17-1-6008-HBS-XX-00-DR-A-042-P4
17-1-6008-HBS-XX-00-DR-A-100-P2
17-1-6008-HBS-XX-00-DR-A-101-P3
17-1-6008-HBS-XX-00-DR-A-105-P2
17-1-6008-HBS-XX-00-DR-A-106-P3
17-1-6008-HBS-XX-00-DR-A-110-P3
17-1-6008-HBS-XX-00-DR-A-140-P2
17-1-6008-HBS-XX-00-DR-A-141-P2
17-1-6008-HBS-XX-00-DR-A-145-P2
17-1-6008-HBS-XX-00-DR-A-146-P2
17-1-6008-HBS-XX-00-DR-A-150-P3
17-1-6008-HBS-XX-00-DR-A-155-P3
17-1-6008-HBS-DR-L-800-P8
171047_CL-001_P1
171047_CL-002_P1
171047_CL-003_P1

List of documents

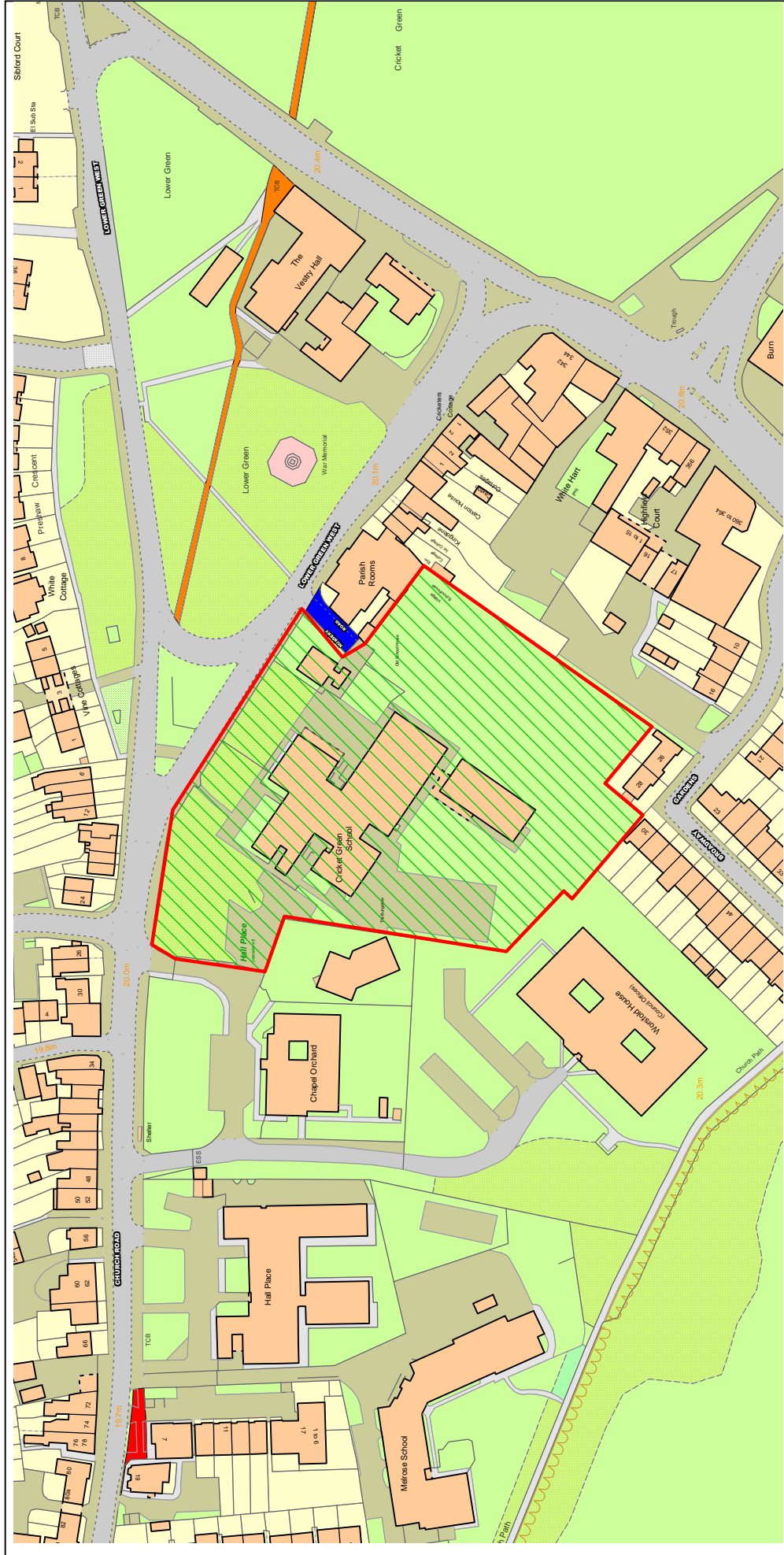
PART 1of3_Design and Access Statement Cricket Green School
PART 2of3_Design and Access Statement Cricket Green School
PART 3of3_Design and Access Statement Cricket Green School
(rec'd 10/07/18)

Acoustic Design Review
Remodelling Acoustic Design Review
BREEAM Assessment - The Ecology Consultancy
BREEAM Pre-Assessment Report – HBS
5826.1_London Borough of Merton Cricket Green Lane Tree
Assessment_V1.0
Preliminary Ecological Appraisal
Tree Assessment - The Ecology Consultancy
Energy Report
171123_171047_FRA Report Rev01_Cricket Green School
171123_171047_FRA Rev01 Appendices E+F
171123_1710147_FRA Rev01 Appendices A-D
Cricket Green School Merton Heritage Impact Statement 20112017

Historic Environment Assessment
STHLSD19 Cricket Green School Transport Statement
STHLSD19 Cricket Green School Transport Statement Appendices
Arboricultural Assessment and Method Statement v2
Tree Protection Plan v2

[Click here](#) for full plans and documents related to this application.
Please note these web pages may be slow to load

NORTHGATE SE GIS Print Template



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