

PLANNING APPLICATIONS COMMITTEE

18th August 2022

Item No:

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
-------------	------------------------	-------------------

	21/P4190	24/11/2021
--	----------	------------

Address/Site Blagdons Sports Ground Beverley Way New Malden KT3 4PU

(Ward) West Barnes

Proposal: DEMOLITION OF 2NO. EXISTING OUTBUILDINGS AND CREATION OF A NEW ALL-WEATHER SPORTS PITCH ("AWP") TO BE ENCLOSED BY BALL STOP FENCING AND ENTRANCE GATES, WITH ASSOCIATED FLOODLIGHT SYSTEM AND TREE PLANTING.

Drawing Nos J32-6962-PS-001, D19-041/DWG/0001 Rev 08, D19-041/DWG/0002 Rev 08, D19-041/DWG/0003 Rev 08, D19-041/DWG/0004 Rev 08, D19-041/DWG/0005 Rev 08, D19-041/DWG/0006 Rev 08, D19-041/DWG/0007 Rev 08, D19-041/DWG/0008 Rev 07, D19-041/DWG/0009 Rev 08, D19-041/DWG/0010 Rev 07, D19-041/DWG/0011 Rev 07, D19-041/DWG/0012 Rev 07, D19-041/DWG/0013 Rev 07, D19-041/DWG/0016 Rev 07, D19-041/DWG/0017 Rev 07, 710 Rev A & 701 Rev A.

Contact

Officer: Tim Lipscomb

RECOMMENDATION

Grant Planning Permission subject to any direction from the Mayor of London and conditions.

CHECKLIST INFORMATION

- Heads of s.106 Agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Number of neighbours consulted: 23
- External consultations: Yes
- Conservation area: No
- Listed building: No

- Tree protection orders: No
- Controlled Parking Zone: No
- Flood Zone 2-3
- PTAL: 1b-2

1. **INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee for determination as officers recommend approval where Sport England, a statutory consultee, have objected to the proposal.

2. **SITE AND SURROUNDINGS**

- 2.1 Blagdons Sports Ground is located on Beverley Way, New Malden. Access to the site is from Beverley Way. The site forms part of the grassed playing fields for Emanuel School, an independent, co-educational day school, which has recently started admitting girls. The main school site is at Battersea Rise, SW11 1HS, in the London Borough of Wandsworth.
- 2.2 Existing built development is focused towards the south-eastern corner of the site, including Blagdon House, the pavilion, squash courts, hard courts, car parking and various outbuildings. A cricket practice facility is located near to the facilities adjacent to the site's eastern boundary.
- 2.3 Six (6no.) 15.0m high floodlights serve a grass rugby pitch located within the South Western part of the playing field. The submission indicates that these will be removed from the sports ground after March 2022, as there is no requirement to retain them to serve the curriculum rugby activities in the future.
- 2.4 The site is bordered by Beverley Way to the east. The Wyvern industrial estate lies to the south. Beverley Brook and Pyl Brook border the western and northern boundaries of the sports ground, beyond which is Beverley Park (to the west) and Jurassic Encounter Adventure Golf (to the north). The site is some distance from residential development, with the nearest properties being c. 70 metres away on Onslow Road beyond a tree belt. There are a number of trees to the perimeter of the wider school grounds and some trees beyond the southern boundary of the application site. Of the 33 individual trees recorded in the submitted Arboricultural Impact Assessment, one was classed as Category A (high quality), 14 as Category B (moderate quality), 16 as Category C (low quality) and two Category U (poor quality or dead). The 11 groups were recorded as four Category B, five Category C and two Category U. There are no Tree Preservation Orders on the site.
- 2.5 The site has the following planning designations:
- Metropolitan Open Land ("MOL");
 - Open Space;
 - Flood Zones 2 and 3
 - Adjacent to Site of Importance for Nature Conservation
 - PTAL 1b-2
- 2.6 There are no statutorily or locally listed buildings within the site, nor is the site within a Conservation Area.

- 2.7 The grassed playing field area has historically been used by the Old Emanuel Cricket Club as follows:
- 20 fixtures on Saturdays (18 Surrey Championship League and 2 friendlies)
 - 9 on Sundays (league matches, occasionally one or two KO rounds to be fixed last-minute)
 - 1 x President's XI annual Fixture
 - 6 on Wednesday evenings
 - 40 x Tuesday and Thursday evening training sessions

The Viscount Cricket Club has also used the sports ground in the past as follows:

- 6 x Sunday fixtures
- 2.8 It is of note that the Old Emanuel CC have now secured alternative provision at a different site.
- 2.9 The site is also home to the Old Emanuel RFC (OERFC) as part of the Old Emanuel Association. The club reports;
- 4 senior teams including men's, women's and a veteran's team.
 - Touch Rugby is played for all levels, men & women, and gives the local community access to non-contact rugby and introduction to the wider game.
 - There is a large age grade section (350) drawn from the local community (New Malden and surrounds) (Age grade players are usually between 6 -18)
- 2.10 The cricket club is due to move to a site in Raynes Park but the time frame on this move is unclear.

3. PROPOSAL

- 3.1 Planning permission is sought for the installation of an 'All Weather Surface' or 'All Weather pitch' (AWP) of 5,930sqm which would replace part of the grass playing field in the southeastern corner of the sports grounds
- 3.2 The AWP would be enclosed by new 4.5 metre high ball stop fencing and entrance gates. It would be equipped with a new lighting system of 8no. 15 metre high LED floodlights.
- 3.3 The hours of use of the AWP were originally proposed to be 07.00 to 21.00 Monday to Sunday but these hours have been extended to 07.00 to 22.00 on the basis of Sport England's consultation comments (this matter is discussed later in this report). The floodlights would be turned on no earlier than 7.00 and turned off no later than 22.15.
- 3.4 Two existing outbuildings, currently used for storage, are proposed to be demolished. The existing non-turf cricket practice nets would be related to another part of the site (under concurrent planning application ref. 22/P0956).
- 3.5 Tree planting is proposed to the western and northern boundaries of the sports ground (8 trees to the northern boundary and 4 to the western boundary). It will be necessary to remove one Category C tree, T10 and one Category B tree from group 6 (G6). A group of predominantly dying / dead elm have also been recommended for removal as they are Category U (G2) and are close to the works areas. It can be

seen on the Tree Protection Plan (see drawing JSL4060_710) that the position of the AWP encroaches slightly on the RPA of the Category B trees T7, T8 and group G7 and measures are proposed to mitigate for the impact on this tree.

- 3.6 The AWP would be used by the school for the following sports:
- Hockey;
 - Tennis;
 - Netball;
 - Cricket; and
 - Football.
- 3.7 A separate standalone application for practice cricket nets has been submitted under reference 22/P0956.
- 3.8 The application is accompanied by a Community Use Agreement (CUA), which has been amended throughout the course of the application. The CUA sets out that the All-Weather Pitch will be made available for community use for a minimum of two weeknights (6-10pm) and on Sundays (9am-6pm) each week (this would be a minimum provision and the school would offer more when practicable). In advance of the start of each term and the summer holiday (4 times annually), the Outreach Coordinator will write to the local planning authority to confirm the availability of the All-Weather Pitch for community users for the coming term / summer holiday.” (Note that the CUA relates to the use of the AWP and cricket practice nets only, not the wider sports grounds at the Blagdons Site).
- 3.9 The school has outlined the need for the proposed AWP and sets out the following key points:
- The AWP responds to the growing demand and pupil numbers and reduces the school’s reliance on third party facilities, which effectively restricts sports participation in the current situation.
 - There is a notable rise in the number of girls enrolled at the school, from 309 in 2012 to 509 in 2021 (+ 64% over 9 years). This trend has meant that, over time, the school have not been able to offer the fullest range of sporting opportunities to all its students. The application proposals will significantly increase capacity and sporting participation, particularly in offering a full range of girls’ sport.
 - The number of girls’ cricket fixtures is anticipated to increase further by 2024. With the introduction of girls’ football in 2019, it is expected that girls’ participation in football will follow the same pattern. In 2015 the school had no girls’ cricket teams, no girls’ football teams, 15 netball teams, 10 hockey teams. By 2020 this had grown to 12 girls’ cricket teams, 6 girls’ football teams, 29 netball teams and 11 hockey teams (following a COVID year)”
 - The submitted documents outline the Outreach programme that the school runs, which offers support to disadvantaged children. The Planning statement sets out that it is hoped that the existing programme offered at the school’s Wandsworth site can be expanded to make a similar community offer using the new AWP at Blagdons Sports Ground. The submission sets out that Emanuel School is exploring the opportunity to

extend its established outreach programme to offer use of the proposed AWP to community partners when Emanuel School is not using the facility.

3.10 The AWP would take up playing pitch space that is currently used for rugby and cricket and would reduce the number of rugby pitches from 3 to 2 and would reduce the size available for the cricket pitch.

3.11 The table below sets out the existing and proposed sports provision:

TERM	PLAYING PITCH TYPE	EXISTING SITE LAYOUT	PROPOSED SITE LAYOUT
Autumn	15v15 rugby union pitch	3	2
	Mini rugby union	5	6
Spring	11v11 football pitch	2	2
	9v9 youth football pitch	2	-
Summer	Grass cricket pitches with 37m/47m outfield and 3m safety zone	15	12
	Non-turf cricket practice pitches	2	3 (refer to associated planning application)
AWP (all year)	11v11 hockey field	-	1
	Mini hockey pitch	-	2
	Tennis court	-	4
	Netball court	-	3

3.12 The application is accompanied by the following supporting documents:

- Air Quality Assessment
- Arboricultural Impact Assessment
- Badger Survey
- Bat Survey Report
- CIL form
- Cricket Boundary Risk Assessment
- Design and Access Statement
- Lighting Assessment
- Open Space Assessment
- Planning Statement
- Preliminary Ecological Appraisal
- Site Investigation Report (relating to ground conditions, ground water and contamination)
- Transport Statement

Additional/Amended Documents:

- Community Use Agreement (amended 01/04/2022)
- Flood Risk Assessment (amended 21/01/2022)
- Executive Summary – The Future of Blagdons Sports Ground (20/04/2022)
- Construction Logistics Plan and Working Method Statement (01/06/2022)
- Revised Plans to omit cricket nets (25/02/2022) – The cricket nets are to be determined under application 22/P0956.

4. **PLANNING HISTORY**

4.1 Relevant planning history is summarised as follows:

4.2 22/P0956 - Replacement non-turf cricket practice facility, enclosed by ball stop fencing and entrance gates. Pending decision.

4.3 14/P3811 - Demolition of the existing flat roofed two storey changing block and function room building [1030 square metres] and the construction of a replacement two-storey 'changing and function room pavilion' [774 square metres] with the retention of the existing house, demolition of the existing storage barn and squash courts and the removal of the existing derelict tennis courts, cricket nets and storage containers with the reconfiguration of the existing site layout with the retention and relocation of the existing cricket square, three rugby pitches and existing floodlights and the provision of a new multi-use synthetic playing pitch [97.4 metres by 61 metres] in the south west corner of the site [with six, new 15 metre columns each providing 4 lamps and pitch boundary structures up to 4 metres in height], works to the existing trees on the site and new tree planting, the provision of new hardstanding access paths and the formalising and extension of the existing car parking area to provide a total of 59 vehicle spaces and parking for 16 cycles. Withdrawn

4.4 07/P0414 - Installation of 6 floodlighting columns around training pitch. Grant Permission subject to Conditions 28-03-2007

4.5 88/P1164 - Erection of a single storey extension to existing club house to provide snooker room. Granted 11-09-1988

- 4.6 MER631/67 - Erection of new pavilion linked to existing pavilion and formation of car parking for fifty cars. Granted 11-04-2002
- 4.7 MER1022/67 - Use of section of playing field land for car parking in connection with adjoining car park for venders - for three years. Granted 12-04-2002
- 4.8 MER520/71 - Single storey pavilion. Granted 12-04-2002
- 4.9 MER1435/72 - New squash court building adjoining existing changing room. Granted 12-04-2002
- 4.10 MER825/73 - New squash court building adjoining existing changing room. Granted 12-04-2002

5. **CONSULTATION**

5.1 The application was advertised by way of individual letters to nearby occupiers. No representations have been received.

5.2 Internal consultees:

5.3 LBM Policy Open Space, Sport and Recreation:

The site is designated as the following on the Policies Maps (with relevant policies):

- Metropolitan Open Land 04 - Beverley Brook / A3 (CS13, DM01)
- Open Space S044 - Emanuel School Playing Fields (CS13, DM01)

The new Merton Local Plan has now been submitted to the Secretary of State for independent examination. These policies should also be considered and given an appropriate amount of weight in the assessment of this planning application.

In line with the NPPF, London Plan and Merton's policies, Metropolitan Open Land should be protected from inappropriate development. Para 99 of the NPPF states:

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

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) 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
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."

In addition, Merton Policy DMO1 states:

"c) Development proposals within designated open spaces, which have met the conditions set in part b) above, will be required to meet all the following criteria:

- i. the proposals are of a high quality design and do not harm the character, appearance or function of the open space;
- ii. the proposals retain and/or improve public access between existing public areas and open spaces through the creation of new and more direct footpath and cycle path links; and,

iii. the character and function of leisure walks and green chains are preserved or enhanced."

The applicant has stated that the proposed replacement sports facilities would enable greater participation of a variety of sports by school students. The proposed development is for alternative sports provision that would be of benefit to the school students with access to the site. There are some references in the application to the school exploring the opportunity to offer use of the new AWP to community partners. In line with London Plan Policy S5(B)(2) and new Merton Local Plan Policy IN14.3(f) the proposed development should maximise the multiple use of the new sports facilities and the applicant will need to clearly demonstrate how this is possible through the application. A Community Use Agreement should be used to formalise this, which could be conditioned if necessary. This is of particular importance, to demonstrate that the benefits of the new sports facilities will clearly outweigh the loss of a well used rugby pitch.

The Merton Playing Pitch Strategy identifies this site as being of importance for the protection and enhancement of both rugby and cricket. I note that Sport England, the RFU and ECB were not involved in the school's engagement activity prior to the planning application being submitted. Sport England should be consulted as part of the planning application for their views on this proposal, in conjunction with the relevant sporting bodies.

I would also refer you to the comments I made in the separate email relating to biodiversity - the applicant will need to provide further information to demonstrate that the location of the newly proposed cricket nets does not impact adversely on ecology.

5.4 LBM Biodiversity

The site has the following policy map designations, as identified on Merton Maps (with relevant policies):

- MOL 04 - Beverley Brook A3 (CS13, DM01)
- Open Space - Emanuel School Playing Fields (CS13, DM01)
- Green Corridor 01 - Beverley Park (CS13, DM02)

The northern and western part of the wider Blagdon's site is also designated as SINC (MeBII05), although I note that the proposal does not impact on this part of the site.

It should also be noted that the new Merton Local Plan has now been submitted to the Secretary of State for examination. The policies should also be considered in your assessment with the appropriate weight.

Green Infrastructure

The applicant has submitted a Preliminary Ecological Appraisal (PEA) Report, a Bat Survey Report and a Badger Survey Report.

A Phase 1 Habitat Survey was undertaken on 21st April 2021.

Two bat emergence surveys were undertaken in July 2021 of Building B3.

A badger survey was undertaken in October/November 2021.

After reviewing these three reports, I have some queries relating to the methodology and findings of the surveys.

Page 22 of the PEA report states the following:

"5.3.4 T32 and trees A and C within G11 were found to have moderate suitability to support roosting bats, therefore, further survey work is required prior to the construction of the artificial cricket practice facility that would be subjected to tree works. This would involve an aerial inspection of the feature(s) by a licenced bat ecologist. If this found the feature to be suitable, if evidence of bats were found, or if the tree was deemed unsuitable to climb, further, more detailed emergence surveys would be needed.

5.3.5 Further survey work would involve emergence/re-entry surveys to determine if bats are using the tree. This would involve surveyors equipped with bat detectors watching different aspects of the tree, to observe any bats emerging/re-entering. As the tree is deemed to be of moderate suitability, two surveys would be required between May and September, with at least one before mid August. Data from these surveys would then need to be analysed using computer software to confirm species identification."

I can't see in any of the ecology reports submitted by the applicant that this further survey work to the trees has been undertaken. The bat survey report only provides evidence that the building B3 was surveyed.

The badger survey found that badgers are likely absent from the site, however Section 4 of the report recommends that a further walkover be undertaken prior to construction to reassess the site for badgers:

"However, badgers are mobile creatures and often excavate new setts. Therefore, it is recommended that a walkover of the site shall be carried out to reassess the site for badgers immediately prior to construction commencing, to confirm that badgers are still absent from the site. Should the survey identify a change in badger activity and potential harm to the species or their setts, a badger mitigation strategy can be produced and submitted to the Local Planning Authority."

Please request the following from the applicant/applicant's ecologist:

- A bat survey report that evidences the further surveys undertaken on trees T32, tree A and C within G11, in accordance with the recommendations set out in the PEA (page 22).
- Justification as to why the proposed cricket nets are required in this woodland area of the site. Have any other locations on the site been considered and if so, why were these discounted? The location of the new cricket nets in the southern area of the site will require the removal of a number of trees, three of which have been identified by the ecologist as having moderate suitability to support roosting bats. This location is also where the disused badger sett is located. This information is required so we can make an appropriate assessment of Policies CS13 and DM02.

I note that Appendix E contains an Arboricultural Impact Assessment. I haven't reviewed this part of the report and it should be considered by the Council's Tree Officer.

5.8 LBM Environmental Health (Contaminated Land)

With regards contaminated-land we recommend three-conditions, the first two, subject to prior agreement:

- 1) No development shall occur until a preliminary risk-assessment is submitted to the approval of the LPA. Then an investigation conducted to consider the potential for contaminated-land and shall be submitted to and approved in writing by the local planning authority. Reason: To protect the health of future users of the site in accordance with policy 9.10.6 of the London Plan 2021 and policy DM EP4 of Merton's sites and policies plan 2014.
- 2) No development shall occur until a remediation method statement, described to make the site suitable for, intended use by removing unacceptable risks to sensitive receptors, and shall be submitted to and approved in writing by the local planning authority. Reason: To protect the health of future users of the site in accordance with policy 9.10.6 of the London Plan 2021 and policy DM EP4 of Merton's sites and policies plan 2014.
- 3) Prior to first occupation, the remediation shall be completed and a verification report, produced on completion of the remediation, shall be submitted to and approved in writing by the local planning authority. Reason: To protect the health of future users of the site in accordance with policy 9.10.6 of the London Plan 2021 and policy DM EP4 of Merton's sites and policies plan 2014.

Additional comments (following additional discussion between the agent and Environmental Health Officer) 12/05/2022:

The report submitted satisfies requirements around an investigation. We await the results of a watching brief.

5.9 *LBM Highway Officer*

Highway comments are H10 and H13.

Officer comment:

In response to the comments the applicant has submitted a Construction Logistics Plan and Working Method Statement in order to seek to provide the information required by way of condition. The Highway Officer has reviewed this document and confirms no objection subject to deliveries not being within peak hours and some additional clarification on vehicle routes in and out of the site. An updated on this matter will be reported to the committee.

5.10 *LBM Transport Planning*

Proposed Development

The proposed development will comprise a new All-Weather Pitch (AWP), with associated areas of hardstanding / paving and pedestrian access from the existing Blagdons Sports Ground.

Vehicular access

The proposed development will be accessed off Beverley Way (B282), which is a two lane one-way road operating in a south to north orientation between Shannon's Corner gyratory to the south and the A3 Kingston Bypass to the north. To the north of the existing vehicle access, Beverley Way splits to form the A298 Bushey Road, providing access to A24 to the north-east.

Parking

The proposed parking provision for the development is as follows:

- 50 standard parking spaces;
- 2 accessible parking spaces;
- 2 coach spaces; and,
- 2 mini bus parking spaces.

Electric vehicle charging points (EVCP)

The parking spaces to be in accordance with London Plan policy regarding electric vehicle charging points (EVCP). As such, 20% of the parking spaces should benefit from active electric vehicle charging provision (including 2 disabled spaces) and 20% to be passive to be converted to active spaces in the future as and when required.

Pedestrian and cycle access

Pedestrian and cycle access will be via the existing vehicular site access, where shared surface is provided.

Trip Generation

The maximum number of cars onsite associated with the proposed AWP will be minimal considering the majority of the day to day use of the proposed AWP will be associated with the Emanuel school, would therefore not attract a significant amount of additional vehicle movements assuming the majority of the participants will be commuting by a coach or minibus.

Cycle Parking

The proposal fails to provide cycle parking to those who wish to cycle to the site. Adequate cycle parking (secure & undercover) should be provide in accordance with the London Plan Standards.

Recommendation: It is considered unlikely that the number of new vehicle trips generated from the proposed development will result in a significant adverse impact on the surrounding highway network.

Raise no objection subject to:

- Cycle Parking (secure & undercover) to be provided in accordance with the London Plan Standards.

5.11 LBM Flood Risk and Drainage Officer:

It appears as though there will be a new outfall to the Pyl Brook and the applicants will need to obtain an Flood Risk Activity Permit for this which I hope the EA have already let them know.

From a drainage point of view I'd suggest the following:

Condition:

The development shall be carried out in accordance with the mitigation measures set out in the submitted Flood Risk Assessment dated November 2021 and prepared by JPP Consulting Ltd, as follows:

- Surface water from the development will be discharged to the Pyl Brook at a rate of 2.5 l/s
- The proposed all weather pitch will include a permeable sub-base, and will be surrounded by 200mm barriers to contain all surface water discharge up to the 100yr plus 40% climate change event is contained on site.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2016, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

Condition:

The applicant shall prepare a SUDS management plan for the new SUDS proposal and ensure it forms part of the site maintenance plan.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2016, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

5.12 External consultees:

5.13 Sport England (Summary of comments)

- Objection raised due to reduction in size of existing cricket pitch which would reduce availability to local cricket clubs.
- Objection raised due to reduction in number of rugby pitches availability which would reduce availability to local rugby clubs.
- The benefit of the all weather pitch to hockey is not considered to mitigate for this impact.
- The level of community use offered is also not sufficient to mitigate for the impact.
- Advise that the proposed development prejudices the use of playing field and therefore is referable to the GLA.

See para 5.9 for Sport England's final comments on the proposed development.

Detailed comments below:

5.4 Sport England (17/01/2022):

Sport England - Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (NPPF) (in particular Para. 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

www.sportengland.org/playingfieldspolicy

The Proposal and Impact on Playing Field

The proposal is to create a new artificial grass pitch and replacement non-turf cricket practice facility with associated ball stop fencing and sports lighting. This will lead to a significant loss of grass playing field used for cricket and rugby.

Assessment against Sport England Policy/NPPF

In assessing this application, I consulted the relevant National Governing Bodies for sport.

The ECB stated that it is extremely concerned regarding the proposed loss of community access to Blagdons Sports Ground, as stated in the application. This would result in the loss of a community cricket site within a borough that has a significant deficit of cricket pitches - Merton's 2019 Playing Pitch Strategy concluded that there is a deficit of 2-5 cricket pitches.

The ECB state that the current use of the ground is significant and have detailed this fully below – in total, this would result in the loss of 42 community fixtures annually, along with 40 community training sessions from the site. While it is understood that Old Emanuel CC have now secured alternative provision, the significant deficit of pitches available to the community (including other cricket clubs in the borough) will be further exacerbated by the proposed loss of Blagdons Sports Ground. From an ECB perspective, the proposal is detrimental to community cricket within the borough.

2020 Community Cricket Fixtures at Blagdons Sports Ground

Old Emanuel CC:

- 20 fixtures on Saturdays (18 Surrey Championship League and 2 friendlies)
- 9 on Sundays (league matches, occasionally one or two KO rounds to be fixed last-minute)
- 1 x President's XI annual Fixture
- 6 on Wednesday evenings
- 40 x Tuesday and Thursday evening training sessions

Viscount CC:

- 6 x Sunday fixtures

The ECB strongly objects to this proposal due to the loss of capacity for senior cricket, the lack of regard to the ball strike trajectory assessment recommendations, and the non-compliance of the proposed mitigation. Additionally, the ECB is concerned regarding the proposed loss of community access to the site, as detailed above. The proposal would lead to the loss of 9 senior cricket wickets (a reduction of capacity from 15 senior wickets currently, to 6 in the future) – the “proposed cricket arrangement” illustrates that only 6 of the wickets provide senior boundaries with the new layout.

The proposal does not include a satisfactory resolution to the significant ball stop netting recommendations provided by Labosport's Ball Strike Trajectory Assessment. This assessment recommends that 18m height netting be provided to the western and eastern boundaries for recreational cricket activity. The report highlights that installation of the AGP would prejudice cricket activity at the site unless the full extent of the recommended ball stop netting requirements are fulfilled and the netting is installed ahead of the AGP being utilised. It is further noted that should the square be used for junior cricket activity only, 7m of netting is recommended, and this is also not addressed by the proposal.

The proposal also includes reference to cricket activity being possible on the hockey AGP to offset the loss of capacity referenced above. AGP surfaces are not compliant with ECB guidance for any level of cricket (whether junior/senior, softball or hardball) and therefore not appropriate mitigation for the loss of wickets on the square.

The RFU states that the site is currently home to Old Emanuel RFC (OERFC) as part of the Old Emanuel Association. The club reports;

- 4 senior teams including men's, women's and a veteran's team.
- Touch Rugby is played for all levels, men & women, and gives the local community access to non-contact rugby and introduction to the wider game.
- There is a large age grade section (350) drawn from the local community (New Malden and surrounds) (Age grade players are usually between 6 - 18)
- Discounted rates for students (Including 2 local Universities).
- In addition, Surrey RFU specifically makes particular reference to the huge impact that Old Emanuel RFC has made in the development of women and girls' rugby in the area

The LB Merton Playing Pitch strategy identifies a current shortfall in pitch provision for rugby union, particularly that of floodlit provision. The loss of community access to the current provision will further exacerbate this position, with particular reference to the floodlighting issue. The RFU maintains its original objection to this proposal as

community access is being lost to 3 full size rugby pitches and floodlit provision without any definition or proposal of mitigation. Subject to additional examination, the pitch capacity deficit identified within the LB Merton PPS may now actually present a worse picture, with the overplay of football now identified on the existing rugby pitches.

The proposed facility represents a net loss of community provision for rugby union in terms of total pitch capacity and floodlit pitch capacity. The RFU objects to the current proposal due to the loss of community pitch provision and access.

In terms of more general comments, regarding the new proposed pitch layout, RFU state that 2 no. rugby pitches should be constructed to comply with World Rugby Law 1 with regard to run-off provision.

Pages 13 and 32 of the Design and Access Statement make reference to the school's ability to deliver sports provision in light of the growth of the number of girls' sports teams. This commentary should be viewed in light of the proposal's impact on the OERFC ability to deliver its women and girls' operations.

RFU also request that the proposed overmarking of the rugby / football pitches be clarified. They note that football provision appears to be overmarked in one drawing (D19-041/DWG/0003) but omitted in D19-041/DWG/0009. It is understood that football is to be played during the Spring term, but it would be appreciated if this could be clarified – particularly if access to other schools and community is yet to be determined.

Whilst accepting the data presented within the Planning Statement document at page 13, section 5.1 is a summary of planning applications relating to the Blagdons ground use as a sports site, there is the omission of the successful planning application 07/P0414 for the provision (and subsequent installation) of floodlighting to one of the current rugby pitches. Without this, the document may lose context of the importance of the Blagdon's pitch stock (particularly the floodlighting) to community rugby in LB Merton.

In general there seems to be little reference to rugby and the loss of the 3 pitches to the community and particularly the impact on the women and girls' game for which OERFC has been such an advocate.

England Hockey stated that it recognises that there has not previously been a sand AGP on the site but can confirm that there is a need for sand based pitches within the London Borough of Merton. The Merton PPS states that there is a need for further hockey pitches within the borough and should there be community access to the pitch to some, but not all, of the identified shortfall in pitches will be met by this development and there will be the requirement for at least two further pitches in the borough.

We note that the proposed Hockey pitch is predominantly to be used for curriculum activity but understand the school is considering community use during the evenings and weekends and England Hockey would welcome the opening of the pitch to community clubs.

Should a sand AGP be built England Hockey recommends that it is built to meet FIH specifications and would wish to see the detailed plans for the pitch. To enable

community use during the winter, sports lighting will be required and if part of the plan then this should be a minimum of 350 lux to enable community use for both training and competition. England Hockey supports the development and recognises that mitigation for the loss of other sport facilities will be required.

Conclusion

In light of the above, Sport England objects to the application because it is not considered to accord with any of the exceptions to Sport England's playing fields policy or with Paragraph 99 of the NPPF. While the benefits to hockey are recognised and acknowledged, the fact that there is a significant detrimental impact on both cricket and rugby in an area where there are deficits for both sports means that this benefit does not outweigh the loss of playing field in the wider area, regardless of the situations of existing and/or previous users. This is confirmed by Merton's own evidence base for sport, the Playing Pitch Strategy. The lack of any confirmed community use is also extremely disappointing and concerning. While the grassed playing fields can be used for a number of sports, the proposed AGP is significantly less flexible in terms of what it can accommodate. Therefore I am unable to conclude that this meets any of our exceptions. I would note that this has already been explained in detail to the applicants at pre-application stage when Sport England's views were sought. Please note that our previous offer to meet with the applicants to discuss potential ways forward still stands.

Should your Council be minded to grant planning permission for the development then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the Planning Casework Unit.

In addition, the application is also considered to prejudice the use of a playing field of more than 2 hectares of land and is therefore development of 'potential strategic importance' (PSI) as defined by The Town and Country Planning (Mayor of London) Order 2008. As such, a copy of this application must be sent to the Mayor of London for consideration.

5.5 Sport England comment (17/02/2022):

Many thanks for the additional information provided. I understand the NGBs have responded directly but will outline their responses here for completeness as I have given them significant weight in my response.

Sport England wishes to maintain its objection to this application.

The ECB continues to object to the principle of lost community access to the site, given the substantial deficit of cricket pitches within the borough as concluded by Merton's 2019 Playing Pitch Strategy. They acknowledge that OEA has identified an alternative site, however there are significant number of cricket clubs and teams within the borough that are seeking access to suitable cricket sites such as this.

The ECB are also concerned that the proposal continues to reference to cricket activity being possible on the hockey AGP to offset the loss of capacity referenced above. To reiterate, AGP surfaces are not compliant with ECB guidance for any level of cricket (whether junior/senior, softball or hardball) and therefore not appropriate mitigation for the loss of wickets on the square. This is highlighted by the school's

reference in this response to interest from football and hockey clubs to access the AGP – it is notable that no community cricket partners are mentioned, since the surface is not suitable for cricket activity. It therefore does not provide mitigation for the loss of community cricket activity and a proposed reduction in the size of the cricket square at the school due to this application.

The ECB are also concerned that the proposal continues to provide very limited detail regarding the proposed netting installation to mitigate against ball strike risk with simultaneous activity on the cricket square and the AGP. Labosport's assessment recommends that 18m height netting be provided to the western and eastern boundaries for recreational cricket activity. The report highlights that installation of the AGP would prejudice cricket activity at the site unless the full extent of the recommended ball stop netting requirements are fulfilled and the netting is installed ahead of the AGP being utilised. It is further noted that should the square be used for junior cricket activity only, 7m of netting is recommended, and this is also not addressed by the proposal. The only additional detail provided within the applicant's response refers to temporary netting, with no detail regarding the height, management, and maintenance of the netting. This is unsatisfactory as it does not address the specific recommendations for 18m high netting to appropriately mitigate ball strike risk. Temporary netting at 7m high would prejudice cricket activity at the site and therefore is objected to by the ECB.

The RFU also wish to maintain their objection. They state that OERFC report that there is an indefinite delay on the move to the Raynes Park site due to the requirement of additional public consultation. Local Authority colleagues may have additional information on timescales, but presently the RFU would comment that until these are confirmed, OERFC demand for match play and training facilities is unmet for the forthcoming 22/23 season and the remnant of the 21/22 season. The RFU understands that OERFC is in discussion with the Blagdon site owners as to possible solutions and the RFU would support this dialogue wherever and however possible. RFU highlight the fact that the applicant's reference to Touch Rugby is reliant on the Community Use Agreement. With reference to Appendix 5: Schedules 1 and 2 of the response, can more detail be provided as to the confirmation of the facilities available for community use and the timing and pricing of this access? Without these details, this CUA is impossible to assess.

RFU also state that the proposed relocation of the OERFC to Raynes Park Sports Ground nominally provides access to two senior pitches without permanent floodlighting; a net reduction from the provision at Blagdons in total pitch capacity and mid-week access to floodlit training. The masterplan for the Raynes Park site is unknown currently due to the mix of sports and could be limited to a maximum of 2 full size rugby pitches. Raynes Park does not have permanent sports lighting to RFU recommendations, the installation of which would require planning consent. The relocation of OERFC from Blagdons to Raynes Park is a net reduction in match play and training provision currently. This exacerbates an existing deficit of total pitch capacity and floodlit training facility in LB Merton. Sport England would also note that Raynes Park Sports Ground is an existing playing field site and therefore simply moving OERFC there will not address the existing deficits in playing field.

The RFU state that team and Age Grade bandings will be changing for the Girls' game for the season 22/23. This will increase the demand for match play pitch space and overall pitch capacity. With a net reduction in pitches, the club will find a challenge in meeting pitch capacity needs. Accepting that omission of the planning

application record for the floodlights was not intentional, their presence on site and the lack of confirmed floodlighting to the same standard at the proposed alternative venue nonetheless represents a net reduction of this facility.

RFU also point out that the table at Page 7 refers to the total no. of pitches increasing in mitigation to the proposal. The provision for rugby;

- o Reduces by 1no. '15 v 15' (applicant's definition) pitch
- o Represents a reduction of floodlit capacity.
- o Is proposed to be mitigated by the additional provision of 1 no. 'mini' pitch.

This provision is not appropriate to mitigate the net loss of pitch capacity as previously described. The above mitigation suggested is also dependent upon community access as defined by the draft Community Use Agreement. As set out previously, the CUA provided has no specific detail on timings available and pricing, which is crucial in order to assess the value of this document. As additional commentary relating to this and other site applications under discussion, the RFU would again request that a holistic and strategic approach be taken to the provision of sporting facility in the borough to appropriately mitigate any loss of playing fields and ancillary facilities.

Having carefully considered the responses by the RFU and ECB, Sport England considers that, despite the acknowledged potential benefits to hockey, these do not outweigh the significant impacts on both sports when considering deficits in the area as set out in the Merton PPS (2019). I also acknowledge potential benefits to netball and tennis. However, as with cricket and rugby, the proposed level of community use that would be offered for any of the sports on site is unclear due to the fact that the CUA submitted does not include proposed times or costs. In order to assess this document properly, I would require a clear schedule to be submitted stating both the exact times/days the facility will be available outside of school core hours/term times. Given the extent of the impact on cricket and rugby here, I would also suggest that such an agreement should in fact cover the grassed playing fields and ancillary facilities on site as well as the proposed new facility in order to go some way to meeting Exception 5.

I do not consider that the benefits of the proposed artificial pitch, which will only support a limited number of sports, outweighs the loss of playing field here in an area where there is clear evidence of deficits and where the level of community use being offered remains unclear.

Having considered all the information available Sport England remains of the opinion that this application does not meet any of our policy exceptions.

5.6 Sport England comments (04/04/2022)

Having considered this, I don't feel that the NGB comments have been addressed – RFU and ECB each made a number of points previously and I can't see that many of these have been responded to?

I note the commentary around the netting; obviously any such netting would require planning permission and therefore could not be dealt with by way of a condition. Has the applicant submitted new plans showing this netting to amend their application?

In addition to this, I note that the email thread mentions offering only six hours a week community use (no updated CUA document has been submitted as I mentioned previously). We would not consider community use of only six hours a week to be anywhere near that required to go some way towards meeting E5. Generally schools that offer community use offer every weekday evening and weekend unless they need the facility themselves. Is Touch Rugby identified within these hours of use? We would also need specific details around charges and who would be charged what, as the comments the applicants have provided so far are fairly vague.

England Hockey have also stated that they would require community access every weekday until 10pm and from 8am to 9pm on weekends which would match current access to surrounding pitches. EH tell me that Wimbledon HC confirm that planning permission on the pitches at Ricards Lodge, Raynes Park and Kings College School all allow for community access until to 10pm. Access to the pitch at 6pm will allow for junior activity in the early slot. A 10pm finish will allow for adult hockey training to take place which within London boroughs tends to start later in the evening to accommodate travel time.

Please consider that Sport England's objection to this proposal still stands.

5.7 *Sport England comments (11/04/2022):*

As far I can see it looks like they have just offered a few extra hours on a Sunday for the AGP only. This isn't acceptable either. I understand they've suggested they might be able to offer more on an ad hoc basis by writing in with their availability each term but this is not much use to local groups and clubs who will need a bit more certainty as to when they're able to use the facility. I don't think my other queries below have been addressed either as far as I can tell.

I'm not really clear why community use is such an issue for them, it is rare for schools themselves to require the facility so much out of school hours and most schools including those such as Eton and Harrow are able to offer a decent level of community use so I am unsure what the issue is here.

Thanks for the clarification around the cricket nets – obviously we can only take into account what has been submitted as part of the planning application.

5.8 *Sport England comments (06/05/2022):*

I have discussed this with colleagues and while it's welcomed that the cricket nets will be part of the community use agreement, to have community use only available for three days a week is not considered an acceptable level of mitigation considering the impact that the proposed AGP will have in terms of lost playing field and in particular the impact on cricket and rugby. The fact that there is currently no community use is not relevant because we are seeking it to mitigate against the loss of flexible grass playing field by increasing it to a decent level. Community groups and clubs will not be able to plan if potential extra hours are only being offered on a term-by-term basis and I cannot consider this as mitigation if there are no guarantees.

I don't accept that amenity issues for the groundsman are a justifiable reason for the small amount of community use offered – presumably he will have been employed on

the understanding that his role is to facilitate sport on the site and this has certainly never been suggested as an issue to me on any other sites with live-in groundspeople. If time off is an issue then the school could manage that by using an alternative member of staff which could easily be funded by the extra revenue that the community use would generate.

If the school is not willing to offer a good level of community use (ie most if not all weekday evenings and weekends) then this simply does not go far enough to mitigate the impact of the new AGP and Sport England will maintain its objection as it is not considered to meet our policy exceptions.

5.9 Sport England comments (03/08/2022):

In summary – Sport England does not believe that the level of community use being offered here is sufficient to mitigate the losses suffered by rugby and cricket.

These losses have been addressed at length in my previous responses. RFU have come back to me again and they point out that the fact that the school intend to use the pitches as set out does not address the net loss of three senior pitches, one of which is lit. RFU would also question whether OERFC had access five nights a week as part of a lease providing exclusive use? The OERFC has lost access to lit training on an entire senior pitch and this is not being replaced. The proposed hockey pitch will not be compliant for contact rugby. Regarding the point around OEA having a new ground and writing in support of this application, the RFU believe that OERFC is in negotiation to occupy a new site in conjunction with another partner sporting org – this is not the OEA. Should this agreement be successful, the new ground would only provide two senior pitches neither of which are lit. Therefore, there remains a net loss of one pitch capacity. RFU have made this point previously.

Regarding the VC club, I am awaiting clarification on this point from the ECB. However, if it is the case that the use was informal/part of a verbal agreement rather than a written one, this is very common and it remains that the use still took place and the facilities fulfilled a need. I will let you know when I hear more from the ECB on this point, however I consider it a minor one as my focus is on ensuring adequate mitigation for a loss of flexible grassed playing field here.

Given the above concerns, Sport England would require a very good level of community use to be offered to mitigate this loss. Sport England generally requires this where there is a loss of playing field to a less flexible sport facility (such as the hockey pitch proposed here).

In terms of community use, Sport England would require the facilities to be available at times when the school does not require them for sport (ie most weekday evenings and weekends). The most benefit to sport and the community is when the facilities are regularly available at times that are useful to local sports clubs and groups. The proposed arrangement is for two weekday evenings and all day Sundays. This would be a very low level of community use compared to most CUAs which generally include most weekday evenings and weekend days (with the understanding that occasionally school events may take precedence). Is the school intending to regularly use the site for sport three weekday evenings a week and all day every Saturday?

Due to the losses outlined by the RFU both previously and above (and previously outlined by ECB) and the deficits in playing field in Merton and surrounding areas,

Sport England would require a much better level of community use to be of the opinion that this application qualified for its policy Exception 5 (a sport facility of sufficient benefit to the community) and was in line with the NPPF. I believe England Hockey would also require a better level of community use in order to fully support this application.

As I have previously set out, this is not purely an issue of the school's use; we also have to take into account the impact on sport on the wider community. It is undeniable that there has been a negative impact on rugby and cricket as previously set out.

The agent's response that there is likely to be use by the school on evenings and weekends is vague – if this is the case, I would need to see a full timetable confirming which facilities have regular use on which days.

I disagree that it is not possible or reasonable for the school to commit to more use than they are currently offering. Sport England deals with hundreds of CUAs each year and it is usual for this level of use to be agreed at various different types of school. If there are any concerns then a higher level of use can be reviewed after a year, rather than suggesting a minimum and offering to review it later, as this offers no comfort that the level of community use required to mitigate the loss of playing field here will ever be achieved.

Regarding the point around the groundsman, community use is a source of income and should cover maintenance costs for the facilities however the school wish to manage them.

Regarding pitch capacity, it is not appropriate to discuss this purely in terms of numbers of pitches as this does not recognise that different pitches will have different sizes and capacities. Instead this is calculated in Match Equivalent Sessions - this is covered in Merton's Playing Pitch strategy which looks at pitch capacity across the borough and shows clear deficits. This application would result in the loss of senior cricket and rugby pitches for the local community.

The AWP will be suitable for performance levels of play for hockey, though recreational netball and tennis could also take place on it – it is clearly primarily a hockey pitch. It will however be completely unsuitable for rugby and cricket.

5.10 Greater London Authority Stage 1 referral

<p>Strategic planning application stage 1 referral</p> <p>Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.</p>
<p>The proposal</p> <p>Demolition of two existing outbuildings and creation of a new all-weather sports pitch to be enclosed by ball stop fencing and entrance gates, with associated floodlight system and tree planting.</p>
<p>The applicant</p> <p>The applicant is Emanuel School and the Agent is HGH Consulting.</p>
<p>Strategic issues summary</p> <p>Metropolitan Open Land: The proposed use meets the exceptions test specified by the NPPF. Therefore the principle of development is acceptable in terms of development of MOL (paragraphs 16 to 22).</p> <p>Land use principles: The proposed development would result in the loss of some seasonal sport facilities but would make new provision for year-round participation in a wider variety of sport. This may be acceptable subject to further information regarding replacement facilities for seasonal sports and community access (paragraphs 23 to 32). Other issues on transport; sustainable development; and environmental issues also require resolution prior to the Mayor's decision making stage.</p>
<p>Recommendation</p> <p>That Merton Council be advised that the application does not yet comply with the London Plan for the reasons set out in paragraph 61. Possible remedies set out in this report could address these deficiencies. The Mayor does not need to be consulted again if the borough decides to refuse the application.</p>

Context

1. On 28 April 2022 the Mayor of London received documents from Merton Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of the Town & Country Planning (Mayor of London) Order 2008, the Mayor must provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.
2. The application is referable under the following Category/categories of the Schedule to the Order 2008:
 - 3Cb "Development may prejudice use of playing field 2 hectares or more which has been used at any time in last 5 years before application".
3. Once Merton Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; or, allow the Council to determine it itself. In this case, the Council need not refer the application back to the Mayor if it resolves to refuse permission.

4. The Mayor of London's statement on this case will be made available on the GLA's public register: <https://planning.london.gov.uk/pr/s/>

Site description

5. The application site comprises an open sports field, known as Blagdons Sports Ground, located in New Malden. The site is bound by Pyl Brook to the north; Beverley Way to the east; Shannon Commercial Centre industrial development to the south; and Beverley Brook to the west.

6. The site is in use by Emanuel School to provide sports facilities for students for the purposes of rugby in the autumn; football in the spring; and cricket in the summer.

7. The planning statement states that the site has previously been used in conjunction with the Old Emanuel Association (OEA), however an agreement with OEA means that OEA ceased use of the site and facilities in March 2022.

8. The site is designated Metropolitan Open Land (MOL) and is located in Flood Zones 2 and 3. The site is adjacent to Pyl Brook and Beverley Way which both form a Site of Importance for Nature Conservation (SINC). The application site itself is not designated SINC.

Details of this proposal

9. The application is for the creation of a new 5,930 sq.m. all weather pitch (AWP); erection of a 4.5m high ball stop fence and entrance gates; and 8 x 15m high LED flood light. The AWP and ancillary works would be located at the south eastern corner of the site.

10. The scheme would involve demolition of two outbuildings which are currently used for storage. There would be no change to site access and parking arrangements.

11. The AWP would provide facilities for year-round hockey; tennis; netball; and cricket. Proposed hours of use would be 07:00 to 22:00 Monday to Sunday, with floodlights turned off by 22:30.

Case history

12. There is no strategic case history.

Strategic planning issues and relevant policies and guidance

13. For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Merton Core Planning Strategy (2011); Merton Sites and Policies Plan and Policies Maps (2014) and, the London Plan 2021.

14. The following are also relevant material considerations:

- The National Planning Policy Framework and National Planning Practice
- Guidance;
- Draft New Merton Local Plan.

15.The relevant issues, corresponding strategic policies and guidance (supplementary planning guidance (SPG) and London Plan guidance (LPG)), are as follows:

- Good Growth - London Plan;
- MOL - London Plan;
- Playing fields - London Plan;
- Open land - London ;Plan; All London Green Grid SPG;
- Education facilities - London Plan; Social Infrastructure SPG;
- Sports facilities - London Plan; Social Infrastructure SPG;
- Urban design - London Plan; Character and Context SPG;
- Inclusive access - London Plan; Accessible London: achieving an inclusive environment SPG; Public London Charter LPG
- Sustainable development - London Plan; Circular Economy Statements LPG; Whole-life Carbon Assessments LPG; 'Be Seen' Energy Monitoring Guidance LPG; Mayor's Environment Strategy;
- Transport and parking - London Plan; the Mayor's Transport Strategy;
- Equality - London Plan; the Mayor's Strategy for Equality, Diversity and
- Inclusion; Planning for Equality and Diversity in London SPG;
- Biodiversity - London Plan; the Mayor's Environment Strategy; Preparing
- Borough Tree and Woodland Strategies SPG.

Land use principles

Metropolitan open land

16.The application site comprises designated MOL and is currently in use as a sports playing field for a school.

17.London Plan Policy G3 affords MOL the same status and level of protection as Green Belt. Therefore, MOL should be protected from inappropriate development in accordance with the requirements of the National Planning Policy Framework (NPPF), in which paragraph 137 of the NPPF states "the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence".

18.Paragraph 147 of the NPPF advises that inappropriate development is, by definition, harmful to the Green Belt/MOL and should not be approved except in very special circumstances.

19.Paragraph 148 of the NPPF states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt/MOL when making planning decisions and confirms that very special circumstances will not exist unless the potential harm to the Green Belt/MOL by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Exceptions test

20.Paragraph 149 of the NPPF regards the construction of new buildings in Green Belt/MOL as inappropriate. Exceptions to this specified by the NPPF include:

“the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it”

21. The proposed development is for outdoor sport and recreation facilities which would be used in connection with the existing sport and recreation use of the land. The proposed AWP would be enclosed by a fence which would be visually permeable and would involve the erection of eight free-standing flood lights. The development would not be enclosed by a roof. It is also noted that the scheme involves the demolition of two outbuildings.

22. GLA officers are satisfied that the proposed development constitutes the provision of appropriate facilities in connection with the existing use of the land for outdoor sport and recreation. It is considered that the design and appearance of the development would be open in character and appearance, and thereby would preserve the openness of the MOL and would not conflict with the purposes of including land within it. As such, GLA officers consider that the proposed development would meet the NPPF exceptions test for development on MOL in accordance with paragraph 149 of the NPPF.

Sport and recreation facilities

23. Paragraph 99(C) of the NPPF and London Plan Policy S5(C) state that existing sports and recreational land (including playing fields) and facilities should be retained unless the development is for an alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

24. The proposed development is for the creation of an AWP and ancillary works at an existing sport playing field. The scheme would result in the approximate net loss of two large rugby union pitches in autumn; two smaller football pitches in spring; and 15 cricket pitches in summer. However, the scheme would result in the gain of facilities for year-round hockey; tennis; netball; and cricket (as existing cricket is only available in summer). The scheme also provides some seasonal facilities for rugby (autumn), football (spring) and cricket (summer), albeit less than existing to make space for the proposed new facilities.

25. The planning statement details the school's need for the proposed new facilities, illustrating historic and projected demand for the various sports offered by the school, and detailing that the school is not able to meet these needs with its current facilities. The planning statement also specifies that historic lack of growth in some sports, such as hockey, is not due to an absence of demand but is the result of a lack of suitable available facilities. The evidence provided in the planning statement suggests that the proposed development would be of significant benefit to the school students as the scheme would enable more students to participate in sports and they would not be seasonally limited for hockey, tennis, netball and cricket. The provision of facilities that would enable year-round sport participation and which would make sport and recreation accessible to an increased number of students is welcomed.

26. Prior to Stage 2 the applicant must clearly demonstrate that where facilities would

be reduced under the scheme, suitable provision exists elsewhere, and that the benefit of the proposed on-site provision would outweigh the proposed loss of seasonal rugby, football and cricket facilities. Additional information should be submitted to demonstrate either the school's reduced demand for seasonal rugby, football and cricket facilities or, demonstrate that the school's demand for these sports is sufficiently catered for in another suitable location.

27. Notwithstanding the above, it is acknowledged that Paragraph 5.5.2 of the London Plan identifies that the provision of artificial grass pitches within the capital is not currently meeting demand, with only 55% of demand being met. The London Plan also specifies that this level of unmet demand is projected to increase towards 2041 if no new facilities are provided. The proposed AWP, which would comprise artificial grass, would contribute towards meeting this need and this is supported in principle. Nevertheless, to ensure the AWP helps to meet the more general need for artificial grass pitches, opportunities for community access must be maximised (refer below). In accordance with Paragraph 5.5.2 of the London Plan, the opening hours of the proposed AWP should also be maximised in order to increase access to this in-demand facility type.

28. In addition to the scheme contributing towards meeting demand for artificial grass pitches as identified by the London Plan, the Council should also ensure that the proposals would contribute towards meeting local needs for sport and recreation facilities.

Community access

29. London Plan Policy S5 states that proposals for sports and recreation facilities should maximise the multiple use of facilities and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities. Paragraph 5.1.10 of the London Plan specifies that shared use could include schools opening their facilities out of hours for use by the community.

30. It is understood that the site is operated by Emanuel School, with access to the site being gated and not accessible to the general public. Access can be, and has historically been, provided to local schools and community groups on a pre-arranged basis. It is understood that until March 2022, OEA had access to use the site for its sporting teams, however, this has now ceased.

31. As stated in paragraph 27, opportunities for community access, as well as opening hours, must be maximised to ensure compliance with London Plan policies. It is noted that since the original submission of the application, there have been amendments to the scheme, including a Community Use Agreement (CUA) which has evolved in response to concerns raised by Sport England regarding community access to help mitigate loss of seasonal playing fields. It appears that to date, despite the updates to the CUA, Sport England still have concerns regarding the lack of hours proposed for community access.

32. Prior to Stage 2, the applicant should provide details of the days and times OEA previously utilised the site and its facilities and ensure that, despite OEA's agreement with the school ceasing, as a minimum there would not be a reduction in that baseline of community use hours offered as part of the CUA. Further to this the application should seek to improve on the previous arrangement in line with the London Plan objective to maximise community access.

Transport

Healthy streets

33. The proposed development will provide improved sporting facilities. Given the large existing provision of car parking and anticipated intensification in sporting use, it is unclear how the development will support the Healthy Streets indicators in terms of improving the public realm, reducing car dominance and promoting sustainable and active travel. The Transport Assessment (TA) should be amended to demonstrate this and should also include an Active Travel Zone (ATZ) assessment in line with TfL guidance. It is also noted that an accident analysis has not been undertaken, which the TA should include to identify any improvements required to support the Mayor's Vision Zero approach.

Trip generation

34. The trip generation methodology is acceptable; however it only includes trips made by vehicle. TfL requires all modes of transport to be included in the trip generation assessment, including a breakdown of public transport by mode and direction to determine the impact.

Car parking

35. The proposed development will provide 50 standard parking spaces, 2 accessible Blue Badge (BB) spaces, 2 coach spaces and 2 minibus spaces. The existing access off Beverley Way will be utilised.

36. The vehicle trip generation indicates that a maximum of 50 cars are expected to visit the site across a two-hour period on Saturdays only. It is considered that users of the sports ground should be able to use sustainable and active modes of transport given the proximity of Motspur Park rail station, the local cycle network and bus routes. Furthermore, given the land use, it is considered that a number of these trips are likely to be pick-up / drop-off and will not be parked at the site simultaneously, which further negates the need for this level of parking. Therefore, TfL requires the parking provision to be significantly reduced to reflect demand and support the sustainable travel objectives of the London Plan.

37. Further to the above, some provision must be made for Electric Vehicle (EV) charging infrastructure in line with London Plan Policy T6.

38. A Car Parking Design and Management Plan demonstrating how parking will be managed, monitored and repurposed in the future should be secured by condition.

Cycle parking

39. It is unclear whether any cycle parking will be provided. The site area is 8,000sqm and therefore a minimum of 80 short-stay cycle parking spaces should be provided to comply with London Plan Policy T5.

40. The number of staff should be clarified so that the short-stay cycle parking provision can be identified.

41. At least 5% of the cycle parking spaces should be for larger and adapted cycles in line Chapter 8 of the London Cycling Design Standards (LCDS).

42. Detailed layout plans demonstrating that all cycle parking have been designed and laid out in line with the LCDS should be secured by condition.

Sustainable development

Energy strategy

43. London Plan Policy SI 2 requires development proposals to reduce carbon dioxide emissions in accordance with the energy hierarchy. Energy comments have been provided to the applicant and the Council in full under a separate cover. The applicant should respond to this detailed note to address outstanding issues to ensure compliance with the London Plan in advance of the borough planning committee to ensure that any conditions can be appropriately secured.

44. In summary, the applicant must confirm the energy uses on site and seek to minimise CO2 emissions with energy efficiency measures, including maximising opportunities for the inclusion of PV.

45. Conditions should be appropriately secured to ensure the development meets London Plan standards.

Whole Life Carbon

46. It appears that no Whole Life-cycle Carbon (WLC) assessment has been submitted. All applicants are expected to submit a completed WLC assessment template (as an Excel document, not a PDF) and follow the GLA WLC guidance; both of which are available here: <https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

47. The applicant should submit a WLC assessment template in full. This is important to allow results to be recorded and tracked through to the post-construction stages, and to allow a proper review of the results against material quantities and other assumptions made.

48. As per the GLA 'Whole Life-cycle Carbon Assessment – March 2022 – guidance document' this assessment should comply with EN 15978 and cover all building elements.

Circular Economy

49. In accordance with London Plan Policy SI 2, applicants are expected to calculate and reduce whole life-cycle carbon (WLC) emissions to fully capture the development's carbon footprint.

50. In summary, in order to demonstrate compliance with Policy SI 2 a WLC assessment should be submitted. This is required prior to Stage 2. A monitoring report should be secured by condition.

Environmental issues

Flood risk

51.London Plan Policy SI 12 requires development proposals to ensure flood risk is minimised and mitigated and that residual risk is addressed.

52.The site is located within Flood Zones 2 and 3 and the application was supported by a Flood Risk Assessment (FRA) which appears to have been reviewed by the LPA and the Environment Agency which recommended conditions relating to construction ground levels and barrier installation.

53.Planning conditions should be appropriately secured by the LPA to ensure the development meets London Plan standards in relation to flood risk and management.

Drainage

54.London Plan SI 13 seeks to ensure developments achieve greenfield run-off rates and avoid impermeable surfaces where possible.

55.The LPA should secure planning conditions to ensure the development meets London Plan standards in relation to drainage.

Biodiversity

56.London Plan Policy G6 requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain. London Plan Policy G7 seeks to ensure that, where possible, existing trees of value are retained and, where the granting of a planning permission necessitates the removal of trees, adequate replacement is provided.

57.The Council should ensure that planning conditions secure the protection of retained vegetation, management of floodlighting and secure the mitigation measures recommended in the Preliminary Ecological Appraisal.

Local planning authority's position

58.Merton Council planning officers are currently assessing the application. In due course the Council will formally consider the application at a planning committee meeting.

Legal considerations

59.Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged; or, direct the Council under Article 6 of the Order to refuse the application. In this case, the Council need not refer the application back to the Mayor if it resolves to refuse permission. There is no obligation at this

stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

60. There are no financial considerations at this stage.

Conclusion

61. London Plan policies on sport and recreation facilities; education facilities; transport, sustainable development; and the environment are relevant to this application. The proposed provision of an AWP artificial grass pitch to be primarily used by a school to offer a greater range of sport options to students could be supported subject to the maximisation of the hours of operation and community access to the facilities. The application does not fully comply with the London Plan as summarised below:

- Metropolitan Open Land: The proposed development would satisfy the exceptions test and would be open in character and appearance so as to preserve the openness of the land and the purposes of including it within MOL.
- Land use principles: Further information is required regarding community access and assurance the level of sport provision is suitable to meet demand.
- Transport: Further information is required regarding ATZ; trip generation; car parking; and cycle parking.
- Sustainable development: Further information is required regarding the energy strategy and WLC assessment. A circular economy statement is also required.
- Environmental issues: The Council should secure appropriate conditions relating to flood risk; drainage and biodiversity.

5.11 Greater London Authority (Additional comments 03.08.2022):

In terms of the proposed community hours, I can see there is an uplift from the previous in terms of hours available for both weekdays and weekends which translates to an overall uplift in hours to be made available (noting that the VCC was not previously authorised to use the grounds). This also translates to an increase to the number of weeks in a year the facilities would be made available due to the nature/different maintenance requirements of the AWP, and a wider variety of sports available to be played by community groups. This would support London Plan Policy S5 and Paragraph 5.1.10 (as specified in the GLA's Stage 1 report) and is considered a positive improvement.

I am interested to know the views of Sport England on this, and how far this goes in addressing outstanding concerns and SE's objection.

5.12 Transport for London (05/07/2022)

I write to provide detailed strategic transport comments on this application reference 21/P4190. These provide more detail on the matters raised in the GLA Stage 1 Planning Report GLA/2022/0343 dated 27/06/2022. Please note that these are

additional also to any response you may have received from my colleagues in infrastructure or asset protection and from TfL as a party with a property interest.

The London Plan (LP) was adopted on the 2nd March 2021. TfL expects all current planning proposals to consider the policies set out within this document.

Proposed Development

The proposal entails the construction of an All Weather Pitch (AWP) and sports facilities, which will be used by Emanuel School and partners (8,000sqm).

Site Description

The site is bound by Pyl Brook to the north, Beverley Brook to the west and Beverley Way to the east, which is a slip road off the A3 Kingston Bypass and forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN. The A298 Bushey Road is also to the east of the site, which forms part of the Strategic Road Network (SRN).

The nearest station is Motspur Park Station, which is approximately 1km away and has rail services to London Waterloo. There are 4 bus routes within an acceptable walking distance of the site. The site therefore has a Public Transport Access Level (PTAL) of 1b/2, on a scale of 0 to 6b where 6b is the highest.

The site also well connected to the cycle network with Cycleway 31 approximately 370 metres north of the site and National Cycle Route 208 approximately 1.5km to the north-east of the site.

Healthy Streets

The proposed development will provide improved sporting facilities. Although supported, given the large provision of car parking and loss of green estate, it is unclear how the development will support the Healthy Streets indicators in terms of improving the public realm, reducing car dominance and promoting sustainable and active travel. The Transport Assessment should be amended to demonstrate this and should also include an Active Travel Zone (ATZ) assessment in line with TfL guidance. It is also noted that an accident analysis has not been undertaken, which the TA should include to identify any improvements required to support the Mayor's Vision Zero approach.

Trip Generation and Public Transport Impact

The trip generation methodology is acceptable; however it only includes trips made by vehicle. TfL requires all modes of transport to be included in the trip generation assessment, including a breakdown of public transport by mode and direction to determine the impact.

It is understood that the maximum vehicle accumulation will result on Saturdays, with two coaches, two mini buses and up to 50 cars every two hours between 07:00-1200 and 12:00-1800. During the weekday morning and evening peaks there will be limited impact on the transport network.

Car Parking and Access

The proposed development will provide 50 standard parking spaces, 2 accessible Blue Badge (BB) spaces, 2 coach spaces and 2 minibus spaces. The existing access off Beverley Way will be utilised.

The vehicle trip generation indicates that a maximum of 50 cars are expected to visit the site across a two-hour period on Saturdays only. It is considered that users of the sports ground should be able to use sustainable and active modes of transport given the proximity of Motspur Park rail station, the local cycle network and bus routes. Furthermore, given the land use, it is considered that a number of these trips are likely to be pick-up / drop-off and will not be parked at the site simultaneously, which further negates the need for this level of parking. Therefore, TfL requires the parking provision to be significantly reduced to reflect demand and support the sustainable travel objectives of the LP.

Further to the above, some provision must be made for Electric Vehicle (EV) charging infrastructure in line with Policy T6 of the London Plan.

It is understood that the existing vehicular access from Beverley Way will be retained.

A Car Parking Design and Management Plan demonstrating how parking will be managed, monitored and repurposed in the future should be secured by condition.

Cycle Parking

It is unclear whether any cycle parking will be provided. The site area is 8,000sqm and therefore a minimum of 80 short-stay cycle parking spaces should be provided to comply with Policy T5 of the LP.

The number of staff should be clarified so that the long-stay cycle parking provision can be identified.

At least 5% of the cycle parking spaces should be for larger and adapted cycles in line Chapter 8 of the London Cycling Design Standards (LCDS).

Detailed layout plans demonstrating that cycle parking has been designed and laid out in line with the LCDS should be secured by condition.

Construction

After review of the Construction Logistics Plan and Working Method Statement (CLPWMS), it is unclear how long the works are expected to last.

It is understood that all vehicles will use the existing vehicular access from Beverley Way and be loaded / unloaded on-site. All vehicles will be able to access and egress the site in forward gear, which is supported. The CLP should include a pedestrian and traffic management plan to ensure that all road and footway users are managed safely during construction.

The final CLP should be produced having regard to TfL's best practice guidance and be secured by condition.

Travel Plan

A Travel Plan (TP) should be prepared and contain measures to promote sustainable and active travel.

The TP should be secured, enforced, monitored and reviewed by the applicant as part of the s106 in line with LP Policy T4.

Mayoral CIL

This development will be liable for the Mayor of London's CIL based on the MCIL2 charging rate of £60 per square metre.

Summary

Further work is required to confirm that the application complies with the transport policies in the LP and is summarised below:

1. The TA should demonstrate how the development will support Healthy Streets indicators and identify Vision Zero improvements.
2. The trip generation should include all modes of transport.
3. The number of parking spaces should be reduced.
4. EV charging facilities should be provided.
5. Cycle parking should be provided in line with Policy T5 of the LP.
6. The number of staff should be confirmed.
7. At least 5% of the cycle parking spaces should be for larger, adapted cycles.
8. Layout plans of cycle parking to demonstrate compliance with the LCDS should be secured by condition.
9. The CLPWMS should be secured by condition.
10. A Car Parking Design and Management Plan and Travel Plan should be prepared and secured by condition.

Officer comment:

In response to the comments the applicant has submitted a Transport Statement Addendum to include an Active Travel Zone (ATZ) Healthy Streets Assessment, a review of TfL Personal Injury Collision Data, a review of the total person trips associated with the AWP, a review of cycle parking required at the site, conformation of the number of staff and the number of electric vehicle parking spaces and reference to a final Construction Logistics Plan and Car Parking Design and Management Plan needing to be secured by condition.

Officers consider that the additional information submitted would overcome the concerns of TfL. However, formal confirmation is awaited and this matter will be reported to the committee.

5.11 Environment Agency:

Environment Agency position

Thank you for consulting us again on this application. Following a review of the additional information provided, we are satisfied the proposed development will meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning conditions are included:

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref: R-FRA-22800-01-C, dated January 2022) and the following mitigation measures it details:

- The development shall be constructed at or below existing ground level to ensure there is no loss of flood storage.
 - The 200mm barrier surrounding the All Weather Pitch (AWP) shall be constructed of open steel mesh to ensure permeability and not impede flows.
- These mitigation measures shall be fully implemented prior to occupation and

subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To ensure that there are no detrimental impacts to flood storage or flood flow routes as supported by Paragraph 159 of the NPPF.

Informative - Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

6. POLICY CONSIDERATIONS

6.1 POLICY CONTEXT

National Planning Policy Framework (2021)

2. Achieving sustainable development
4. Decision-making
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change

6.2 London Plan (2021)

- D4 Delivering good design
- D5 Inclusive design
- D11 Safety, security and resilience to emergency
- D13 Agent of Change
- D14 Noise
- S4 Play and informal recreation
- S5 Sports and recreation facilities
- G1 Green infrastructure
- G4 Open Space
- 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 3 Energy infrastructure
- SI 4 Managing heat risk
- SI 5 Water infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI 8 Waste capacity and net waste self-sufficiency
- SI 10 Aggregates
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T1 Strategic approach to transport
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T7 Deliveries, servicing and construction

6.3 Merton Local Development Framework Core Strategy – 2011 (Core Strategy)

- CS 12 Economic development
- CS 13 Open space, leisure and nature conservation
- CS 14 Design
- CS 15 Climate change
- CS 17 Waste management
- CS 18 Active transport
- CS 19 Public transport
- CS 20 Parking servicing and delivery

6.4 Merton Sites and Policies Plan – 2014 (SPP)

- DM F1 Support for flood risk management
- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
- DM O2 Nature conservation, Trees, hedges and landscape features
- DM D2 Design considerations
- DM EP2 Reducing and mitigating noise
- DM EP3 Allowable solutions
- DM EP4 Pollutants
- DM T2 Transport impacts of development
- DM T3 Car parking and servicing standards

6.5 Other relevant policy guidance:

- Supplementary planning considerations
- Draft Merton Local Plan
- London Environment Strategy - 2018
- Mayor's Air Quality Strategy - 2010
- LB Merton – Air quality action plan - 2018-2023.
- LB Merton - Draft Sustainable Drainage (SuDS) Design and Evaluation Supplementary Planning Document (SPD) 2018
- Merton's Playing Pitch Strategy 2019
- Merton Indoor Sports Facility Study 2020

7. **PLANNING CONSIDERATIONS**

- Principle of development
- Impact on the character of the area
- Residential Amenity
- Transport, highway network, parking and sustainable travel
- Air quality and potentially contaminated land
- Flooding and site drainage

7.1 Principle of development

7.1.1 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.

7.1.2 Metropolitan Open Land

7.1.3 The site comprises Metropolitan Open Land. Paragraph 99 of the NPPF states:

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

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) 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
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”

7.1.4 Policy G3 of the London Plan states:

Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt:

- 1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.

7.1.3 In addition, Merton Policy DMO1 states:

" b) In accordance with the NPPF, existing designated open space should not be built on unless:

- i. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or,
- ii. 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,
- iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

c) Development proposals within designated open spaces, which have met the conditions set in part b) above, will be required to meet all the following criteria:

- i. the proposals are of a high quality design and do not harm the character, appearance or function of the open space;

- ii. the proposals retain and/or improve public access between existing public areas and open spaces through the creation of new and more direct footpath and cycle path links; and,
- iii. the character and function of leisure walks and green chains are preserved or enhanced."

7.1.4 The London Plan sets out at policy S5 that existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:

- 1) an assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreation facilities should inform this assessment; or
- 2) 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
- 3) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

7.1.5 Therefore, a key aspect of this assessment will be whether the need for the proposed AWP outweighs the loss of the part of the rugby and cricket pitch space.

7.1.6 The applicant has stated that the proposed replacement sports facilities would enable greater participation of a variety of sports by school students. The proposed development is for alternative sports provision that would be of benefit to the school students with access to the site. The AWP would allow for year round use and would provide a substantial benefit to hockey, tennis, netball, cricket and football.

7.1.7 However, the provision of the AWP would reduce the space available for the grassed pitch and would reduce the size of the cricket pitch and reduce the number of pitches available for rugby use.

7.1.8 The Merton Playing Pitch Strategy identifies this site as being of importance for the protection and enhancement of both rugby and cricket

7.1.9 Sport England has raised objection to the loss of cricket and rugby pitch space. Sport England indicates that the impact could be mitigated for by providing a suitable level of community use to the wider community. On this basis, the applicant has extended the hours for community use to include 2 weekday evenings (6pm-10pm) and 8am-6pm on Sundays (a year round offer). Sport England has indicated that community use should be available every weekday evening and 8am to 9pm Saturdays and Sundays, in order to provide adequate mitigation.

7.1.10 Therefore, the objection of Sport England is maintained.

7.1.11 It is noted that Sport England has raised concern that ball strike netting of at least 18m height netting is required to the western and eastern boundaries for recreational cricket activity. However, it is noted that the level of cricket on site would be reduced over the existing and there is no such netting on site currently. Whilst this is a recommendation of the Labosport's Ball Strike Trajectory Assessment that this netting be included and ideally every recommendation should be carried out, officers

conclude that its provision is not required in relation to the proposed development of an AWP, given that the cricket use would be reducing from its current level.

7.1.12 It would appear that historically the cricket pitches and rugby pitches have been available at various times at weekends and weekday evenings. The school has stated that they are under no legal obligation to provide community usage but nonetheless they are keen to facilitate as much community use as reasonable practicable. The hours offered in the CUA would represent the minimum number of hours available and the school indicates that they would provide more when possible. However, Sport England raise concern that this would not provide a consistent and reliable framework for booking in advance.

7.1.13 The AWP would facilitate a range of sports for use by the school, whilst a degree of rugby and cricket usage would be retained. Therefore, the proposed development is considered to be for 'alternative sports and recreational provision'. The key issue is whether the benefit clearly outweighs the loss of the current use as part of the grassed playing field. The level of community usage is key to this assessment.

7.1.14 The applicant sets out that "when considered on a year-round basis, the offer is comparable to the OEA's past usage of the site because the clubs' usage was variable. Partly due to the seasonal nature of cricket and rugby, the clubs would not consistently play sport every week during their allotted times (which were two weekday evenings, Saturday afternoons, and Sundays). The AWP will be made available for a broader range of community users to play a variety of sports, and be suitable for year-round use, so it is hoped the hours offered will be taken up by community use throughout the year.

7.1.15 During the school summer holidays, the same minimum hours (2 weekday evenings plus Sundays) are to be offered but it is expected the school will be able to offer additional community access to the AWP (over and above the minimum hours) during the holidays. This would be an improvement on the OEA's past arrangement, which did not include additional hours of use during the summer beyond the clubs' standard allotted times."

7.1.16 In order to seek to overcome the objection raised by Sport England, the applicant has provided a detailed breakdown of the annual usage by the Old Emmanuel Cricket Club and Old Emmanuel Rugby Club in comparison to the proposed year round offer for community use. The previous use by the cricket club and rugby club totalled approximately 748 hours per annum. The proposed community use of the AWP would be 1050 hours per annum.

7.1.16 Overall, officers conclude that the applicant has made reasonable efforts to provide for community usage, in addition to the commitment to their Outreach Programme. The concerns of Sport England are noted and have been carefully considered. Despite negotiations and changes to the CUA an agreement with Sport England has not been reached. Nonetheless, the proposal is for a replacement facility which would remain in a sporting use, albeit offering different sporting facilities to the existing, which the school has identified a need for.

7.1.17 It is noted that there is currently no community use agreement for any of the sporting facilities on site and if the application is not approved the school would be under no obligation to provide continued community access. It is noted that the Old Emmanuel Cricket Club no longer have an option to use the land, as the club is moving to an

alternative site. Therefore, the application would provide for community use over and above the existing scenario.

7.1.18 On the basis that the available community usage would be increased from the existing scenario, officers conclude that the proposal has demonstrated that the proposed development is for outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field. Thereby meeting Exception 5 of Sport England's guidance.

7.1.19 The concerns of Sport England has been carefully considered. However, Officers conclude that the applicant has reasonably demonstrated a need for the proposal and has demonstrated that community use would be increased and would be secured (whereas currently there is no requirement for any community use and if the application is not approved there would be no mechanism to secure any community use in the future).

7.1.20 Officers also note that the GLA has commented on the breakdown of existing and proposed community use hours set out by the applicant and concludes that there is an uplift from the previous in terms of hours available for both weekdays and weekends which translates to an overall uplift in hours to be made available. This also translates to an increase to the number of weeks in a year the facilities would be made available due to the nature/different maintenance requirements of the AWP, and a wider variety of sports available to be played by community groups. This would support London Plan Policy S5 and Paragraph 5.1.10 (as specified in the GLA's Stage 1 report) and is considered a positive improvement. Therefore, the GLA have now indicated support in terms of the assessment against Sporting policies of the London Plan.

7.1.21 Officers consider that the proposed replacement facilities would be an improvement on the existing.

7.1.22 Conclusion on principle of development:

7.1.23 Whilst the Council's preference would be for a greater extent of community use made available on the site, it is noted that the replacement sports facility would provide a benefit for various sporting activities carried out at the school. The reduction in space for cricket and rugby is regrettable but it is noted that both clubs are due to move to alternative sites.

7.1.24 The proposed development is considered to be acceptable in terms of the MOL designation as it would provide for replacement sports facilities, the benefits of which outweigh the loss.

7.1.25 Subject to condition to secure the Community Use Agreement, the proposal is considered to comply with Paragraph 99 of the NPPF, Policies G4 and S5 of the London Plan, Policy CS13 and Policy DM 01 of the Sites and Policies Plan 2014. The application would be required to go through a Stage 2 consultation to the GLA, prior to formal determination, given the objection of Sport England is maintained.

7.2 Impact on the character of the area

- 7.2.1 The NPPF, London Plan policies D3 and D4, Core Strategy policy CS 14 and SPP Policy DM D2 require well designed proposals which make a positive contribution to the public realm, are of the highest quality materials and design and which are appropriate in their context. Thus, development proposals must respect the appearance, materials, scale, bulk, proportions and character of their surroundings.
- 7.2.2 The NPPF, London Plan policies D3 and D4, Core Strategy policy CS 14 and SPP Policy DM D2 require well designed proposals which make a positive contribution to the public realm, are of the highest quality materials and design and which are appropriate in their context. Thus, development proposals must respect the appearance, materials, scale, bulk, proportions and character of their surroundings.
- 7.2.3 The proposed AWP, fencing and lighting, would result in a change to the currently open playing field. However, the light spill from the proposed floodlights would be limited and the appearance would be consistent with the sporting use. Officers conclude that any limited visual impact would be outweighed by the benefit of providing a year round sporting facility.
- 7.2.4 In terms of existing trees, the majority of the wider school's boundaries are well treed, the proposed development would result in the loss of two trees due to the position of the AWP. There would be some encroachment into the RPAs of another tree on site by reason of the floodlighting columns, however, it is recommended that this be carried out under supervision to minimise damage to the roots, rather than removal. The proposed replacement tree planting to the boundaries is considered to provide a reasonable mitigation to the minimal tree loss proposed.
- 7.2.5 The proposed development is considered to be acceptable in accordance with London Plan Policies D3 and D4, Core Planning Strategy Policy CS14 and Policy DM D2 of the Sites and Policies Plan 2014.

7.3 Residential Amenity

- 7.3.1 Policy DM D2 seek to ensure that development does not adversely impact on the amenity of nearby residential properties.
- 7.3.2 The proposed AWP would be well separated from neighbouring residential properties, with the closest being situated approximately 200m away to the southwest (at Onslow Road). The separation distance, coupled with the intervening tree screening, would limit the visual impact of the proposed AWP and lighting. In addition, conditions are recommended to ensure that the floodlighting is not used after 10.15pm.
- 7.3.3 The proposed development would not have a significant impact on the amenities of the users of the adjacent industrial estate or Tesco superstore due to the separation distance.
- 7.3.4 The proposed development is considered to be acceptable in terms of the impact on neighbouring amenity and would comply with Policy DM D2 of the Sites and Policies Plan.

7.4 Transport, highway network, parking and sustainable travel

- 7.4.1 Policy T6 (Car Parking) of the London Plan sets out that The maximum car parking standards set out in Policy T6 .1 Residential parking to Policy T6.5 Non-residential disabled persons parking should be applied to development proposals, Appropriate disabled persons parking for Blue Badge holders should be provided as set out in Policy T6.1 Residential parking to Policy T6 .5 Non-residential disabled persons parking and where car parking is provided in new developments, provision should be made for infrastructure for electric or other Ultra-Low Emission vehicles
- 7.4.2 At a local level Policy CS20 requires developers to demonstrate that their development will not adversely affect on-street parking or traffic management. Policies DMT1-T3 seek to ensure that developments do not result in congestion, have a minimal impact on existing transport infrastructure and provide suitable levels of parking.
- 7.4.3 The existing car park serving the site would be of a sufficient size to accommodate the parking of vehicles, as the proposed development would not result in a significant increase in vehicle movements.
- 7.4.4 The school intends to manage the car park with the following measures:
- Promote shared travel arrangements and car-sharing (maximising car occupancy);
 - Promote a drop-off / collection system;
 - Promote active travel including walking, cycling and the use of public transport modes;
 - Provide and display local bus route information;
 - Marshal parking areas during the peak of use to ensure the parking area functions in an efficient manner,
 - Review effectiveness of the parking control measures and overarching promotion of sustainable transport, and;
 - Organise staggered start times / changeover times.
- 7.4.5 In addition, on the basis of comments from the Council's Transport Planner, officers advise that a condition be imposed requiring cycle parking to be provided on site also. Subject to this condition, the proposed development is considered to be acceptable in terms of transport considerations.
- 7.4.6 It is noted that the GLA and TfL have set out a number of additional requirements in relation to:
- Healthy Streets
 - Reduction in car parking
 - Increase in cycle parking
- 7.4.7 The GLA and TfL has requested an assessment against the Healthy Streets criteria, on the basis that the application is referable (this is due to Sport England's objection rather than the scale of the development). Given that the majority of use of the AWP would be by the school, with a similar level of community use to that which exists currently officers do not consider that additional information relating to the Healthy Streets indicators is directly relevant to the proposal. Nonetheless, the applicant has sought to provide additional information in this regard by way of the submission of additional information which takes into account the Healthy Streets indicators, Vision Zero (eliminating deaths and serious injuries), including Personal Injury Collision

Analysis. In addition, the applicant has provided further details in relation to the modal share assessment. The applicant has also confirmed that 59 cycle parking spaces would be provided as part of the proposals (to the southeast side of the proposed AWP). Whilst there are no London Plan requirements for electric vehicle parking for an AWP. There is a general requirement for new development to provide 20% electric vehicle parking (EVP) on new developments. The applicant has confirmed that 20% of the available spaces would be EVPs (10 of the 50 existing bays would be EVP). Formal comments from TfL in response to this additional detail is awaited and will be reported to the committee. However, officers consider that the additional information provide assurance that the proposal would be acceptable in terms of highway impacts.

7.4.8 In terms of car parking, the existing car park is adequate to accommodate users of the site. The existing use and proposed use would be similar and therefore, notwithstanding the overall aim of fostering sustainable modes of transport, a reduction in size of the car park is not considered to be directly justified by this proposal.

7.4.9 The request to provide 80 cycle parking spaces is also noted. However, the site is accessed of the A3, a major three lane road, which could present a danger to cyclists, which may include young people visiting the site. The request for 80 cycle parking spaces is based solely on the overall site area (8000sqm) and therefore does not relate directly to the proposal for the AWP. Therefore, whilst additional cycle parking on the site may have some benefits in terms of sustainable transport, it is not justified by this application for an AWP. Notwithstanding that, as set out above the applicant has agreed to provide 59 cycle parking spaces to overcome the concern raised.

7.4.10 The proposal would not significantly increase traffic movements and the existing facilities are adequate to accommodate users of the development without a significant impact on the local highway network. The proposal is considered to comply with Policies T4, T5, T6 and T7 of the London Plan 2021, Policies CS20 if the Core Planning Strategy 2011 and Policies DM T1, DM T2 and DM T3 of the Sites and Policies Plan 2014.

7.5 Air quality and potentially contaminated land

7.5.1 The whole of Merton is an Air Quality Management Area (AQMA).

7.5.2 The London Plan requires both major and minor development to be air quality neutral and in light of Merton's recently published Air Quality Action Plan, which seeks to minimise emissions from gas boilers and minimise the levels of localised PMs (Particulate Matter) and NO₂ throughout the construction phase, it is important that the impact on air quality is minimised.

7.5.3 The application is accompanied by an Air Quality Assessment, which demonstrates that the proposed development would be air quality neutral. Subject to conditions to ensure that the dust mitigation measures set out in the assessment are carried out, officers conclude that the impact on air quality from both the construction and operational phase would be acceptable.

7.5.4 In terms of ground contamination, the submitted Site Investigation Report (JPP, July 2021) finds no evidence of fuel contamination, vapour risk, asbestos risk, or ground

gas risk. The ground, made-ground and topsoil on site are classified as non-hazardous. The site was historically an orchard and meadows associated with Blagdons Farm, and since the 1920s it has been used as playing fields, meaning there are no known historic contamination risks.

7.5.5 Subject to a condition to secure a watching brief the Council's contaminated land officer has raised no objection.

7.6 Flooding and site drainage

7.6.1 Policy SI 13 of the London Plan (Sustainable drainage) sets out that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features.

7.6.2 London Plan policies SI 2 to SI 5 and CS policy CS15 seek to ensure the highest standards of sustainability are achieved for developments which includes minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water.

7.6.3 The Environment Agency's online flood mapping indicates that the Site lies within Flood Zones 2 and 3. The proposals for an All Weather Pitch are classed as Water Compatible development, and are therefore considered acceptable in this location.

7.6.4 The proposed drainage strategy will provide attenuation within the permeable sub-base of the pitch. Surface water will outfall to Pyl Brook located to the north of the site, restricted to 2.5 l/s via a Hydrobrake.

7.6.5 The proposed AWP will include a 0.26m sub-base, which is sufficient to accommodate the 1 in 30 year and 1 in 100 year events. During the 1 in 100 year plus 40% climate change event, a 24.3m³ volume of flooding is triggered, in excess of the attenuation provided within the sub-base. The pitch will be surrounded by 200mm barriers, which will contain the remaining volume during the 1 in 100 year plus 40% climate change event and also manage and exceedance flows.

7.6.6 Subject to conditions to ensure that the mitigation measures in the submitted FRA are carried out and the provision of a SUDS management plan for the new SUDS proposal, the proposal is considered to be acceptable in terms of flooding and site drainage.

7.7 Biodiversity considerations

7.7.1 The Northern boundary of Blagdons Sports Ground is within, or immediately adjacent to; a Site of Importance for Nature Conservation (SINC) (the site itself and development proposal is located a considerable distance from the SINC), the site is also part of a Green Corridor.

7.7.2 The AWP itself would be on an area of grassed land and would have a limited impact on biodiversity.

- 7.7.3 The cricket net facility that was part of the original proposal has been omitted from the application and is now being assessed under a separate concurrent application, as further survey works were required prior to a determination could be made.
- 7.7.4 The proposed tree planting would provide some overall benefit to biodiversity and the proposed development would result in a biodiversity gain, albeit marginal.

8. **Conclusion**

- 8.1 The existing playing field has historically provided for community cricket and rugby use, in addition to fulfilling the school's sporting requirements. The school has an identified need for an AWP to provide for a wider range of sporting activities. The proposal is for a replacement sport facility, the benefit of which outweighs the loss.
- 8.2 The concerns of Sport England have been carefully considered, however, the community use put forward by the school is considered to provide reasonable mitigation for the partial loss of cricket and rugby pitch space. Officers note that the GLA has now indicated some support in terms of the community use proposed by the applicant.
- 8.3 Officers consider that the proposal would have a very limited impact on the highway network but both the GLA and TfL has requested additional information on the basis that the application is referable. Whilst some of the requirements would usually only relate to a much more significant scheme, Officers consider that the additional information submitted provides sufficient assurance that the impact on the highway network would be acceptable.
- 8.4 The proposal is therefore considered to be acceptable in planning terms.
- 8.5 The application would be required to go through a Stage 2 consultation to the GLA, prior to determination, if Members resolve to grant the application, as the objection of Sport England is maintained.

9.0 **RECOMMENDATION:** Grant Permission Subject to the following Conditions:

1. Time limit
2. Approved Plans and documents
3. Non standard condition. External Materials and surfacing materials as detailed
4. The development hereby approved shall be carried out only in accordance with the measures set out in the submitted Construction Logistics Plan and Working Method Statement and Transport Statement Addendum. No development shall be carried out except in full accordance with the approved details.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

5. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan

shall be implemented upon first occupation of the development hereby permitted and shall be so maintained for the duration of the use, unless the prior written approval of the Local Planning Authority is first obtained to any variation.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

6. The AWP shall be constructed to meet FIH specifications.
7. Hours of use and hours of floodlighting.
8. Tree planting in line with proposed site plan D19-041/ DWG/ 0004 rev. 08 within the first planting season, and planting to be maintained thereafter for a period of 5 years
9. Air quality mitigation measures detailed in submitted Air Quality Assessment to be implemented.
10. Cycle Parking (secure & undercover) to be provided in line with the Transport Statement Addendum (59 cycle parking spaces).
11. The development shall be carried out in accordance with the mitigation measures set out in the submitted Flood Risk Assessment dated November 2021 and prepared by JPP Consulting Ltd, as follows:
 - o Surface water from the development will be discharged to the Pyl Brook at a rate of 2.5 l/s
 - o The proposed all weather pitch will include a permeable sub-base, and will be surrounded by 200mm barriers to contain all surface water discharge up to the 100yr plus 40% climate change event is contained on site.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy SI 12 of the London Plan 2021, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

12. The applicant shall prepare a SUDS management plan for the new SUDS proposal and ensure it forms part of the site maintenance plan.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy SI 12 of the London Plan 2021, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

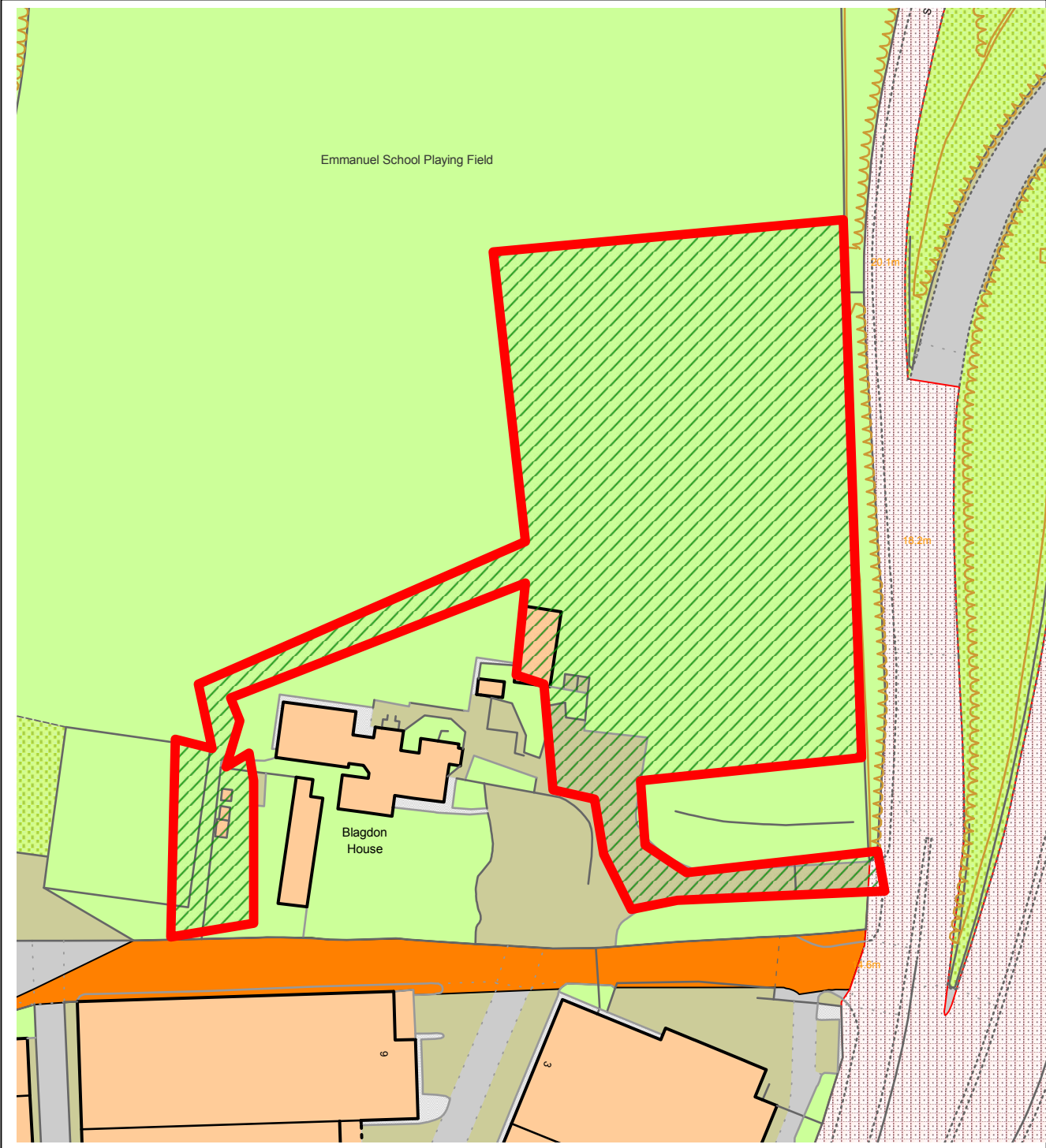
13. The All-Weather Pitch hereby approved and the cricket nets approved under associated application 22/P0956, shall be made available for community use in accordance with a Community Use Agreement, which shall be submitted to and approved in writing prior to the first use of the All-Weather Pitch hereby approved.

Reason: In order to comply with Policies S5 and G4 of the London Plan 2021, Policy CS13 of the Core Planning Strategy 2011 and Policy DM O2 of the Sites and Policies Plan 2014.

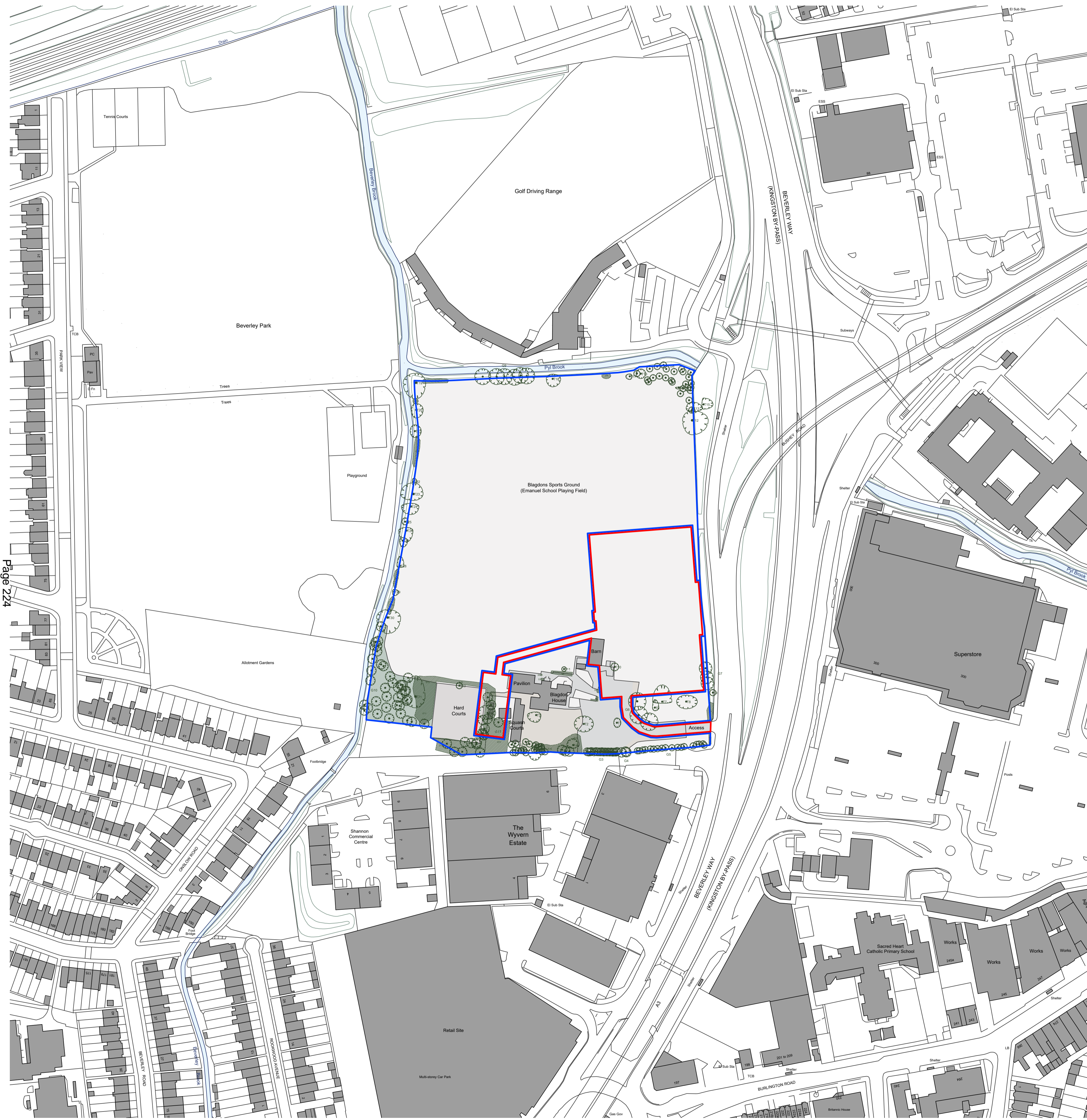
Informatives:

1. INF 15 Discharge conditions prior to commencement of work (or similar wording)
2. Note To Applicant - Scheme Amended During Application Lifecycle

NORTHGATE SE GIS Print Template


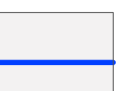


This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Page 224

LEGEND

-  APPLICATION SITE AREA (8000M2) REQUIRED FOR PROJECT CONSTRUCTION PHASE WITH ACCESS ADJOINING BEVERLEY WAY
-  LAND AREA UNDER OWNERSHIP OF EMANUEL SCHOOL

NOTES

COPYRIGHT S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

S&C SLATTER 01635 34521
 info@sandcslatter.com
 CONSTRUCTED WITH INTEGRITY www.sandcslatter.com

DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.
 © CROWN COPYRIGHT 2020.
 ALL RIGHTS RESERVED.
 LICENCE NUMBER 100022432.

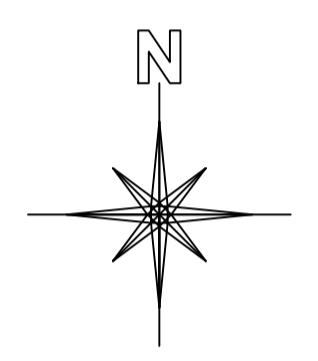
SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

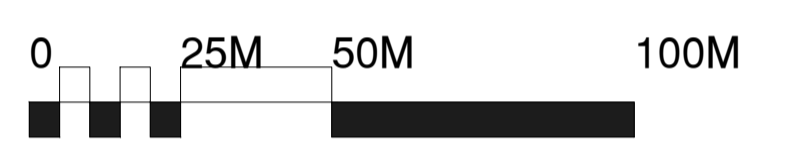
RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.

INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:1250 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL



Emanuel School

CLIENT
EMANUEL SCHOOL

PROJECT
ALL-WEATHER SPORTS PITCH (AWP)

LOCATION
**BLAGDONS SPORTS GROUND
 BEVERLEY WAY
 NEW MALDEN
 KT3 4PU**

DRAWING TITLE
LOCATION PLAN

STATUS
**SPATIAL COORDINATION
 (PLANNING)**

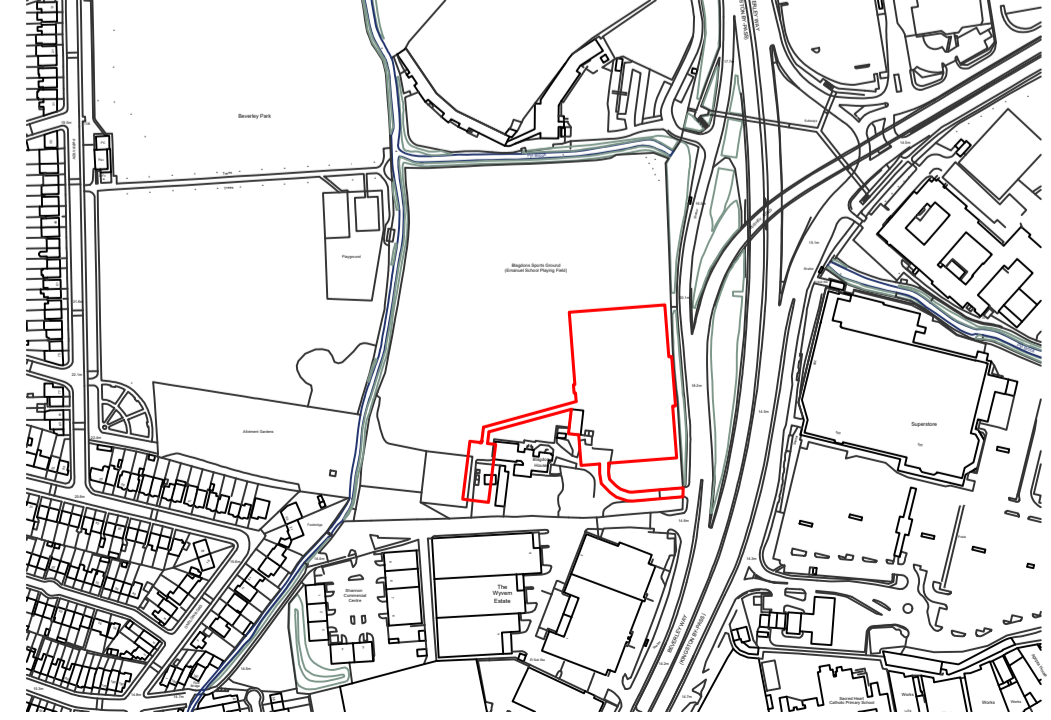
PROJECT NO.
D19-041

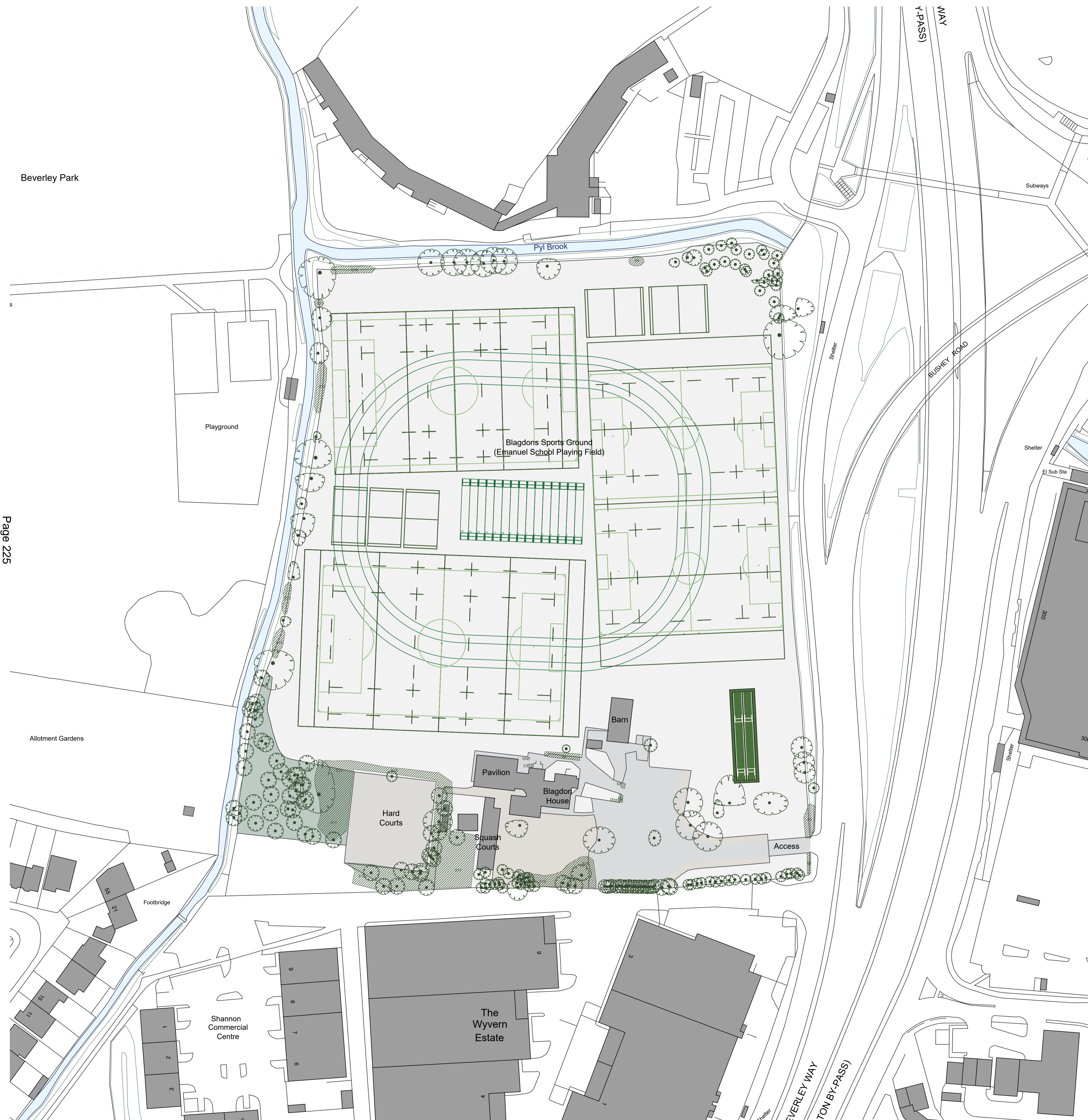
DRAWING NO.
D19-041 / DWG / 0001

REVISION NO.
.07


SCALE	SHEET	DRAWN	CHECKED
1:1250	A1	TB	

PLAN KEY





LEGEND

-  EXISTING TREE
-  EXISTING SCRUB AREA
-  EXISTING AUTUMN GRASS PLAYING PITCH
-  EXISTING SPRING GRASS PLAYING PITCH
-  EXISTING SUMMER GRASS PLAYING PITCH
-  EXISTING NON-TURF CRICKET PRACTICE FACILITY

PLAYING FIELD ARRANGEMENT

AUTUMN TERM

1NO. 15 V 15 RUGBY UNION PITCH
100 X 69M FIELD OF PLAY
10.6M DEEP IN GOALS

1NO. 15 V 15 RUGBY UNION PITCH
93.2 X 66.2M FIELD OF PLAY
6M DEEP IN GOALS

1NO. 15 V 15 RUGBY UNION PITCH
79.3 X 60.2M FIELD OF PLAY
6M DEEP IN GOALS

5NO. MINI RUGBY UNION PITCHES
21.9 X 18M FIELD OF PLAY (2NO.)
21.9 X 12.5M FIELD OF PLAY (3NO.)

SPRING TERM

2NO. 11V11 YOUTH FOOTBALL PITCHES
91 X 55M FIELD OF PLAY

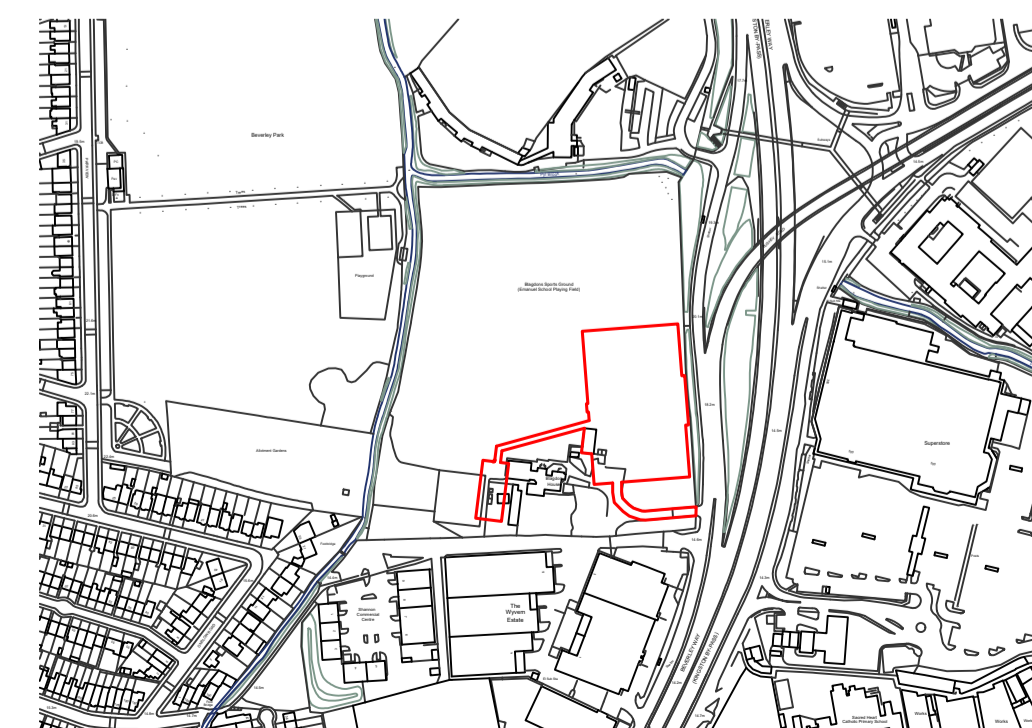
2NO. 9V9 YOUTH FOOTBALL PITCHES
68.6 X 47M FIELD OF PLAY

SUMMER TERM

CRICKET SQUARE
15NO. 20.12 X 3.05 CRICKET PITCHES
46M SENIOR OUTFIELD BOUNDARY
37M JUNIOR OUTFIELD BOUNDARY
3M SAFETY ZONES AROUND BOUNDARIES

2NO. NON-TURF CRICKET PRACTICE PITCHES
30 X 3.66M

PLAN KEY



NOTES

COPYRIGHT S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

S&C SLATTER 01635 34521
info@sandcslatter.com
www.sandcslatter.com

DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.
© CROWN COPYRIGHT 2020.
ALL RIGHTS RESERVED.
LICENCE NUMBER 100022432.

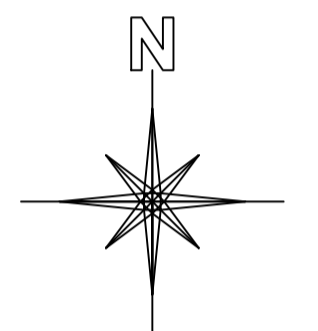
SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.

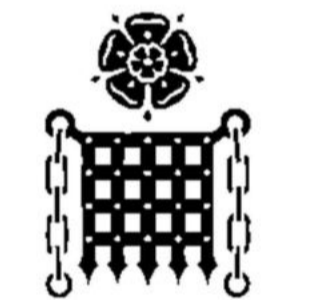
INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:750 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL



Emanuel School

CLIENT

EMANUEL SCHOOL

PROJECT

ALL-WEATHER SPORTS PITCH (AWP)

LOCATION

BLAGDONS SPORTS GROUND
BEVERLEY WAY
NEW MALDEN
KT3 4PU

DRAWING TITLE

EXISTING SITE PLAN

STATUS

SPATIAL COORDINATION (PLANNING)

PROJECT NO.

D19-041

DRAWING NO.

D19-041 / DWG / 0003

SCALE

1:750

SHEET

A1

DRAWN

TB

REVISION NO.

.07

CHECKED



Page 226

LEGEND

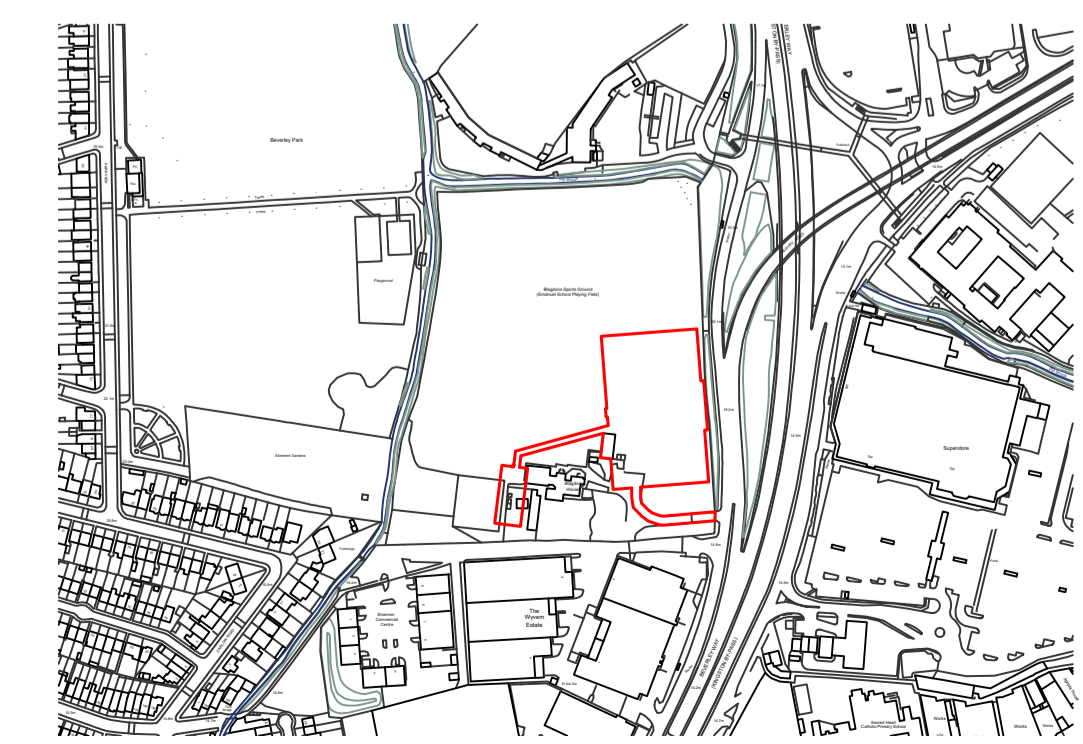
-  FIELD OF PLAY
-  TEAM SHELTERS
-  BALL STOP FENCING
-  FLOODLIGHTS
-  DIVIDING NET SYSTEM
-  GATED ENTRANCE

**ALL-WEATHER SPORTS PITCH (AWP)
FLEXIBLE SPORTS ACTIVITIES**

ALL-WEATHER SPORTS PITCH PROVIDING FLEXIBLE SPORTS ACTIVITIES WITH:

- 1NO. 11V11 HOCKEY FIELD (91.4 X 55M)
- 2NO. 7V7 MINI HOCKEY PITCHES (55 X 43M)
- 4NO. TENNIS COURTS (23.77 X 10.97M EA.)
- 3NO. NETBALL COURTS (30.15 X 15.25M EA.)
- 2NO. CRICKET PITCHES (SOFTBALL / WIND-BALL)

PLAN KEY



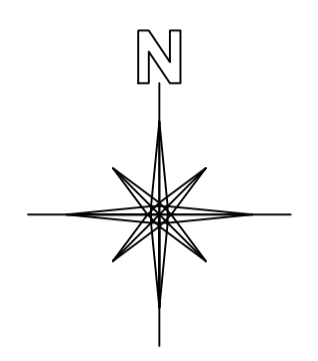
NOTES
COPYRITE S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.



DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.
DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.
ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.
ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.
ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.
BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.
© CROWN COPYRIGHT 2020.
ALL RIGHTS RESERVED.
LICENCE NUMBER 100022432.

SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.
RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.
CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.
INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:250 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL



Emanuel School

CLIENT
EMANUEL SCHOOL

PROJECT
ALL-WEATHER SPORTS PITCH (AWP)

LOCATION
**BLAGDONS SPORTS GROUND
BEVERLEY WAY
NEW MALDEN
KT3 4PU**

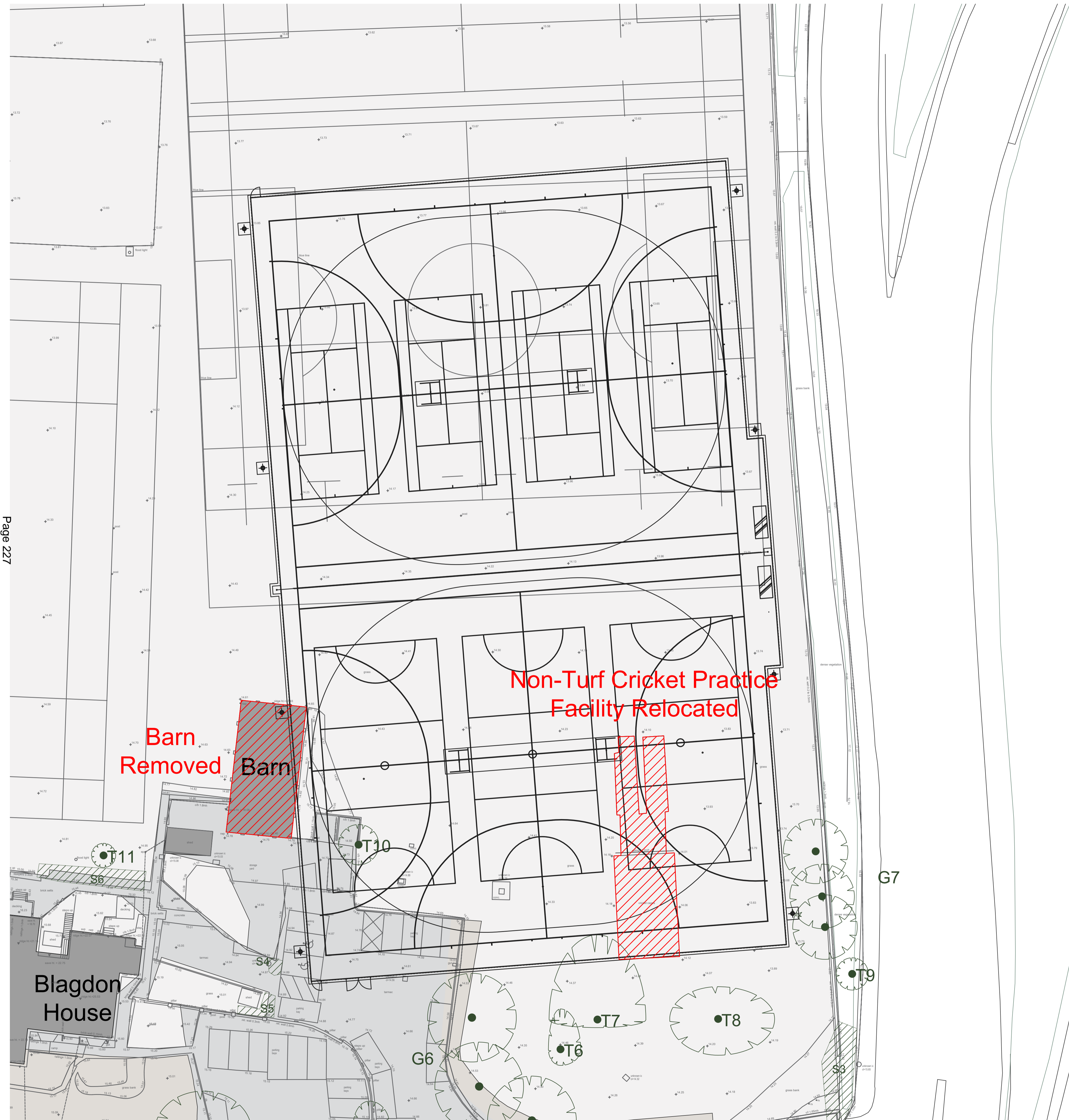
DRAWING TITLE
**PROPOSED AWP
FLOOR PLAN**

STATUS
**SPATIAL COORDINATION
(PLANNING)**

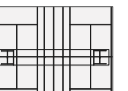
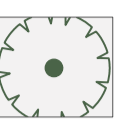
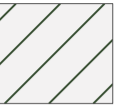
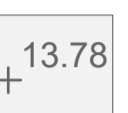
PROJECT NO.
D19-041

DRAWING NO.
D19-041 / DWG / 0005

SCALE: 1:250 SIZE: A1 DRAWN: TB CHECKED: TB REVISION NO.: .07



Page 227

- LEGEND
-  ALL-WEATHER SPORTS PITCH (AWP)
 -  EXISTING TREE
 -  EXISTING SCRUB AREA
 -  TOPOGRAPHICAL / LAND SURVEY

NOTES

COPYRITE S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

S&C SLATTER 01635 34521
 info@sandcslatter.com
 www.sandcslatter.com

DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.
 © CROWN COPYRIGHT 2020.
 ALL RIGHTS RESERVED.
 LICENCE NUMBER 100022432.

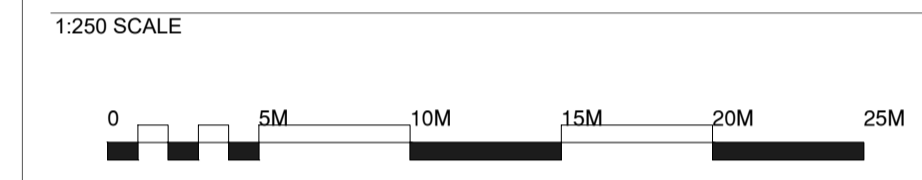
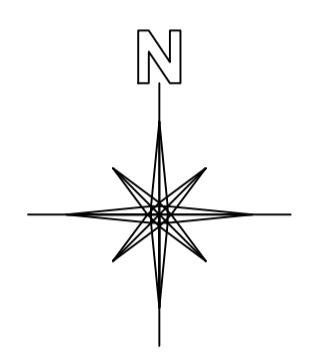
SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.

INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL



Emanuel School

CLIENT
 EMANUEL SCHOOL

PROJECT
 ALL-WEATHER SPORTS PITCH (AWP)

LOCATION
 BLAGDONS SPORTS GROUND
 BEVERLEY WAY
 NEW MALDEN
 KT3 4PU

DRAWING TITLE
PROPOSED AWP LAYOUT

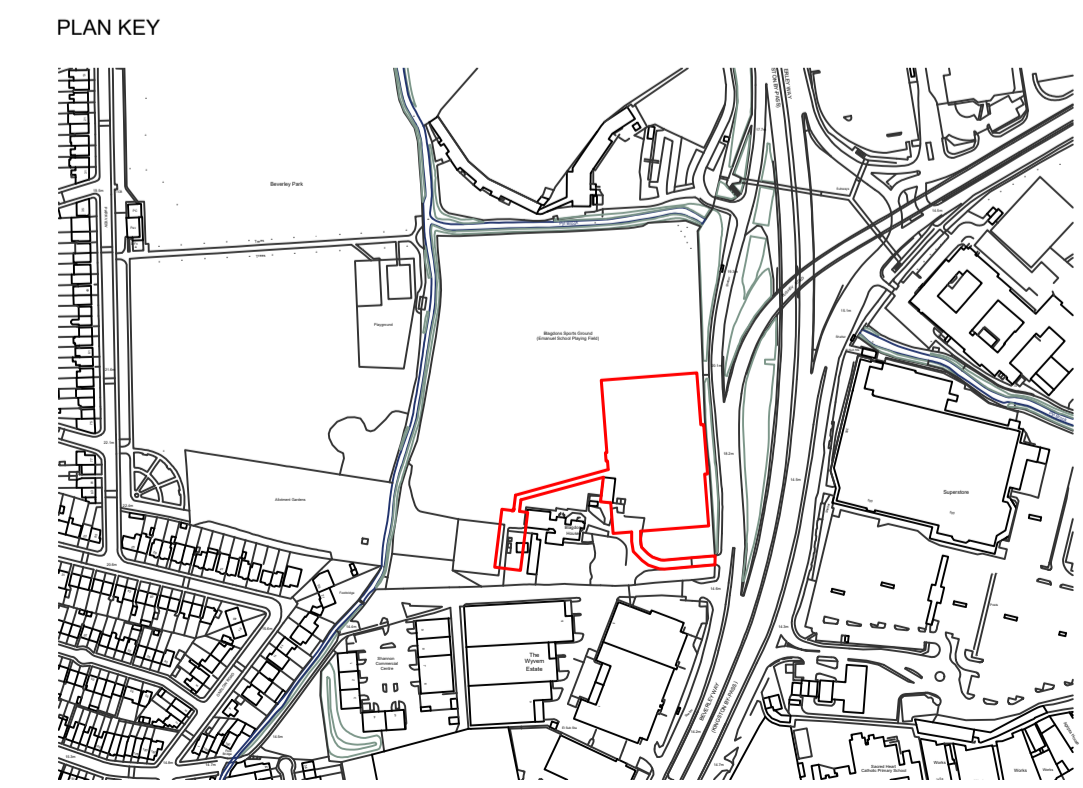
STATUS
 SPATIAL COORDINATION (PLANNING)

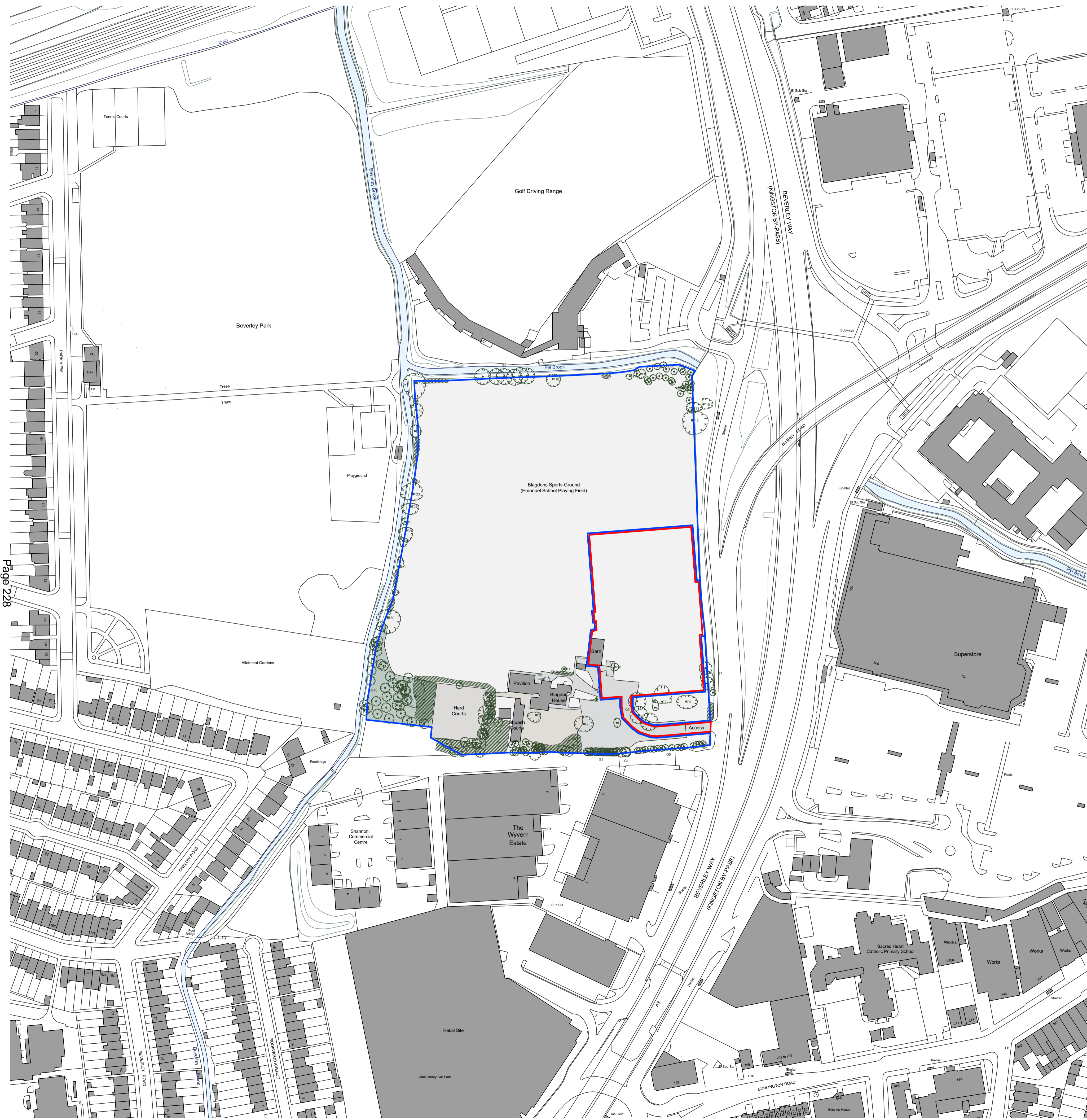
PROJECT NO.
 D19-041

DRAWING NO.
 D19-041 / DWG / 0006

REVISION NO.
 .07


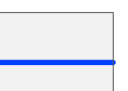
SCALE	SHEET	DRAWN	CHECKED
1:250	A1	TB	





Page 228

LEGEND

-  APPLICATION SITE AREA (7075M2) REQUIRED FOR PROJECT CONSTRUCTION PHASE WITH ACCESS ADJOINING BEVERLEY WAY
-  LAND AREA UNDER OWNERSHIP OF EMANUEL SCHOOL

NOTES

COPYRIGHT S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

S&C SLATTER 01635 34521
 info@sandcslatter.com
 www.sandcslatter.com

CONSTRUCTED WITH INTEGRITY

DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.
 © CROWN COPYRIGHT 2020.
 ALL RIGHTS RESERVED.
 LICENCE NUMBER 100022432.

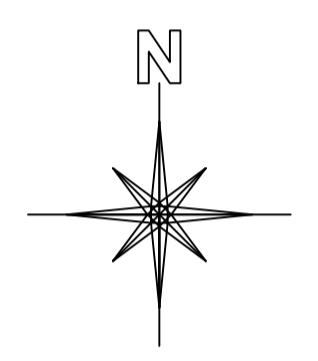
SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

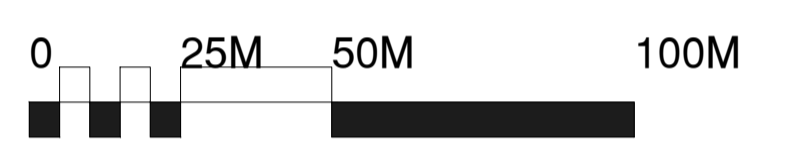
RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.

INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:1250 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL
.08	23 02 2022	TB	PROPOSED CRICKET PRACTICE FACILITY SEPARATED FROM AWP APPLICATION



Emanuel School

CLIENT
EMANUEL SCHOOL

PROJECT
ALL-WEATHER SPORTS PITCH (AWP)

LOCATION
**BLAGDONS SPORTS GROUND
 BEVERLEY WAY
 NEW MALDEN
 KT3 4PU**

DRAWING TITLE
LOCATION PLAN

STATUS
SPATIAL COORDINATION (PLANNING)

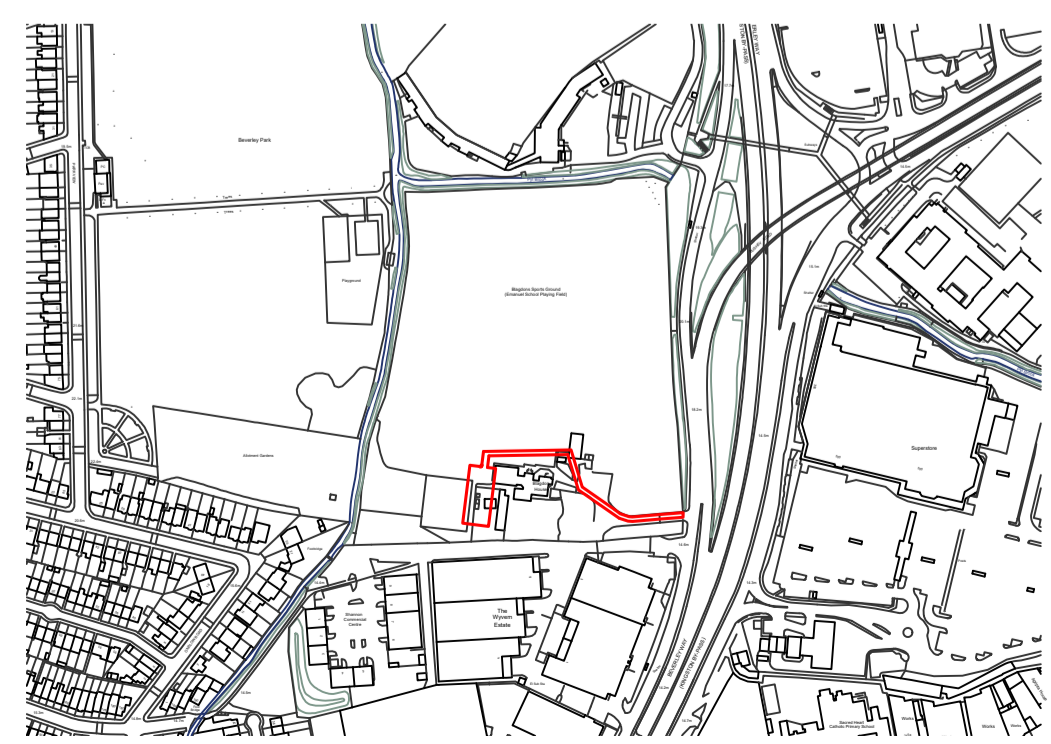
PROJECT NO.
D19-041

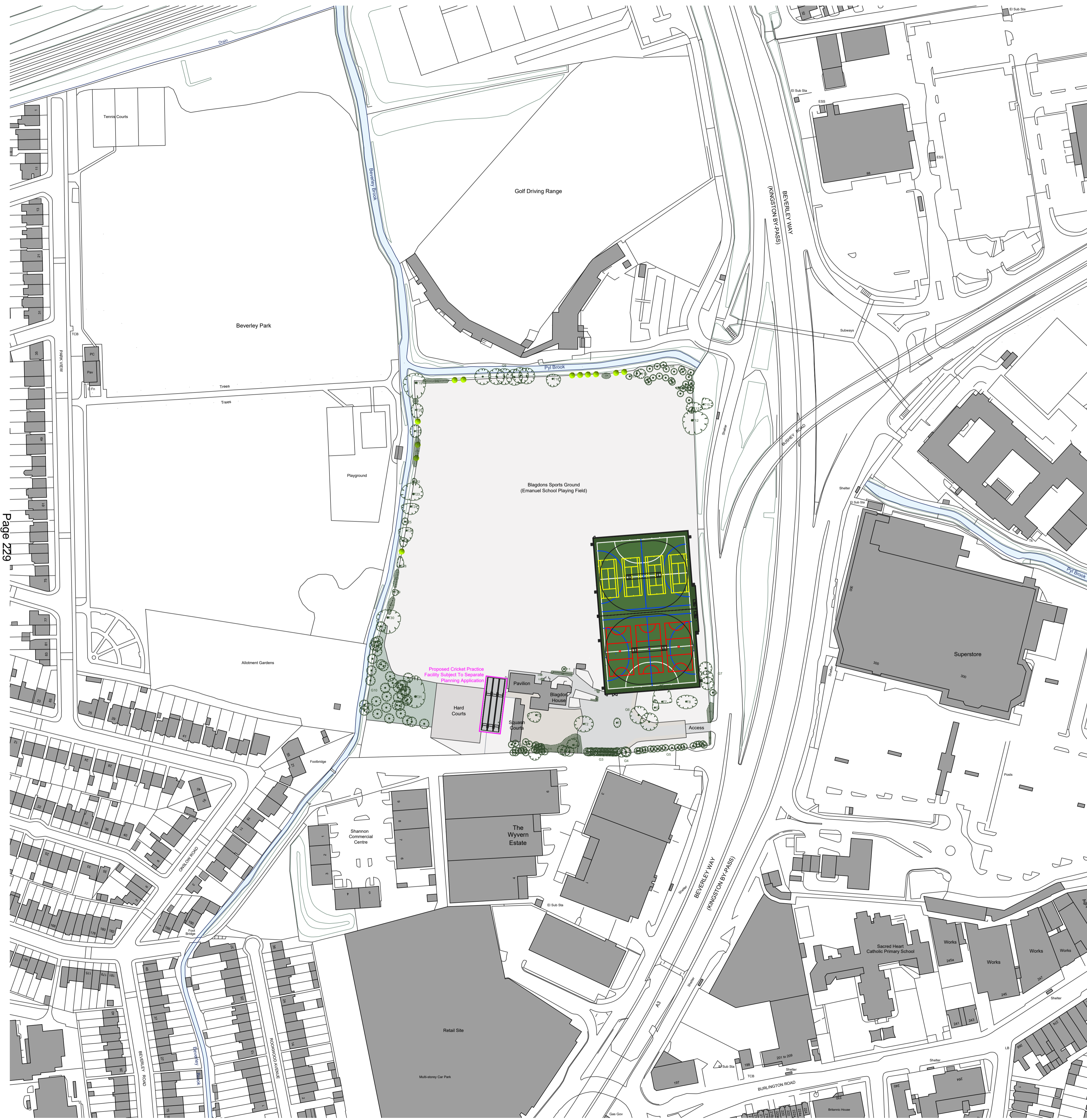
DRAWING NO.
D19-041 / DWG / 0001

SCALE	SHEET	DRAWN	CHECKED
1:1250	A1	TB	

REVISION NO.
.08

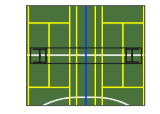

PLAN KEY





Page 2/29

LEGEND

-  ALL-WEATHER SPORTS PITCH (AWP)
-  SOFT PLANTING / LANDSCAPING

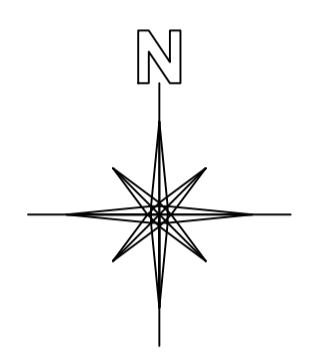
NOTES
COPYRIGHT S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

S&C SLATTER 01635 34521
info@sandcslatter.com
CONSTRUCTED WITH INTEGRITY www.sandcslatter.com

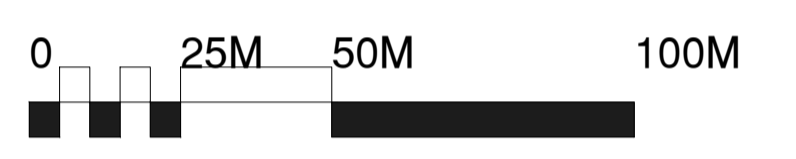
DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.
DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.
ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.
ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.
ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.
BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.
© CROWN COPYRIGHT 2020.
ALL RIGHTS RESERVED.
LICENCE NUMBER 100022432.

SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.
RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.
CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.
INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:1250 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL
.08	23 02 2022	TB	PROPOSED CRICKET PRACTICE FACILITY SEPARATED FROM AWP APPLICATION



Emanuel School

CLIENT
EMANUEL SCHOOL

PROJECT
ALL-WEATHER SPORTS PITCH (AWP)

LOCATION
**BLAGDONS SPORTS GROUND
BEVERLEY WAY
NEW MALDEN
KT3 4PU**

DRAWING TITLE
SITE PLAN

STATUS
SPATIAL COORDINATION (PLANNING)

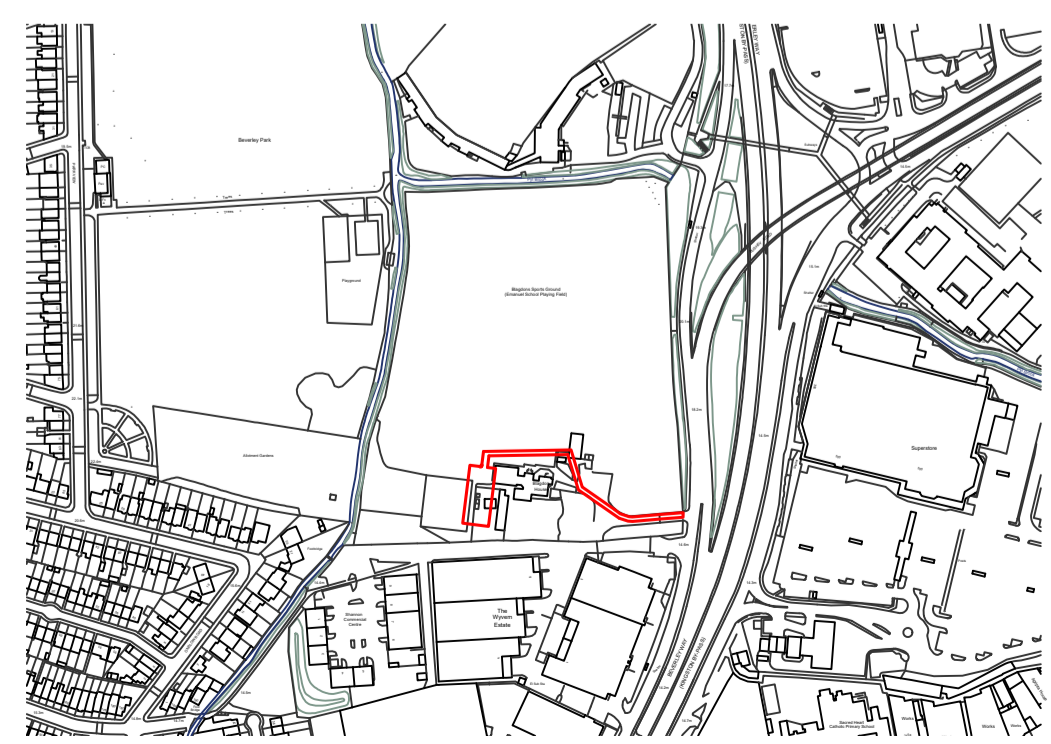
PROJECT NO.
D19-041

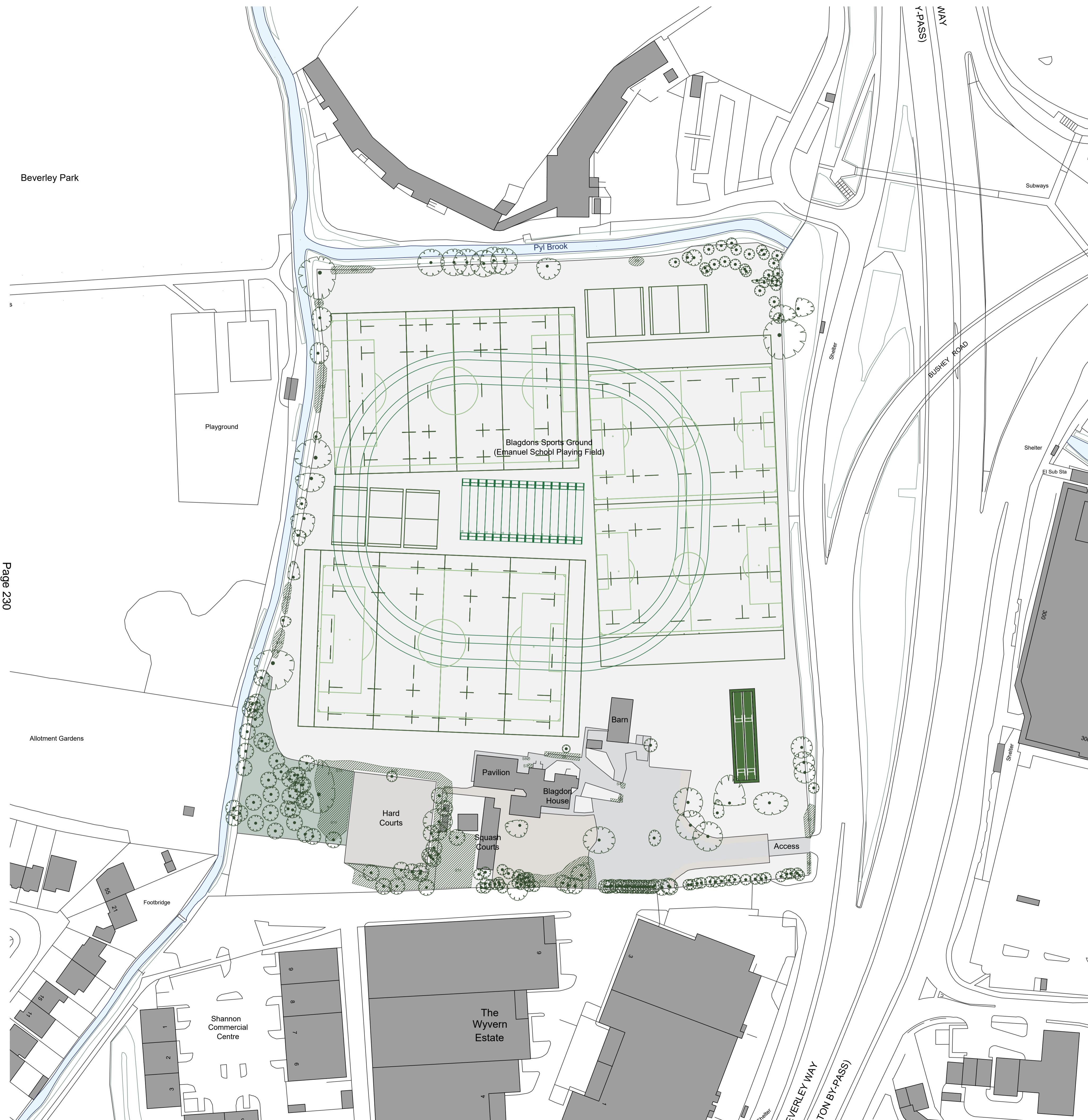
DRAWING NO.
D19-041 / DWG / 0002

REVISION NO.
.08






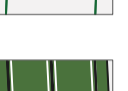
SCALE	SHEET	DRAWN	CHECKED
1:1250	A1	TB	

PLAN KEY





LEGEND

-  EXISTING TREE
-  EXISTING SCRUB AREA
-  EXISTING AUTUMN GRASS PLAYING PITCH
-  EXISTING SPRING GRASS PLAYING PITCH
-  EXISTING SUMMER GRASS PLAYING PITCH
-  EXISTING NON-TURF CRICKET PRACTICE FACILITY

PLAYING FIELD ARRANGEMENT

AUTUMN TERM

1NO. 15 V 15 RUGBY UNION PITCH
100 X 69M FIELD OF PLAY
10.6M DEEP IN GOALS

1NO. 15 V 15 RUGBY UNION PITCH
93.2 X 66.2M FIELD OF PLAY
6M DEEP IN GOALS

1NO. 15 V 15 RUGBY UNION PITCH
79.3 X 60.2M FIELD OF PLAY
6M DEEP IN GOALS

5NO. MINI RUGBY UNION PITCHES
21.9 X 18M FIELD OF PLAY (2NO.)
21.9 X 12.5M FIELD OF PLAY (3NO.)

SPRING TERM

2NO. 11V11 YOUTH FOOTBALL PITCHES
91 X 55M FIELD OF PLAY

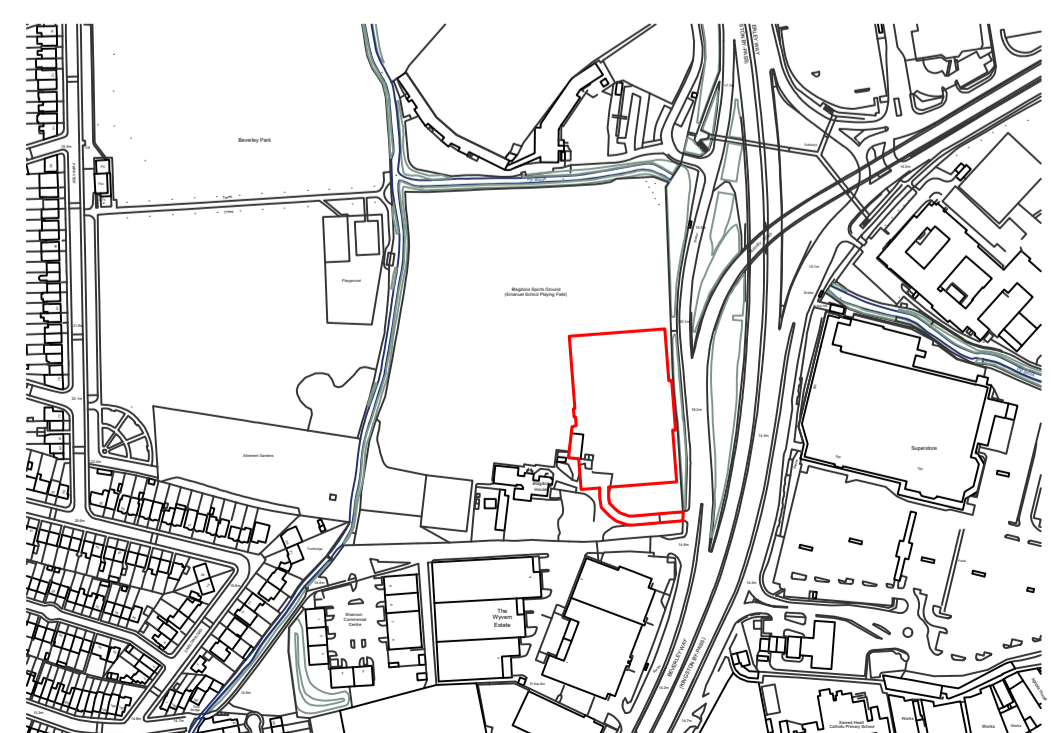
2NO. 9V9 YOUTH FOOTBALL PITCHES
68.6 X 47M FIELD OF PLAY

SUMMER TERM

CRICKET SQUARE
15NO. 20.12 X 3.05 CRICKET PITCHES
46M SENIOR OUTFIELD BOUNDARY
37M JUNIOR OUTFIELD BOUNDARY
3M SAFETY ZONES AROUND BOUNDARIES

2NO. NON-TURF CRICKET PRACTICE PITCHES
30 X 3.66M

PLAN KEY



NOTES

COPYRITE S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

S&C SLATTER 01635 34521
info@sandcslatter.com
www.sandcslatter.com

DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.
© CROWN COPYRIGHT 2020.
ALL RIGHTS RESERVED.
LICENCE NUMBER 10022432.

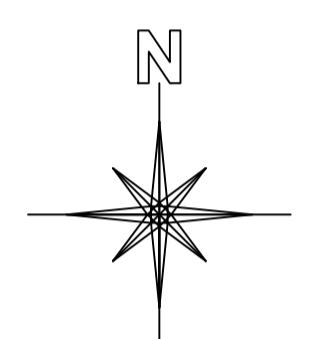
SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.

INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:750 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL
.08	23 02 2022	TB	PROPOSED CRICKET PRACTICE FACILITY SEPARATED FROM AWP APPLICATION



Emanuel School

CLIENT

EMANUEL SCHOOL

PROJECT

ALL-WEATHER SPORTS PITCH (AWP)

LOCATION

BLAGDONS SPORTS GROUND
BEVERLEY WAY
NEW MALDEN
KT3 4PU

DRAWING TITLE

EXISTING SITE PLAN

STATUS

SPATIAL COORDINATION (PLANNING)

PROJECT NO.

D19-041

DRAWING NO.

D19-041 / DWG / 0003

REVISION NO.

.08

SCALE

1:750

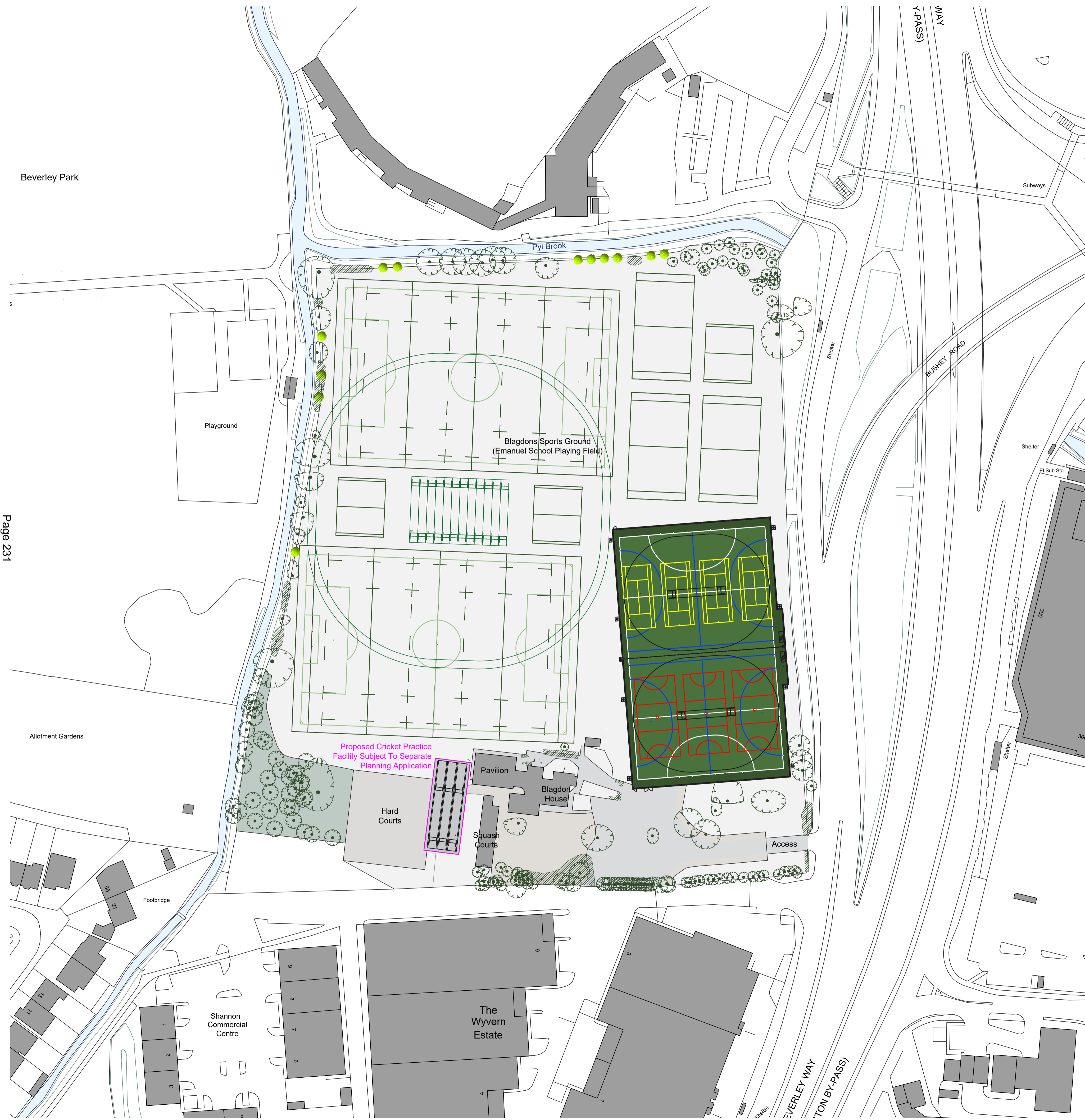
SHEET

A1

DRAWN

TB

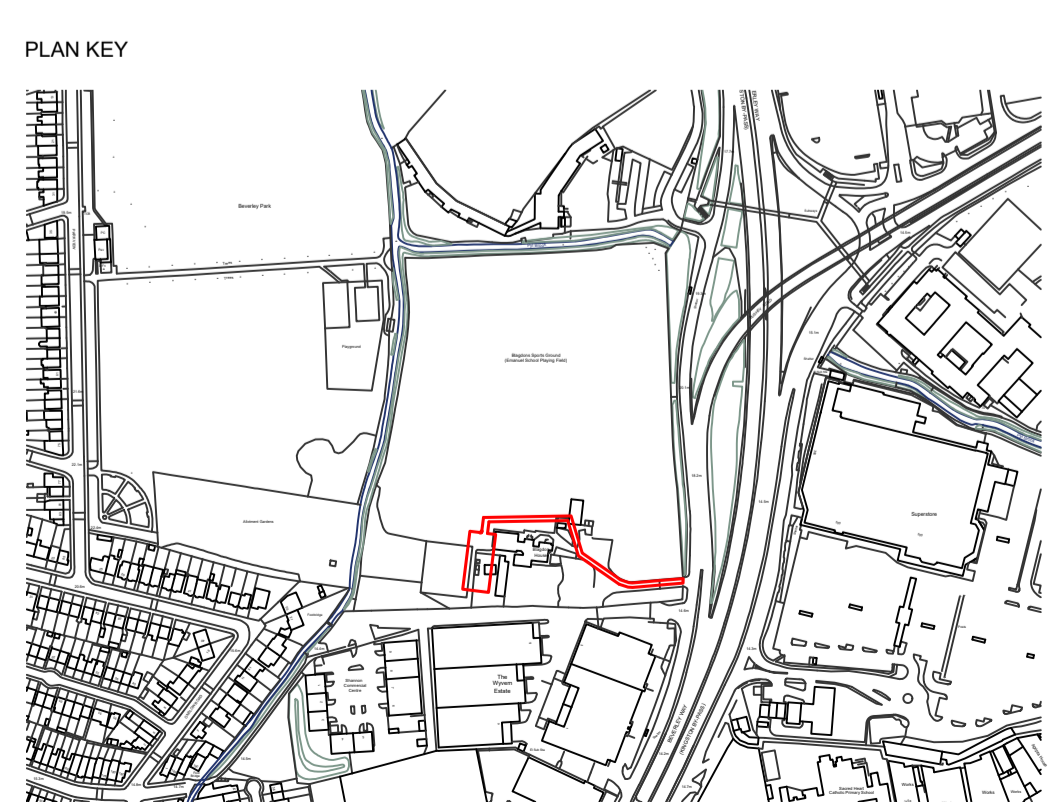
CHECKED



- LEGEND**
- ALL-WEATHER SPORTS PITCH (AWP)
 - REPLACEMENT NON-TURF CRICKET PRACTICE FACILITY SUBJECT TO SEPARATE PLANNING APPLICATION
 - SOFT PLANTING / LANDSCAPING
 - EXISTING TREE
 - EXISTING SCRUB AREA
 - FUTURE AUTUMN GRASS PLAYING PITCH
 - FUTURE SPRING GRASS PLAYING PITCH
 - FUTURE SUMMER GRASS PLAYING PITCH

PLAYING FIELD ARRANGEMENT

- AUTUMN TERM**
- 2NO. 15 V 15 RUGBY UNION PITCHES
 - 94 X 70M FIELD OF PLAY
 - 6M DEEP IN GOALS
 - 3NO. MINI RUGBY UNION PITCHES
 - 40 X 22M FIELD OF PLAY
 - 3NO. MINI RUGBY UNION PITCHES
 - 30 X 20M FIELD OF PLAY
- SPRING TERM**
- 2NO. 11V11 SENIOR FOOTBALL PITCHES
 - 100 X 64M FIELD OF PLAY
- SUMMER TERM**
- 1NO. SENIOR CRICKET SQUARE
 - 12NO. 20.12 X 3.05 CRICKET PITCHES
 - 37M JUNIOR OUTFIELD BOUNDARY
 - 46M SENIOR OUTFIELD BOUNDARY
 - 3M SAFETY ZONE AROUND BOUNDARY
 - 1NO. NON-TURF CRICKET PRACTICE FACILITY
 - 3NO. 30 X 3.66M PRACTICE PITCHES (SUBJECT TO SEPARATE PLANNING APPLICATION)
- ALL YEAR**
- 1NO. ALL-WEATHER SPORTS PITCH (AWP) PROVIDING FLEXIBLE SPORTS ACTIVITIES WITH:
 - HOCKEY / TENNIS / NETBALL / CRICKET



NOTES

COPYRITE S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

S&C SLATTER 01635 34521
 info@sandcslatter.com
 www.sandcslatter.com

DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.
 © CROWN COPYRIGHT 2020.
 ALL RIGHTS RESERVED.
 LICENCE NUMBER 100022432.

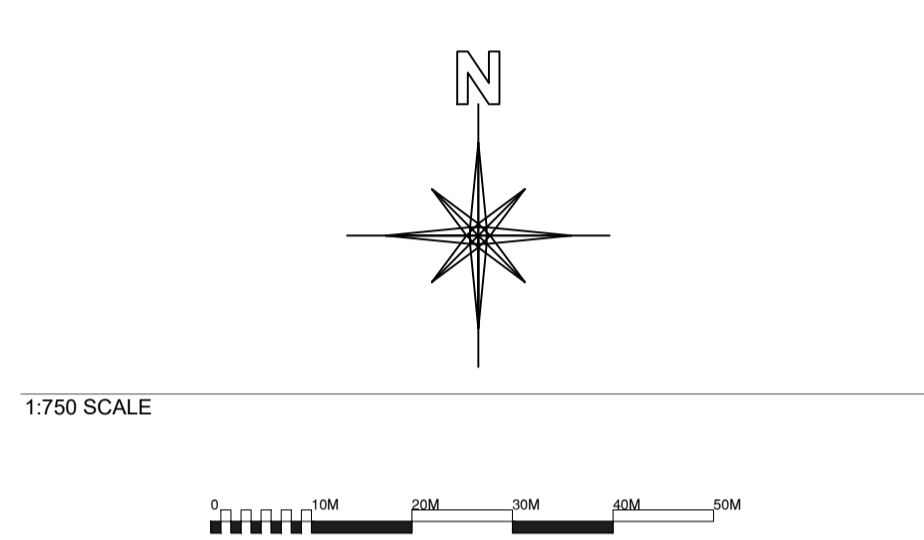
SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.

INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION: TO BE DETAILED WITH A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL
.08	23 02 2022	TB	PROPOSED CRICKET PRACTICE FACILITY SEPARATED FROM AWP APPLICATION



Emanuel School

CLIENT
EMANUEL SCHOOL

PROJECT
ALL-WEATHER SPORTS PITCH (AWP)

LOCATION
**BLAGDONS SPORTS GROUND
 BEVERLEY WAY
 NEW MALDEN
 KT3 4PU**

DRAWING TITLE
PROPOSED SITE PLAN


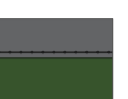
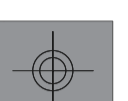
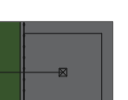

STATUS
SPATIAL COORDINATION (PLANNING)

PROJECT NO. D19-041	REVISION NO. .08
DRAWING NO. D19-041 / DWG / 0004	CHECKED
SCALE 1:750	SHEET A1
DRAWN TB	



Page 232

LEGEND

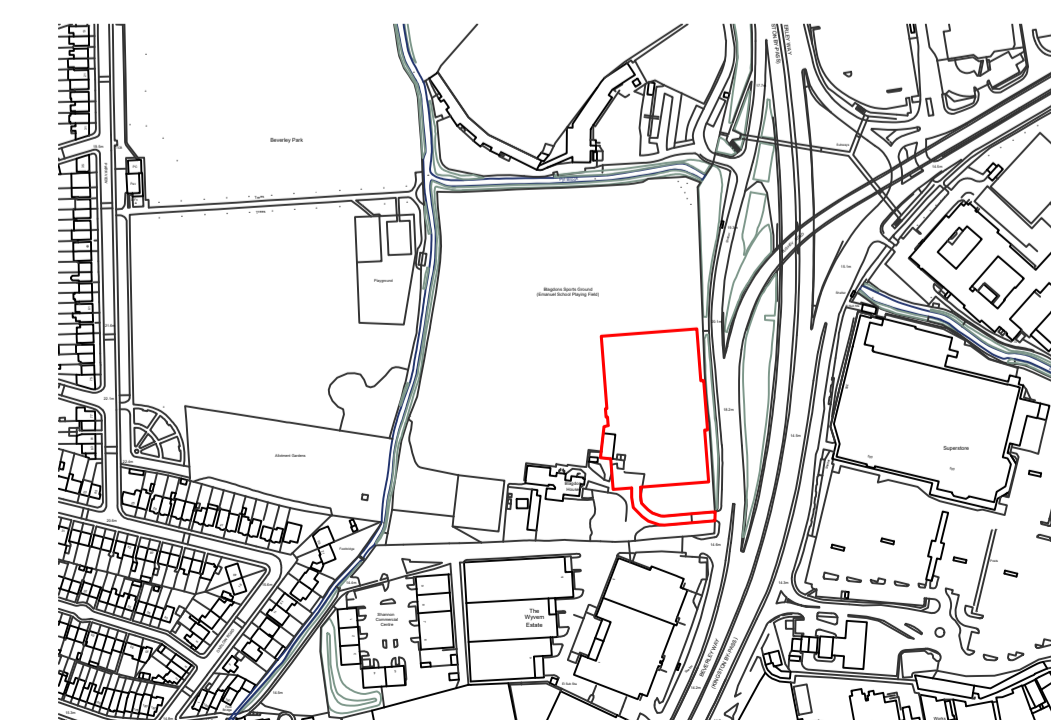
-  FIELD OF PLAY
-  TEAM SHELTERS
-  BALL STOP FENCING
-  FLOODLIGHTS
-  DIVIDING NET SYSTEM
-  GATED ENTRANCE

**ALL-WEATHER SPORTS PITCH (AWP)
FLEXIBLE SPORTS ACTIVITIES**

ALL-WEATHER SPORTS PITCH PROVIDING FLEXIBLE SPORTS ACTIVITIES WITH:

- 1NO. 11V11 HOCKEY FIELD (91.4 X 55M)
- 2NO. 7V7 MINI HOCKEY PITCHES (55 X 43M)
- 4NO. TENNIS COURTS (23.77 X 10.97M EA.)
- 3NO. NETBALL COURTS (30.15 X 15.25M EA.)
- 2NO. CRICKET PITCHES (SOFTBALL / WIND-BALL)

PLAN KEY



NOTES

COPYRITE S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

S&C SLATTER 01635 34521
info@sandcslatter.com
www.sandcslatter.com
CONSTRUCTED WITH INTEGRITY

DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.

© CROWN COPYRIGHT 2020.

ALL RIGHTS RESERVED.

LICENCE NUMBER 100022432.

SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

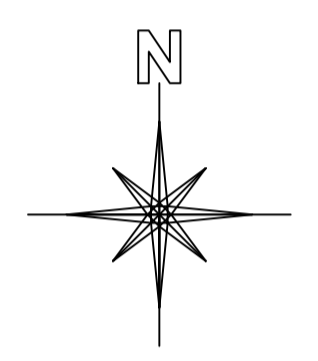
IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.



INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:250 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL
.08	23 02 2022	TB	PROPOSED CRICKET PRACTICE FACILITY SEPARATED FROM AWP APPLICATION



Emanuel School

CLIENT
EMANUEL SCHOOL

PROJECT
ALL-WEATHER SPORTS PITCH (AWP)

LOCATION
**BLAGDONS SPORTS GROUND
BEVERLEY WAY
NEW MALDEN
KT3 4PU**

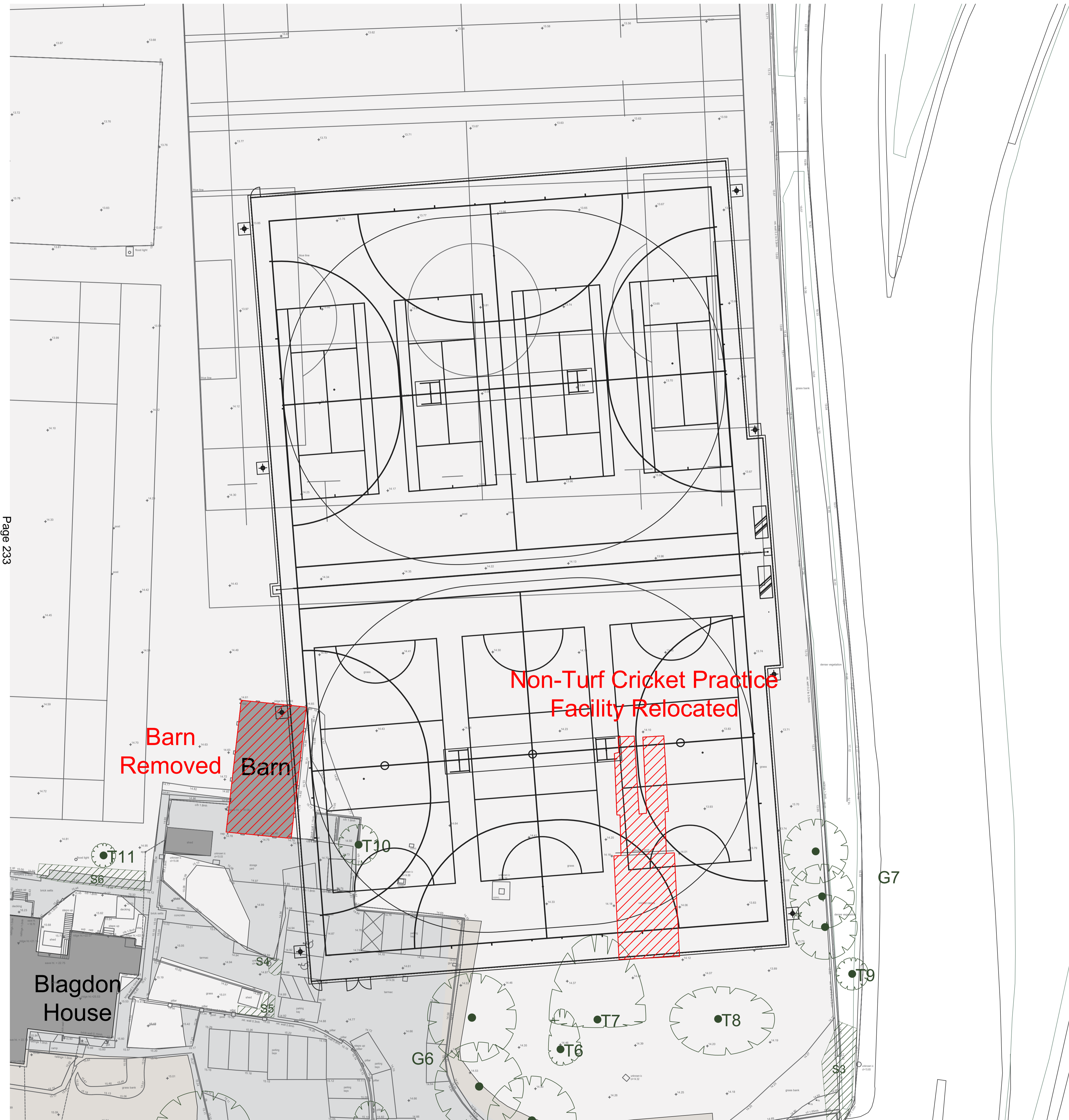
DRAWING TITLE
**PROPOSED AWP
FLOOR PLAN**

STATUS
**SPATIAL COORDINATION
(PLANNING)**

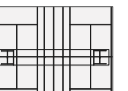

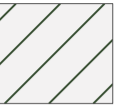
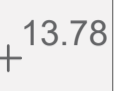
PROJECT NO.
D19-041

DRAWING NO.
D19-041 / DWG / 0005

SCALE: 1:250 SIZE: A1 DRAWN: TB CHECKED: TB REVISION NO.: .08



Page 233

- LEGEND
-  ALL-WEATHER SPORTS PITCH (AWP)
 -  EXISTING TREE
 -  EXISTING SCRUB AREA
 -  TOPOGRAPHICAL / LAND SURVEY

NOTES

COPYRITE S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

S&C SLATTER 01635 34521
 info@sandcslatter.com
 www.sandcslatter.com

CONSTRUCTED WITH INTEGRITY

DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.
 © CROWN COPYRIGHT 2020.
 ALL RIGHTS RESERVED.
 LICENCE NUMBER 100022432.

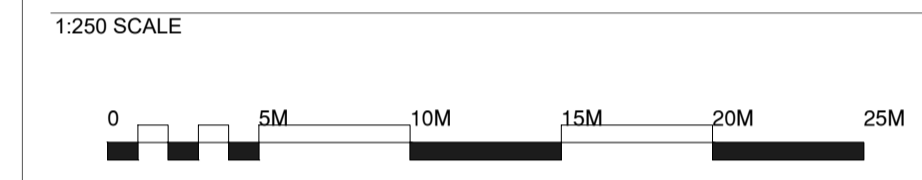
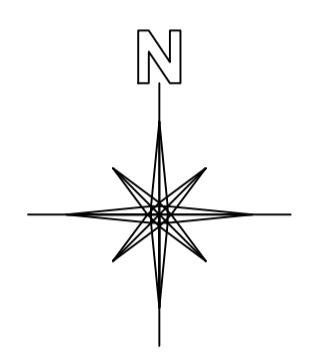
SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.

INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL
.08	23 02 2022	TB	PROPOSED CRICKET PRACTICE FACILITY SEPARATED FROM AWP APPLICATION



Emanuel School

CLIENT
 EMANUEL SCHOOL

PROJECT
 ALL-WEATHER SPORTS PITCH (AWP)

LOCATION
 BLAGDONS SPORTS GROUND
 BEVERLEY WAY
 NEW MALDEN
 KT3 4PU

DRAWING TITLE
 PROPOSED AWP LAYOUT

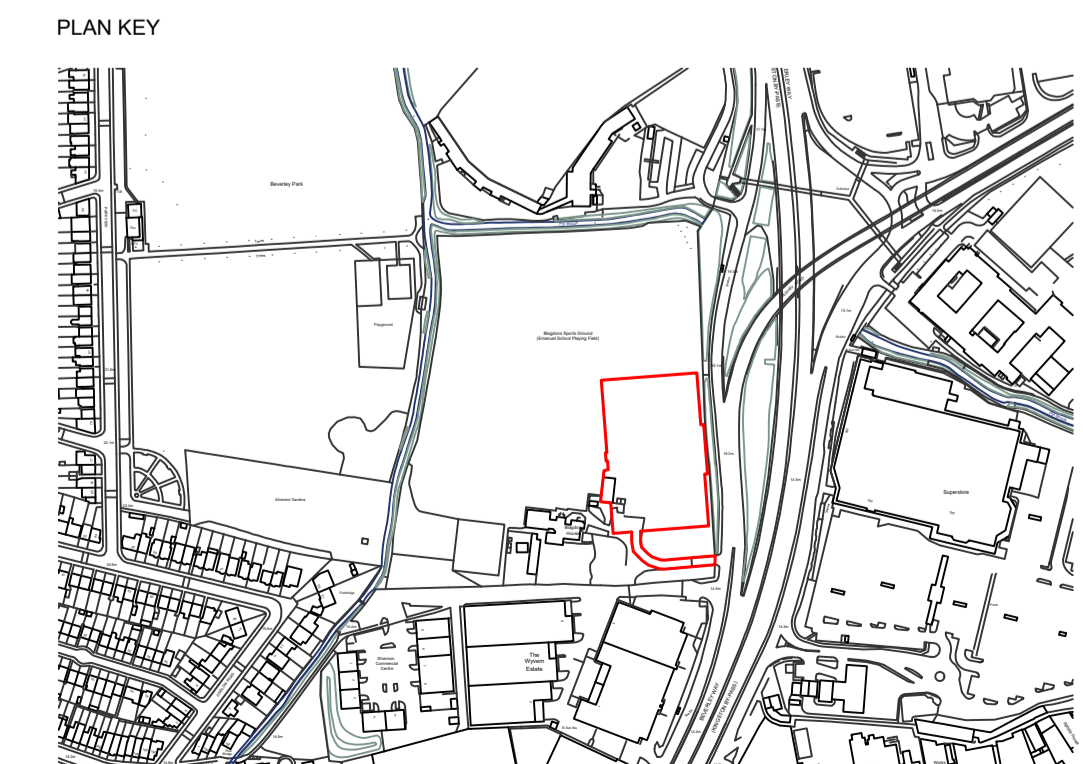
STATUS
 SPATIAL COORDINATION (PLANNING)

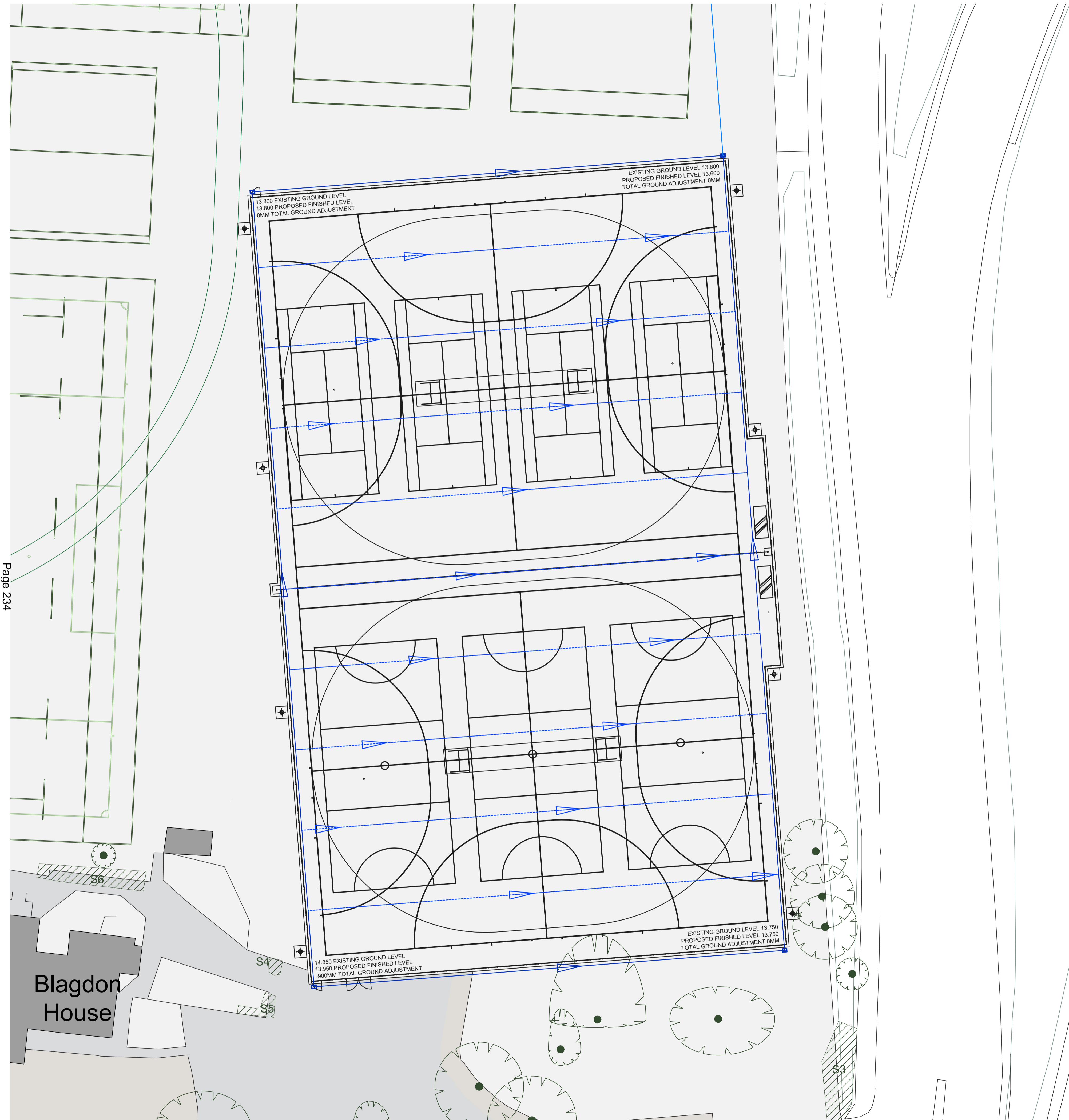
PROJECT NO.
 D19-041

DRAWING NO.
 D19-041 / DWG / 0006

REVISION NO.
 .08

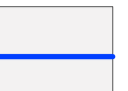
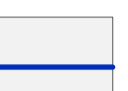


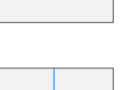
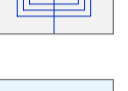
SCALE: 1:250 SIZE: A1 DRAWN: TB CHECKED:





Page 234

LEGEND

-  80MM Ø UPVC PERFORATED CORRUGATED LATERAL DRAINAGE PIPES
-  160MM Ø UPVC PERFORATED CORRUGATED CARRIER DRAINAGE PIPES
-  225MM Ø UPVC PERFORATED CARRIER DRAINAGE PIPE
-  600MM LONG X 600MM WIDE X 1000MM DEEP PRE-CAST CONCRETE (PCC) SILT-TRAP / INSPECTION CHAMBERS (ICS)
-  VORTEX FLOW CONTROL CONFORMING TO BS7158 WITHIN PRE-CAST CONCRETE (PCC) SILT-TRAP / INSPECTION CHAMBER (IC)
-  SURFACE WATER OUTFALL CONNECTING TO LOCAL WATER COURSE

SURFACE WATER OUTFALL TO PYL BROOK



NOTES

COPYRITE S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

01635 34521
info@sandcslatter.com
www.sandcslatter.com

DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.
© CROWN COPYRIGHT 2020.
ALL RIGHTS RESERVED.
LICENCE NUMBER 10022432.

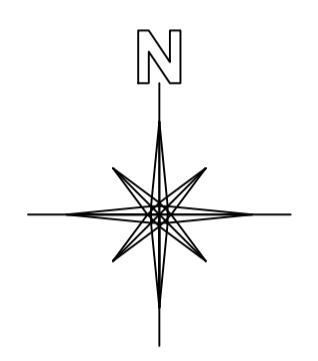
SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.

INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:250 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL
.08	23 02 2022	TB	PROPOSED CRICKET PRACTICE FACILITY SEPARATED FROM AWP APPLICATION



Emanuel School

CLIENT
EMANUEL SCHOOL

PROJECT
ALL-WEATHER SPORTS PITCH (AWP)

LOCATION
**BLAGDONS SPORTS GROUND
BEVERLEY WAY
NEW MALDEN
KT3 4PU**

DRAWING TITLE
PROPOSED AWP DRAINAGE

STATUS
SPATIAL COORDINATION (PLANNING)

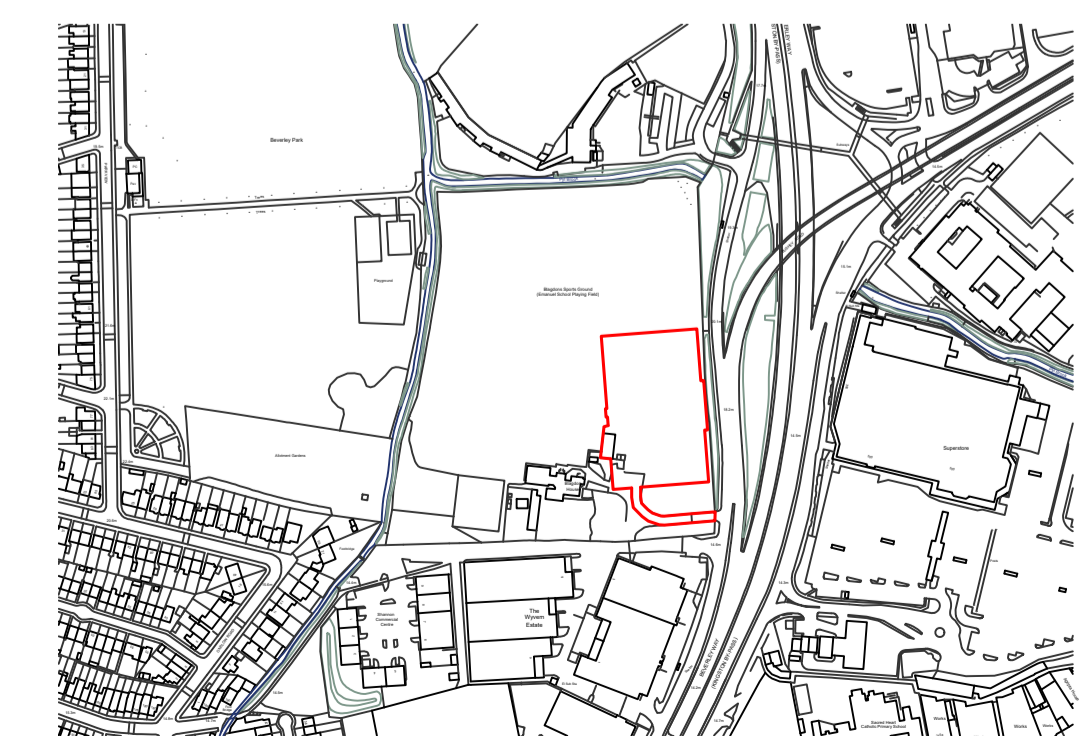
PROJECT NO.
D19-041

DRAWING NO.
D19-041 / DWG / 0007

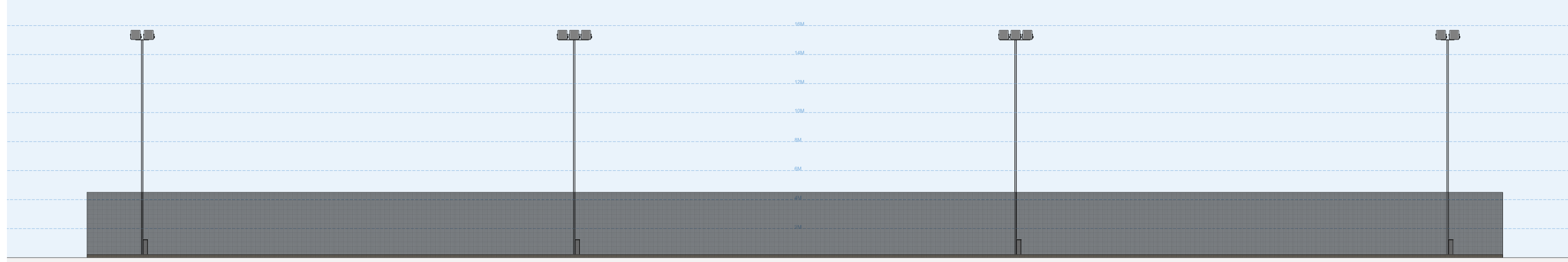
SCALE: 1:250 SIZE: A1 DRAWN: TB CHECKED: TB

REVISION NO.
.08

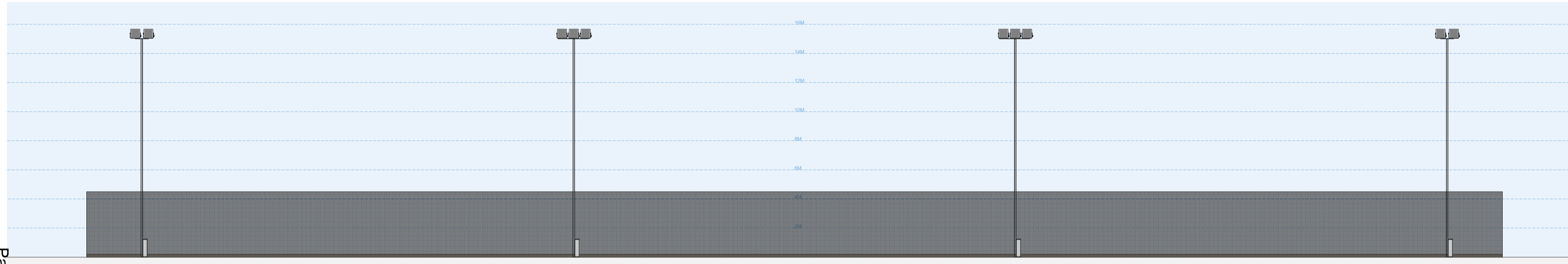
PLAN KEY



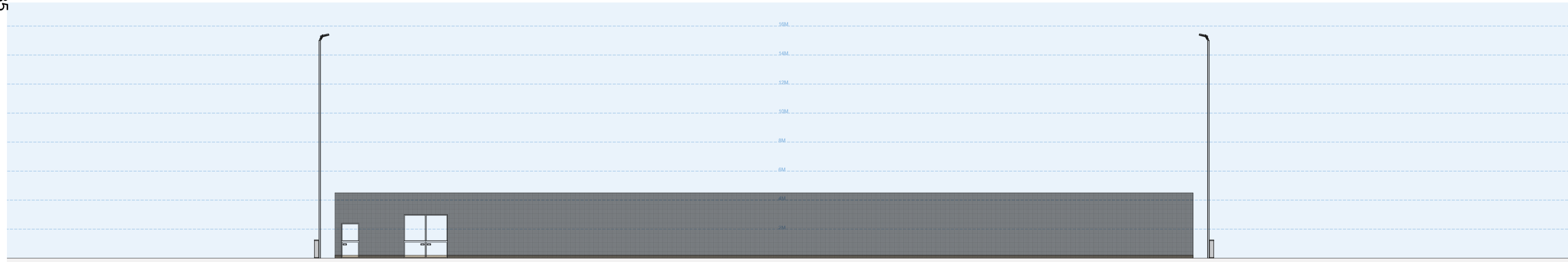
EASTERN ELEVATION



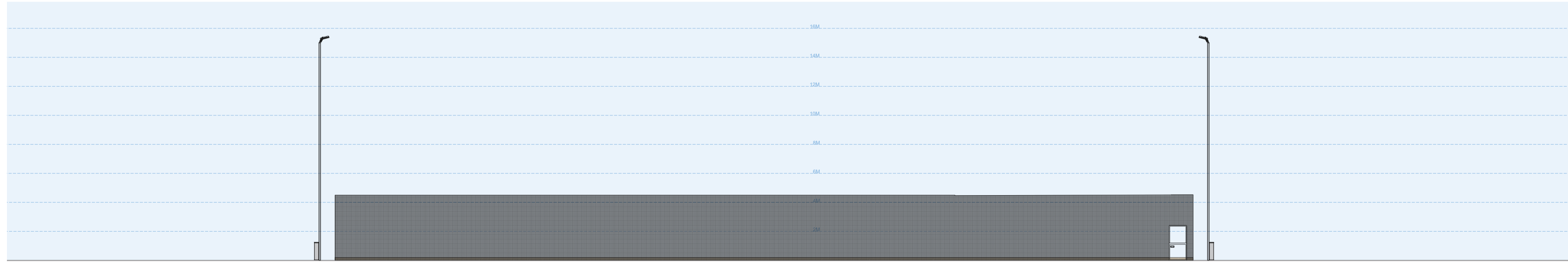
WESTERN ELEVATION



SOUTHERN ELEVATION

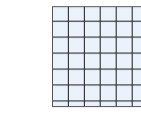


NORTHERN ELEVATION



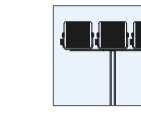
Page 235

LEGEND



4.50M HIGH BALL STOP FENCING

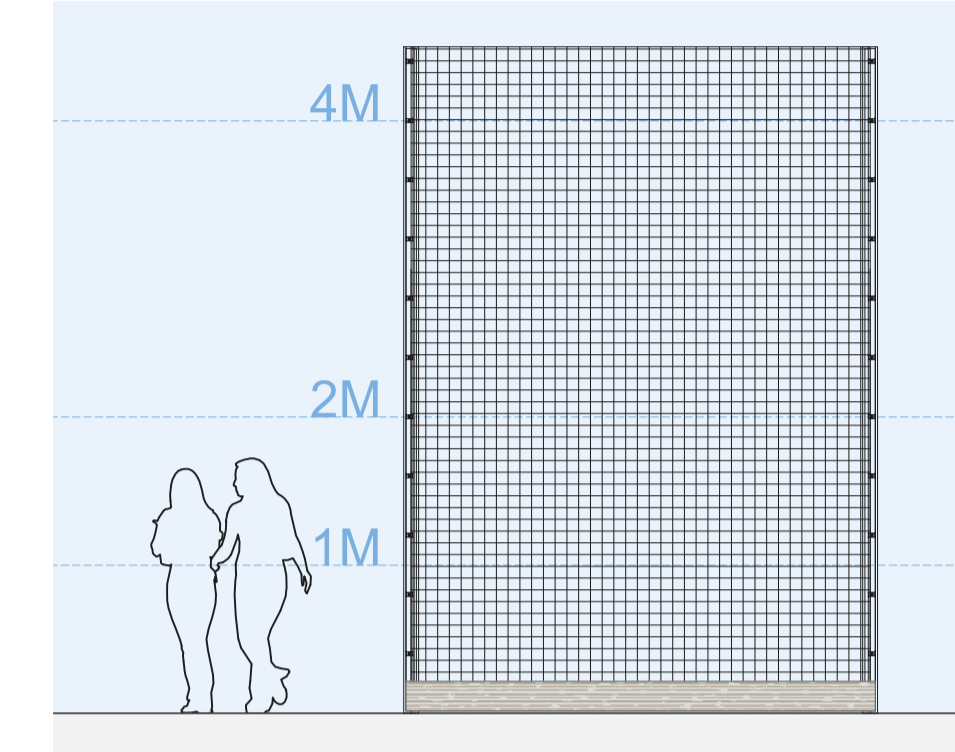
COMPRISING PLASTIC COATED 50X50MM WELD MESH COLOURED RAL9005 JET BLACK PLUS 200X50MM TIMBER KICK BOARDS



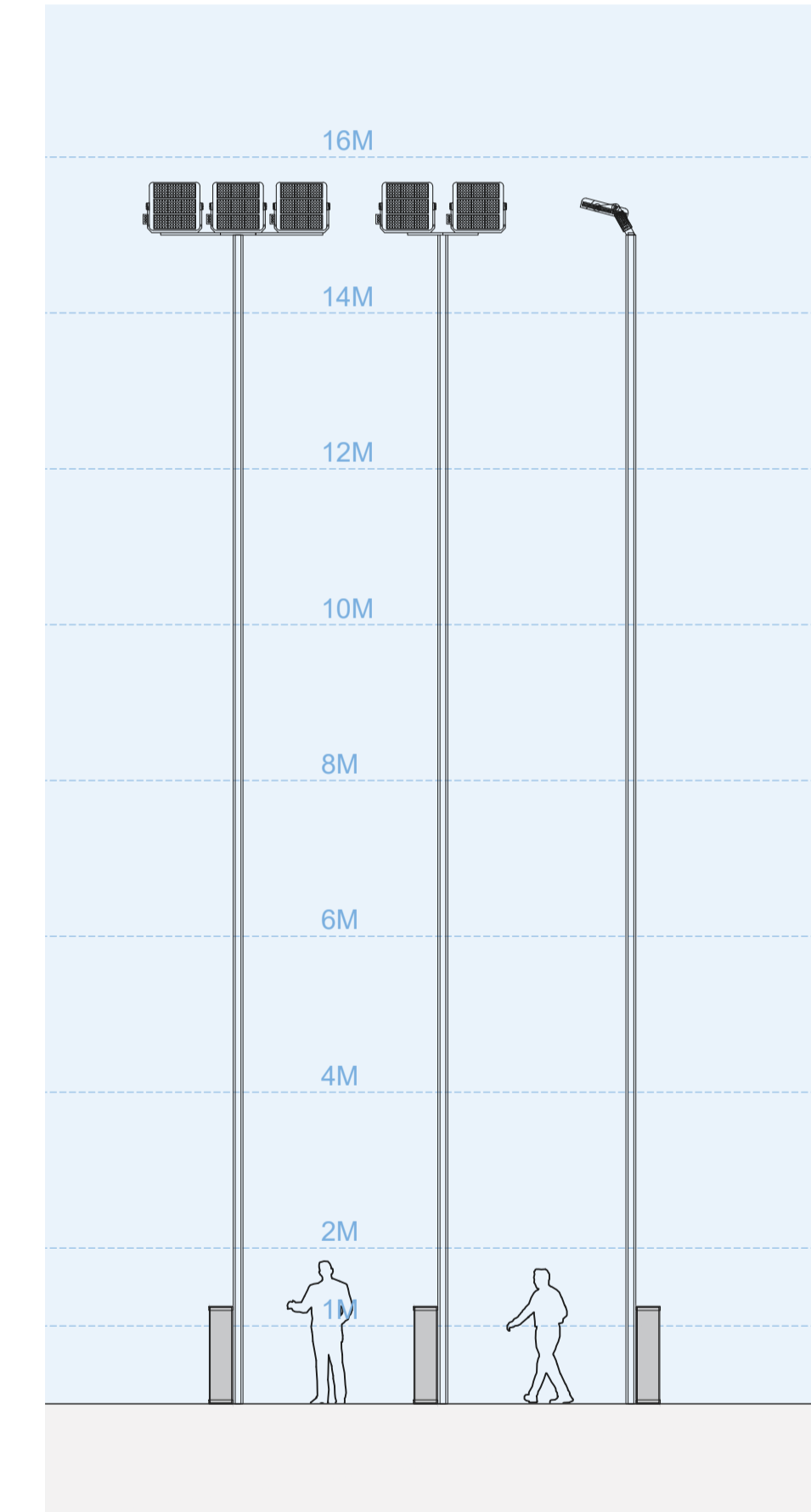
15.00M HIGH LED FLOODLIGHTS

COMPRISING STEEL MASTS FINISHED GALVANISED (Z275) SELF-COLOURED MOUNTED WITH LED LUMINAIRES WITHIN DIE-CAST HOUSINGS FINISHED RAL7001 SILVER GREY

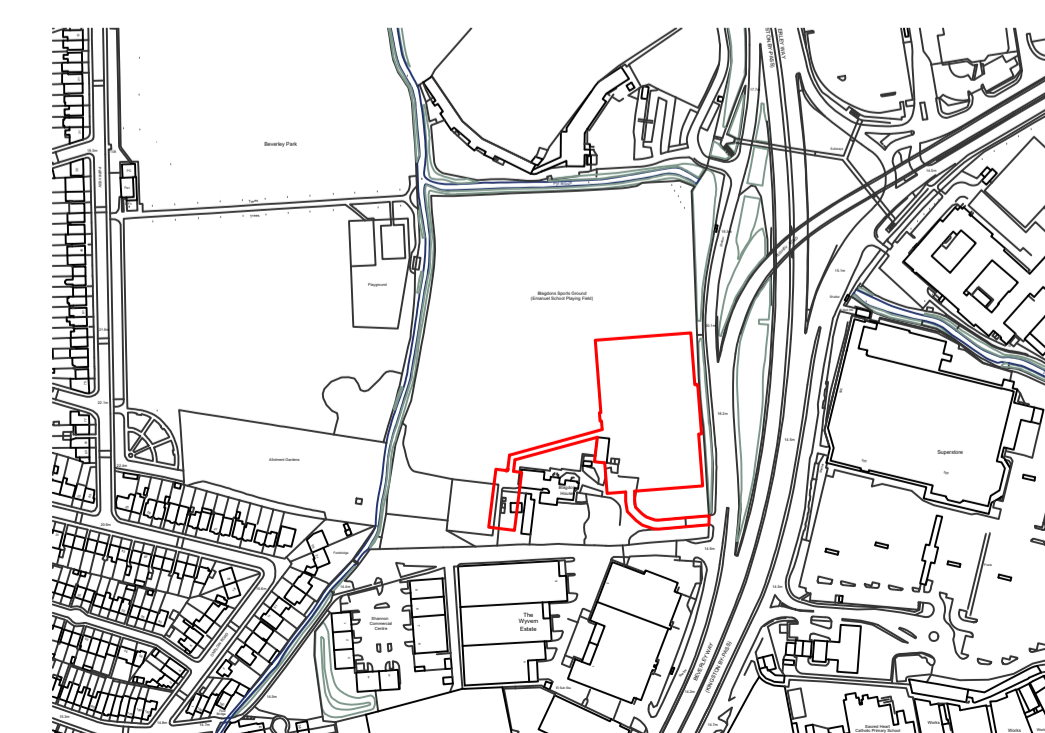
BALL STOP FENCING



FLOODLIGHTS



PLAN KEY



NOTES

COPYRITE S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.



DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA. © CROWN COPYRIGHT 2020. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432.

SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

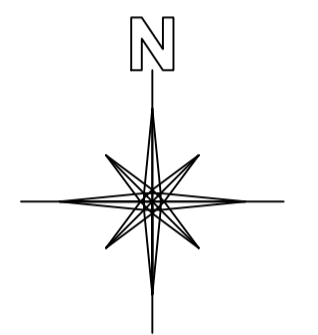
IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

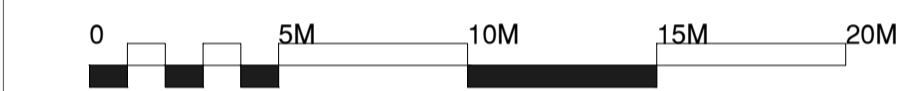
CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.



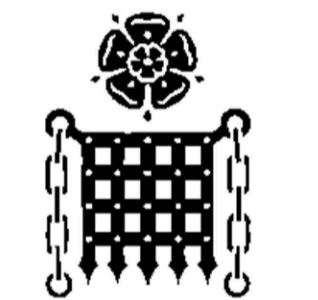
INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION; TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:200 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL



Emanuel School

CLIENT

EMANUEL SCHOOL

PROJECT

ALL-WEATHER SPORTS PITCH (AWP)

LOCATION

BLAGDONS SPORTS GROUND
BEVERLEY WAY
NEW MALDEN
KT3 4PU

DRAWING TITLE

PROPOSED AWP ELEVATIONS

STATUS

SPATIAL COORDINATION (PLANNING)

PROJECT NO.

D19-041

DRAWING NO.

D19-041 / DWG / 0008

REVISION NO.

.07

SCALE

1:200

SIZE

A1

DRAWN


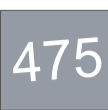

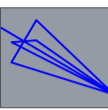
TB

CHECKED



Page 236

LEGEND

-  LUX CONTOUR (50 LUX / 25 LUX / 15 LUX / 5 LUX / 1 LUX)
-  475 LUX MEASUREMENT ONTO FIELD OF PLAY (TASK LIGHT)
-  0 LUX MEASUREMENT ONTO SURROUNDING LAND (SPILL LIGHT / BACK LIGHT)
-  LED LUMINAIRE AIMING DIRECTION

FLOODLIGHTING EQUIPMENT:

8 X 15M MASTS (M1-M8)

EACH CARRYING THE FOLLOWING FLOODLIGHTS:

M1,M4,M5 & M8 - 2 X PHILIPS BVP528 NB/A35/BL

M2,M3,M6 & M7 - 2 X PHILIPS BVP528 NB/A35/BL AND 1 X PHILIPS BVP518 NB/A35/BL

INITIAL ILLUMINANCE LEVEL:

(100HRS) E.I.AVE = 449LUX

MAINTAINED ILLUMINANCE LEVEL:

(4000HRS) E.I.AVE = 404LUX

UNIFORMITY:

EMIN/EAVE = 0.71

GRID VALUES IN LUX (INITIAL)

GRID INTERVAL 5M

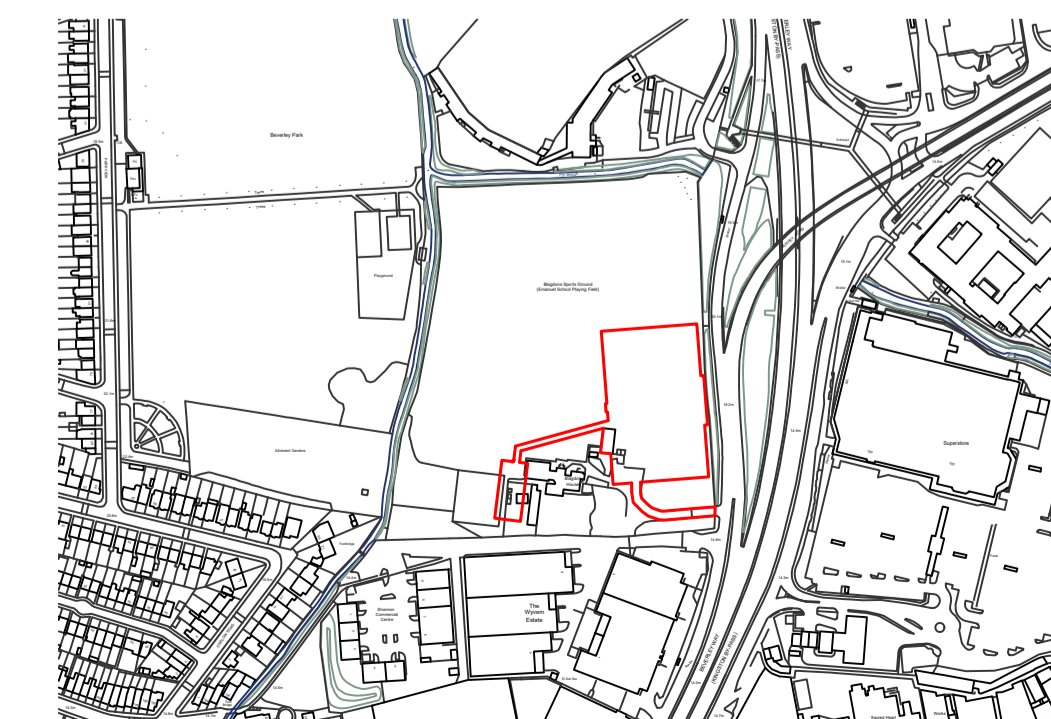
CONTOUR VALUES IN LUX (INITIAL)

CONTOURS 1, 5, 15, 25, 50 LUX

MAINTENANCE FACTOR:

0.90

PLAN KEY



NOTES

COPYRIGHT S&C SLATTER AND ORIGINAL DRAWING RETAINED BY S&C SLATTER.

S&C SLATTER 01635 34521
 info@sandcslatter.com
 www.sandcslatter.com

DO NOT COPY, RE-PRINT OR RE-USE WITHOUT PERMISSION.

DO NOT SCALE FROM THIS DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTATION, SPECIFICATION AND ALL RELEVANT DETAILS.

ANY DISCREPANCIES BETWEEN DOCUMENTS TO BE REPORTED TO S&C SLATTER FOR REVIEW AND CLARIFICATION, PRIOR TO WORKS COMMENCING ON SITE.

ALL COORDINATES AND DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE, PRIOR TO WORKS COMMENCING.

BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA.

© CROWN COPYRIGHT 2020.

ALL RIGHTS RESERVED.

LICENCE NUMBER 100022432.

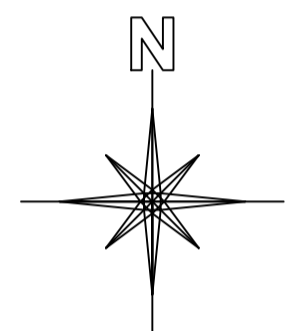
SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING.

RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS IDENTIFIED WITH HAZARD TRIANGLES.

INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION: TO BE DETAILED WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:750 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.07	20 10 2021	TB	FINAL PLANNING PROPOSAL



Emanuel School

CLIENT
EMANUEL SCHOOL

PROJECT
ALL-WEATHER SPORTS PITCH (AWP)

LOCATION
**BLAGDONS SPORTS GROUND
 BEVERLEY WAY
 NEW MALDEN
 KT3 4PU**

PROPOSED AWP FLOODLIGHTS

STATUS
SPATIAL COORDINATION (PLANNING)

PROJECT NO.
D19-041

DRAWING NO.
D19-041 / DWG / 0013

SCALE	SHEET	DRAWN	CHECKED	REVISION NO.
1:750	A1	TB		.07