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Merton Council

Planning Applications Committee Agenda

Membership

Councillors:

Simon McGrath (Vice-Chair)
Edward Foley
Thomas Barlow
Sheri-Ann Bhim
Caroline Charles
Susie Hicks
Dan Johnston
Gill Manly
Aidan Mundy (Chair)
Martin Whelton

Co-opted members:

Substitute Members:

Michael Butcher
Kirsten Galea
Nick McLean
Stephen Mercer
Stuart Neaverson
Matthew Willis

Date: Thursday 16 June 2022

Time: 7.15 pm

Venue: Council chamber - Merton Civic Centre, London Road, Morden SM4 5DX

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Planning Applications Committee Agenda

16 June 2022

21 Modification Sheet

1 - 40

Note on declarations of interest

Members are advised to declare any Disclosable Pecuniary Interest in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. For further advice please speak with the Managing Director, South London Legal Partnership.

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**Planning Applications Committee
16th June 2022
Supplementary Agenda
Modifications Sheet.**

**Item 5 Advertising Panel outside 87 The Broadway, Wimbledon, SW19 1QE
(21/P1459)**

No modifications.

**Item 6 Sandham House, Boundary Business Court, 92-94 Church Road,
Mitcham, CR4 3TD (21/P2570)**

Item deferred

**Item 7 Sandham House, Boundary Business Court, 92-94 Church Road,
Mitcham, CR4 3TD (21/P2571)**

Item deferred

**Item 8 The Pavilions (17-40 Greenview Drive), Raynes Park, SW20 9DS
(21/P3952)**

Consultation (page 71):

2 additional objections have been received raising the following new grounds of objection:

- Concerns raised under previous application are the same as concerns for the current proposal.
- The proposed metal cladding would be a fire hazard
- Adding waste pipes to the exterior of the building would spoil the aesthetics.
- Concern that lift may not be able to be extended.

One of the objection letter attaches the following documents:

1. Enviro Report of the application building (Extract)

(Indicating that the site is an area of flood risk and an area of ground instability)

2. Fire Risk Report of the application building (Extract)

3. Impact on Building Appearance

4. Impact on Common Garden Area (reduction of 7.85% of common garden area)

5. Reports on Works without Notice

6. Structural Timber Frame feasibility study received from Developer

7. View Impact Study for Surroundings Neighbours

Officer comment:

The concerns of neighbours are noted. As with any building works, there will inevitably be a degree of disturbance but that cannot reasonably form a reason for refusal, if safeguarding conditions can be imposed.

The conditions of the site in terms of flood risk are known to the applicant and the application has been assessed on that basis.

Issues of structural stability are a matter for Building Control and do not form part of this assessment.

Fire risks related to the development would also be considered at the Building Regulations stage of the development.

The reduction in size of the common garden is noted and whilst residents may prefer to retain the garden, it is not objectionable in planning terms.

Officers cannot comment on the assertion that works were attempted to be commenced. To clarify, no development should take place before permission is granted (but the erection of scaffolding may or may not be related to this proposal). In any event permission has been granted under the previous application, so works could start under that permission.

The concerns relating to the impact on views is noted. However, as set out in the report, the visual impact is not considered to be visually harmful, particularly when considering the two-additional storey extension previously approved.

INFORMATIVES (page 91)

Add informative:

INFORMATIVE

The applicant should be aware that the site may provide a useful habitat for swifts. Swifts are currently in decline in the UK and in order to encourage and improve the conservation of swifts the applicant is advised to consider the installation of a swift nesting box/bricks on the site

Members Technical Briefing

Material Planning Questions raised for clarification:

1. Could a condition be attached requiring the applicant to include a specified number of swift boxes during construction?

Generally speaking, Officers can attach an informative requesting that Swift friendly features be incorporated into the build, be that Swift boxes or adapted bricks to allow for use by Swifts. However, as an informative, this is not binding in the way a condition would be. As the Prior Approval process is limited in law to what can be considered in the assessment, (transport, air traffic, contamination, flooding, appearance, light, protected views and fire safety). Therefore, Officers do not have a justification to add it as a condition, only as an informative. If it were a full planning

application Officers could impose all the policy requirements in the Development Plan but the Prior Approval process is more limited unfortunately.

2. Please could you clarify why possible increased flooding to the surrounding area is no longer a concern (p76) , despite the absence of consideration of this in the flood risk assessment (p76)?

The application was originally handled by a case officer and team leader who have since left the Council and retired. Therefore, the current case officer's involvement came slightly later in the process. The Environment Agency originally had responded to raise objection. The EA set out that the FRA related to the previous scheme and should be updated to reflect the current proposal. The reason the EA objected was due to increased built footprint in the flood zone – this was due to the positioning of bin and bike stores. Officers' understanding is that additional conversations were held between the previous case officer and the EA to explain the proposal more fully, including, critically, confirmation that ground levels would not be rising to provide these ancillary facilities, and that led to the EA withdrawing their objection. Officers note that the EA did not raise objection to the proposal under the previous application – so it appears there was some misunderstanding as to the position of the EA in the early stages of the application.

3. Could provision of such a report dealing with this issue be made a condition prior to the commencement of construction?

The comments of the EA indicate that the proposed development is acceptable in terms of flooding and they do not require the submission of additional information. Therefore, the imposition of such a condition would not likely pass the necessary tests of being reasonable and necessary.

4. Could conditions 4 & 7 (p90) be made a condition prior to the commencement of construction rather than prior to occupation?

The only issue with requiring this prior to other works starting is finding the justification in planning terms – the wording, prior to occupation allows the Council sufficient leverage to ensure that the cycle parking and refuse collection facilities are provided before by the time that are needed. If the Council insist they must be provided prior to other construction works commencing it would be open to challenge, as the ancillary facilities are not required until first occupation and it is likely that this position could be argued by the developer to be unreasonable. In some cases, perhaps where facilities were not shown on the plans and it was not clear where they would be located there may be a pre-commencement condition for this type of ancillary facility but in this case the details are clear, it is just a matter of controlling when they are provided.

5. Heads of terms?

There are no heads of terms as no s.106 agreement is required for this application. There is no justification under the prior approval process to require an affordable housing contribution for the additional 6 units. Additionally, as the site is not within a Controlled Parking Zone there is no possibility of a legal agreement to restrict

parking permits (as no parking permits are required in the locality). The proposal does provide adequate car parking to meet the needs of future occupiers however.

6. What about bin stores?

Bin stores are located to the northwest side of the main building – an extension to the existing bin store is proposed. Below is the proposed layout plan with the extension to the existing bin store marked in a green circle:



7. What are the terms of use of the facilities?

This would not be a matter for the planning stage as such, as it would be a matter for private management on site. However, the recommended conditions will require both the bin stores and bike stores to be provided prior to the first occupation of any of the new units, and made available for the future residents in perpetuity.

8. Are there existing issues with parking and cycling that can be solved with support?

Some representations have indicated that the existing bike stores are very underused and have queried the need for more. However, it is a key policy of both national and local policy documents and therefore, the provision of cycle parking is necessary. The proposed development has met its own needs in terms of car and cycle parking, so it is difficult to lever any improvement in the existing scenario through this application.

9. Do we know what provision on bin extension?

As per the plan above. For info, the existing store accommodates both bins and bikes and has an area of approximately 40sqm, the extension to this bin store would

have an area of approximately 5.6sqm. (The previous application for prior approval, which was approved, was for 12 additional units, with the bin store extension being roughly twice the size of that proposed now).

10. When we take the estate in its entirety have we due consideration for fire and access for tenders?

The proposed layout would not hinder access by any vehicle that can currently access the building, so there is no reason to indicate that access would be hindered by the proposal. The turning heads are not affected in the layout of the estate.

11. Why no footpath access?

The arrangement of footpaths in the approach to the building would not be altered – on the plan above the footpath runs along the southern side of the approach road and would continue to do so in the proposed arrangement.

Some representations have suggested the provision of a new footpath to link the site to Bushey Road to the north. Whilst that may be of benefit to existing and future occupiers, it is not a reasonable requirement to impose on this prior approval application.

12. Can we enforce a bird box to improve ecology - how can we guarantee?

As with the matter of Swift boxes, the impact on biodiversity is simply not a factor in this type of prior approval application, therefore we have no justification to impose a condition. However, we can certainly add an informative.

13. If the Committee is minded to approve, can some Swift boxes be secured by condition? Is this something we can ask for?

See response to question 12 above.

Item 9 9 Lancaster Road, Wimbledon Village, London, SW19 5DA (21/P3990)

No Heritage Statement appears to have been submitted in accordance with Policy.

The applicant is asking for consent upon previous consent granted and executed for further extensions to the host building and that within the context of the heritage asset of the Conservation Area no Heritage Statement appears to have been submitted by the applicant in accordance with Policy to justify what would become a dangerous precedent. I would be grateful if this can be looked into by the committee.

Planning Officer's response

It is acknowledged a Heritage Statement should have been submitted and is a validation requirement. However having consulted the Council's Conservation Officer and looked at Historic Maps from 1865, Planning Officers are now satisfied heritage assets such as the historic wall, the character of the conservation area and the neighbouring tree have not been harmed as a result of the proposed amended plans and Arboricultural Report being submitted during the application process.

Add informative:

INFORMATIVE

The applicant should be aware that the site may provide a useful habitat for swifts. Swifts are currently in decline in the UK and in order to encourage and improve the conservation of swifts the applicant is advised to consider the installation of a swift nesting box/bricks on the site

Item 10 Land at LESSA Sports Ground, Meadowview Road, Raynes Park, SW20 9EB (21/p4063)

Consultation Para 5.3 (Page 139)

In addition to the letters of support referenced in the agenda, a petition setting out support for the application has been received, with 73 signatories. The petition sets out the reasons for supporting:

- Would make good use of empty land.
- Would provide new housing particularly affordable housing.
- Provision of sporting facilities on site for public use and new open space with gym and children's play area.
- Climate change measures.

1 additional letter of support has also been received.

14 additional objections have been received, raising objection on the issues included in the report and the following new points. The total number of objections is now 283.

- The site is not appropriate for housing and it has not yet been shown to be suitable for any housing.
- If permission is granted the s.106 contributions must ensure the best outcome for Merton.
- The flatted block is located on the highest part of the site and could not be located in a worse location.

Principle of development Para 7.1.12 (Page 221)

Amend paragraph 7.1.12:

7.1.12 As set out below, the stage 3 consultation for Merton's New local Plan closed in September 2021, with the Plan submitted to the Secretary of State for examination on 2nd December 2021, therefore officers now can place a degree of planning weight to the direction of the site and its emerging site allocation status. Details are set out in the section below. **Officers are satisfied that the applicant has demonstrated through the planning application process that sporting or community use of the entire site is not deliverable, in line with the emerging Local Plan Site Allocation.**

(additional text in bold)

Insert additional paragraphs following para 7.1.12:

7.1.13 Sporting Use

7.1.14 The site is not currently in sporting use and has not been used for sports uses for at least 15 years. The proposed development provides alternative sports and recreation provision, both sports uses on-site (via the new tennis courts and support for the existing tennis club) and off-site via a contribution of £694,000 towards sports uses in the borough. The site also provides recreational uses in the multi-use games area on site, the children's play area, the trim trail and walking and jogging routes, all of which will be maintained as fully publicly accessible via legal agreement. The tennis courts will also be subject to a Community Use Agreement, enabling wider community use of the sporting facilities. Other benefits include the provision of new housing, with 41% affordable housing, and improvements to drainage. In accordance with NPPF paragraph 99c, these benefits are considered to outweigh the loss of the former sporting uses.

(new text in bold)

Officer comment

Additional comments from the planning policy team had not been amalgamated into this section of the report. The additional wording confirms and summarises the principle of development as reported.

Members Technical Briefing

Material Planning Questions raised for clarification:

1. With reference to the funding ability of various groups interested in making sporting use of the site, was funding ability assessed on the basis of groups' ability to buy the site outright rather than lease it (for a peppercorn rent or otherwise)?

Officer comment

The Halsams Marketing report sets out:

“6.1 The freehold interest in the Site is offered for sale or alternatively it is available to let on a full repairing and insuring (FRI) lease on terms to be agreed, with full vacant possession being given on completion of the sale or lease.”

Therefore, the option to either outright purchase or rent the site was available. Interested parties were asked what their proposal was for and to demonstrate how they intended to fund and deliver their proposal for the site.

The funding ability is generally assessed on the ability to make the initial input costs to ensure that a proposed sporting use could be achieved, rather than the cost of the land itself.

Funding ability was assessed for both purchase and lease of the site.

2. What is your understanding of the SJR use of the expression 'sufficient capital funds available'? p196

Officer comment

This is that capital funds, which are of a sufficient level for the bidder to deliver on their offer, are available.

This term relates to the agent's assertion that none of the groups who had an interest in using the site for a sporting use could provide the initial funding for the setting up of the site for a sporting use – i.e. the input costs had not been fully considered and factored in. This includes flood attenuation measures across the site as the site is partially in Flood Zone 3 as well as the need to likely replace existing attenuation tanks in the north western part of the site to use the land above for sporting or ancillary use, along with ancillary facilities such as a pavilion or club house, parking, toilets, changing facilities and setting up the site as playing fields.

In accordance with the Merton Playing Pitch Strategy, many, if not all of these ancillary facilities are considered necessary by sporting bodies for sites to enable them to be secured for sports use, to appeal to a wide range of users and to be able to operate viably for long periods of time.

Even if a reduced sporting scheme was provided at the site, there is still the need to provide flood attenuation, existing tank replacement, fencing around the site, access to the site, car parking, a toilet block with washout as well as funds for pitch formation, e.g. a cricket square with artificial wicket or posts.

3. How was the capital value of the land assessed for the purpose of marketing it, or assessing the adequacy of funding availability. Was it valued as undevelopable open land, to be used for sporting activities, or as having a capital value commensurate with developability by building residential accommodation?

Officer comment

The marketing exercise carried out by the applicant did not set a yearly lease value or a value of the land, but it was marketed as a sporting use rather than as having potential for development. Below is a screenshot of the marketing sales particulars showing that it was advertised as a sporting use:

Appendix 3 to Haslams report: Site Particulars



LAND FOR POTENTIAL SPORTS PROVISION

FOR SALE / TO LET



LAND AT THE FORMER LESSA SPORTS GROUND
Raynes Park London SW20 9AN

TYPE	RECREATION GROUND
TENURE	FREEHOLD or LEASEHOLD
SITE AREA	2.715 HECTARES (6.710 ACRES)

KEY POINTS

- > D2 planning use
- > Potential for sports pitch provision
- > Closing date for offers:
12 Noon Wednesday 16th September 2020

4. When the site was marketed, at what price and on what basis was it marketed?

Officer comment

The site was offered to the market to buy and/or to rent. Offers were invited on both bases with no guide price given or suggested. The site was not marketed at a specific price – it was on the basis of seeking offers.

As indicated above the site was marketed on the basis of being a D2 use – the particulars state “We believe the property could hold potential for development to sports pitches or other outdoor sports or recreational use”. The particulars invited offers for the freehold or leasing.

Do you accept as true the comment made by the Headmaster of Willington School (p 158) that he was told by Chris Newman of Haslams that ‘they would never sell it to us and would rather sit on it’?

Officer comment

It would not be reasonable for Officers to comment on conversations held by third parties.

6. Do you accept Counsel’s opinion p195 p 196 that Sport England should be formally consulted?

Officer comment

Yes – and they have been formally consulted.

7. Have Sport England been notified in advance as requested? p 199

Officer comment

Yes

8. Have they been given all the information they seek, and 21 days in which to respond as requested? (p200)

Officer comment

Yes

9. Parking spaces net vs gross in light of para 2.16 and 3.17?

Officer comment

Paras 3.16 and 3.17 of the Committee report deal with car parking.

To clarify para 3.17 –

To clarify, there are 6 parking spaces on Meadowview Road which currently serve the existing residential units. These would be removed to provide the main central access to the site and replaced with 6 new spaces within the layout of the new scheme at the most norther part of the central access road.

Along the southside of Meadowview Road towards the west, there are currently 18 existing parking spaces, 4 are allocated to existing Meadowview road residents and the remainder are allocated to the Tennis Club. Under the proposed layout, 4 of these spaces would be removed to provide an access at the western corner of the site. These 4 spaces would all be replaced adjacent to the new access. This means that the remaining 14 spaces currently allocated to the Tennis Club would be left as unallocated spaces for existing and future residents and their visitors to use.

A new Tennis Club car park with 25 spaces is proposed as part of the scheme, including 4 disabled parking spaces. The Tennis Club car park would be gated for sole use by the Tennis Club.

Overall, the Tennis Club would gain 7 spaces (25 spaces in its new car park, 18 existing spaces lost), the existing residential units at Meadowview Road would gain use of 14 additional unallocated spaces and there would be no loss of spaces, as 10 spaces required for accesses would be replaced.



10. Barrier to doing 3.18 - disabled parking extension para 3.19?

Officer comment

The parking provision, including disabled parking provision, would be secured by way of condition.

11. EV type of charger?

Officer comment

7KW electric vehicle chargers are likely to be the type used. The final specification and appearance are to be agreed by condition. This is provided for in condition 8.

12. How enforceable is the 500 hours access? - 500 hours is only 5.7% of the year, OR 19% of weekends. How would officers advice increasing it?

Officer comment

The 500 hours access relates to the 2009 decision for the 44 houses to the north of the site. If Kings College School had wanted to take on the site for its pupils, it would have been required to offer up the facilities for a minimum of 500 hours per annum to other community users. However, the legal agreement for this permission no longer takes effect in that neither the Council nor Kings College School took up the offer to use the site. Therefore, this 500 hours requirement is not enforceable as the s.106 has never been implemented.

13. What does para 4.7 mean about no clauses?

Officer comment

The s.106 attached to the 2009 decision was worded to allow for two eventualities – either the Council taking on management of the site, or for Kings College School to do so. Neither group decided to take up the management of the site to have sports use there. The s.106 contains no clauses for what would happen if the site was not taken up by either of the two groups. But it does mean there's no obligation in the s.106 requiring the site to be used for sports as that provision in the s.106 has lapsed.

14. What about access to the playground see public point about restricting access?

Officer comment

In the new s.106 legal agreement for this scheme, officers recommend that included within it is a requirement for the playground, Multi Use Games Area, trim trail, parkland, etc. to all be publicly available. This will secure public access to these facilities. The applicant has also set out that these would be publicly accessible to existing as well as new residents.

The existing playground facility on Meadowview Road is fenced off and gated. It is outside of the application boundary for the current scheme and is not being amended by this proposal as a new play area is proposed. It is understood that the existing residents company controls access to the existing playground facility.

15. 08/P1869 building a pavilion? 1m? p.158

Officer comment

Under the 2009 permission number 08/P1869, a pavilion was proposed. However, neither the s.106 agreement or the conditions attached to the planning permission required the Pavilion to be built at the site. So, whilst it was an expectation of the scheme, there is no legally binding requirement for it to be built:

Condition 17 of 08/P1869:

- 17) The construction of the sports pavilions shall not commence until details of measures to achieve a 20% reduction in carbon dioxide emissions from the use of on site renewable energy sources (including measures to enable the local planning authority to undertake monitoring of energy output) to meet the aims and objectives of The London Plan Policy 4A.7, have been submitted to and approved in writing by the local planning authority. The pavilions shall be constructed in accordance with such measures as are approved and shall be retained and maintained thereafter.

Extract from s.106 agreement relating to the pavilion:

12	Restriction on the use of and buildings on the Sports Field Land
	Doram undertakes to the Council:
12.1	Not to use or cause or permit the Sports Field Land to be used other than for playing football rugby cricket and other open field sports
12.2	Not to erect or cause or permit to be erected any building on the Sports Field Land other than:
12.2.1	the Pavilion in the location and of the dimensions and design authorised by the Planning Permission (including any necessary approvals required pursuant thereto); and
12.2.2	any addition to the Pavilion or building replacing the Pavilion (which may not be in the same location or of the same dimensions or design as the Pavilion) for which planning permission shall have been granted and in the location and of the dimensions and design authorised by such planning permission
12.3	Not to use or cause or permit the Pavilion to be used other than for sports changing rooms and for social and community uses
12.4	Save as is provided in Clause 12.2 not to erect or cause or permit to be erected any other structure or erection on the Sports Field Land except any such structure or erection which may be ancillary and incidental to the use of the Sports Field Land for the uses referred to in Clause 12.1 (and for the avoidance of doubt the erection of ball netting shall be deemed to be ancillary and incidental to the use of the Sports Field Land for the uses referred to in Clause 12.1)

		23 JUN 2009
13	User	Planning Development C1
13.1	Not to use or cause or permit the Sports Field Land to be used other than for playing football rugby cricket and other open field sports by children under the age of 14.	
13.2	Not to use or cause or permit the Pavilion to be used other than for sports changing rooms and for social and community uses	

The s.106 does not require the Pavilion to be constructed it simply set out that no building could be constructed on the land other than the pavilion. Therefore, there is no tangible control under the terms of this permission to now require the construction of the Pavilion.

The £1m referred to relates to the s.106 contributions offered in the current application by way of commuted sum.

16. What is the access provisions for playground, trim trail and gym? Use of land for community use the p.167 Have the costs been included last para p.169 Has p.170 been done? p.171 housing got what they need back?

The facilities would all be publicly available, controlled by the s.106 legal agreement.

The £100,000 for the outdoor gym, trim trail and walking paths are not considered as mitigation for the loss of the playing pitch as they are part and parcel of the development – the view of planning policy officers is shared by DC officers. Yes, housing have what they need back and are content with the proposal.

17. Have they provided London Living rent – clarification? p.172

Officer comment

No, but the arrangements and tenure has been agreed with the Planning Policy team and is policy compliant.

18. Can we do our own viability still?

Officer comment

No – the scheme meets the fast track route and so there is no opportunity to further test the viability if it is policy compliant.

19. Has the fire strategy/statement had feedback 7.8.2 - the MUGA public or private? see p.254

Officer comment

We have had no feedback from the Fire Service, however, this is not usual – they are not really set up to offer responses and will often just refer back to generic advice and signpost the relevant legislation.

The MUGA would be publicly accessible, secured through the s.106 legal agreement.

20. Why are they going with boilers rather than heatpumps?

Officer comment

There are no boilers proposed – only air source heat pumps.

7.11.3 The report sets out that the development exceeds the Part L 2013 baseline through energy efficiency measures alone. Subject to the use of air source heat pumps and photovoltaics, the proposed development could achieve an overall reduction of onsite regulated CO2 emissions of 73.9% which exceeds the London Plan policy requirement of 35%.

21. Is there a material difference in design between social rent/affordable and the market other than number of stories and study e.g. gas, electricity - thinking capabilities here?

Officer comment

No, there is no difference and the buildings and blocks have been designed to be tenure blind with no difference in appearance of the buildings between affordable homes and market housing. The houses that are affordable homes are two-storeys in height, but the reason for this is to ensure that their appearance visually ties-in with the existing residential properties to the east of the site which are also two storeys.

Air source heat pumps are provided for the affordable homes as well as the market units.

22. Can the reasoning behind the change of position by Sport England be fully clarified?

Officer comment

Sport England initially had no objection to the proposal at the site provided that a financial obligation was secured through a s.106 agreement to support off-site sporting uses. In its initial response to the application at the site (when the scheme was for 89 units under reference 20/P3237) Sport England stated:

“In assessing this application, I have also consulted the relevant national governing bodies (NGBs). The representatives of these NGBs were also part of the steering group that helped guide the development of the PPS [Merton Playing Pitch Strategy] and therefore their opinion as to whether the site should be delivered for sporting use or whether a Section 106 financial contribution would be more appropriate carries significant weight. The four main pitch sport NGBs are in agreement that bringing the site back into use in its current form is unfeasible, particularly since a quantity of playing field was lost some years ago”. (Response dated 12 January 2021)

However, when the application went ‘live’ and the Council carried out the advertising of the application a number of groups contacted the Council and Sport England to explain that they had made offers and that Bellway had made little effort to engage. Following these expressions of interest Sport England has maintained its objection on the basis that there could be other sporting uses on the site.

23. What is the status of the site now that the emerging Local Plan is subject of an Examination in Public?

Officer comment

The emerging Local Plan is in the more advanced stages. However, it remains a draft plan and is not yet formally adopted. Therefore, weight can be attributed to the site allocation but not the same level of weight as if the Local Plan were adopted. For this reason the application is a ‘departure from the Local Plan’ as the site allocation is not yet part of the Development Plan.

24. Who decides if a sports club is viable?

Officer comment

The assessment by officers focuses more on the initial input costs (start-up costs and on-going maintenance) to secure a sporting use on the site rather than the ongoing viability of a club, which could be subject to a range of issues that could affect its viability. The Planning Policy Team have reviewed the submissions and the responses to questionnaires sent out by the Council and conclude that no deliverable sports use for the entire site had been demonstrated.

25. There is local knowledge that sports clubs in the area need the facilities which are to be lost. Can the timeline before the decision was made prior to the loss of the facilities being proposed be clarified?

The site has never been used for public sports. It was used as a sports field solely for use by a private company but no sporting use has occurred within the last 20 years. Therefore, there are no active facilities to be lost but the potential for a future sporting use would be lost.

The consultation response from the Planning Policy Team at para 5.8 (page 166 onwards) sets out a time line for discussions on the principle of development on the site over the past 18 months.

26. What are the maximum climate change requirements that can be imposed?

Officer comment

The policy requirements are worded as a minimum requirement, so the scheme should provide a 35% improvement over Building Regulations requirements. The scheme exceeds this requirement at around 74% so goes further than could be insisted upon under the policy requirements.

27. Can the affordable housing be moved to London Living Rent?

Officer comment

Throughout the course of the application the specific breakdown of tenures for both the market housing and affordable housing have been the subject to discussions between Officers and the applicant team.

The applicant has offered two options:

Option 1: All 'rented' affordable units are provided as Social Rented units

Option 2: 75% of 'rented' units provided as Social Rented units, 25% provided as London Affordable Rent

Both options indicated that the 'Affordable Rented' units will be provided as either Social Rented or a combination of Social Rented and London Affordable Rent depending on Merton's preference.

Option 1' was LBM's preference, which is that all 'rented' affordable units are provided as 'Social Rented' units.

The Housing Team is content that the intermediate element of the affordable homes is provided as shared ownership units.

Item 11 Rufus Business Centre, Ravensbury Terrace, Wimbledon Park, SW18 4RL (21/P1780)

Members Technical Briefing

Material Planning Questions raised for clarification:

1. What was the original Affordable Housing offer with the application as originally submitted?

The application as originally submitted comprised 8 Affordable Housing units, with a tenure mix of 2 Shared Ownership and 6 London Affordable Rent. The amended application comprises 8 Affordable Housing units all as London Affordable Rent. The application was amended to replace the 2 Shared Ownership units with 2 London Affordable Rent units following the deferral of the application at the February Planning Committee meeting. This was done by the applicant to help meet the greater need of rented accommodation.

2. Would it be possible for the Affordable Housing units to be allowed parking permits?

Following consultation with the Council's Transport Officer, officers advise that it would not be possible for the Affordable Housing units to have parking permits. The proposal seeks a number of new homes in a Controlled Parking Zone. The mitigation of the impact of this is to remove the rights for future occupants to have parking permits to ensure that the impact on the surrounding highway network from the development is mitigated. This impact is not distinguishable between the affordable housing units and the open market units. The use of removing the rights for future occupants to have parking permits is in accordance with Council's Local Plan Policy.

Item 12 Hadley Road Community Allotment, New Barns Avenue, Mitcham, Surrey, CR4 1LG (21/P4421)

1. Gates and Fence

The proposed gates and fence as shown on drawing HAD 302 no longer form part of the application before members of the planning committee.

Therefore, all references to the gates/fence are no longer relevant, paragraphs 3.4 (page 463) and 7.3.4 (page 469) omitted and condition 3 also omitted.

Drawing number HAD 302 removed from application and approved drawing numbers list updated as follows:

Site location plan and drawings HAD 102, 300, 301 and 902

Please note that a separate planning application for new boundary treatment (gates/fencing) will be submitted shortly to the Council for consideration.

2. Conditions (updated)

Updated Condition 5 (Use) – updated as follows:

5. The development shall only be used by plot holders and for educational purposes ancillary to and directly associated with the allotments/open space at all times and for no other purpose, (including any other purpose within the Town and Country Planning (Use Classes Order) 1997), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: The Local Planning Authority would wish to retain control over any further change of use of these premises in the interests of safeguarding the amenities of the area and to ensure compliance with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

Updated Condition 6 (parking) – updated as follows:

6. All hardstandings shall only be accessed by vehicular users for the purposes of maintenance/deliveries for the allotments and not for visitor or plot holder parking at any time (other than disabled parking);

Updated Condition 7 (odour filter) – updated as follows:

7. Prior to the commencement of the development, full details of the proposed odour filter system shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be maintained as such thereafter to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policies D4 and D14 of the London Plan 2021, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

Updated Condition 8 (hours of operation) – updated as follows:

8. Other than the proposed toilets, the use of the building hereby permitted shall operate only between the hours of 08:00 to 18.00 on any day unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policies D4 and D14 of the London Plan 2021, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

Updated Condition 9 (Travel Plan) – updated as follows:

9. Prior to the occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall follow the current 'Travel Plan Development Control Guidance' issued by TfL and shall include:
- (i) Targets for sustainable travel arrangements;
 - (ii) Effective measures for the on-going monitoring of the Plan;
 - (iii) A commitment to delivering the Plan objectives for a period of at least 5 years from the first occupation of the development;
 - (iv) Effective mechanisms to achieve the objectives of the Plan by both present and future occupiers of the development.
- The development shall be implemented only on accordance with the approved Travel Plan.

Reason: To promote sustainable travel measures and comply with the following Development Plan policies for Merton: policies T2, T3 and T4 of the London Plan 2021, policies CS18, CS19 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

New conditions

10. No music or other amplified sound generated on the premises shall be audible at the boundary of any adjacent residential building.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policies D4 and D14 of the London Plan 2021, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

11. Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

12. The hardstanding hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.

Reason: To reduce surface water run-off and to reduce pressure on the surrounding drainage system in accordance with the following Development Plan policies for Merton: policy SI12 of the London Plan 2021, policy CS16 of Merton's Core Planning Strategy 2011 and policy DMF2 of Merton's Sites and Policies Plan 2014.

Members Technical Briefing

Material Planning Questions raised for clarification:

1. What can be done about the parking issue?

Officer Response

As set out in paragraph 7.6.1 (page 471), parking generated by the proposal would be limited given the modest size of the building and the applicant has confirmed that visiting groups are local and would travel by foot. A Travel Plan condition is attached which would ensure that more sustainable modes of transport are encouraged. It should also be noted that the Council's Transport Planner has raised no objection to the application.

2. Page 473 of agenda - restricting access, impact on the national trust?

Officer Response

Condition 5 (page 473) allows use of building for plot holders and for educational use only, use by National Trust should be for educational purposes so would not restrict National Trust access.

Note – land is designated within planning policy as open space, so use of building needs to be ancillary to the use of the land as open space/allotments.

3. In order to meet the concerns expressed by allotment holders, and protect the amenity of the neighbourhood, could a condition be added (as suggested in your report) restricting the hours of operation of the development (other than the toilet facilities) to between for example 9 am and 6pm?

Officer Response

The planning condition relating to hours of use updated in the above section. See condition 8 above

4. Compliance with a defined travel plan be made a condition of the grant of planning permission?

Officer Response

Condition 9 already attached (page 473). As set out in section above, Travel Plan condition updated.

Item 13 Land rear of 20 Pelham Road, Wimbledon, SW19 1SX (21/P3950)

No modifications.

Item 14 2A Trinity Road, Wimbledon, SW19 8RL (21/P3215)

A late representation objecting to the proposal

Reasons for objection:

- The application is incongruous with local surroundings
- Noise pollution and overlooking from roof garden
- Daylight report – clear health risks for vulnerable elderly
- Insufficient community engagement and support

Officer response:

The proposed building is not considered to be incongruous with local surroundings. It is in keeping with the adjacent YMCA building recently approved and responds with stepped levels to the heights of neighbouring buildings.

The Environmental Health Officer raised no objection to the proposal with respect to noise pollution. Noise emanating from the roof is highly unlikely to be heard above traffic noise below. The height for the building mitigates any possible overlooking to gardens several metres below.

There is a significant reduction to daylight distribution to the kitchen windows of an elderly resident at No. 77 South Park Road. However, a kitchen is not a habitable room.

The developers engaged with the local community but the response from the local community was poor (not significant).

Amend Condition 19 (working hours/days):

Condition 19 - No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays. There shall also be no noisy works undertaken at weekends or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies D14 and T7 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

The above amendment to add the additional wording to the condition is to ensure that it is identical to the condition imposed on the adjacent YMCA site which is currently under construction.

Members Technical Briefing

Material Planning Questions raised for clarification:

1. Could the 2 Social Rent units be changed to London Living rent?

The Council's viability consultant and the applicants have agreed that 2 Social Rented units can be viably provided on site. Officers have been advised by the Council's Policy team that London living rent is an affordable intermediate product and does not provide homes for Affordable or Social Rent, and so does not take any of the 10,000 households from our council housing waiting list. The preference is therefore for Affordable or Social Rented accommodation.

Item 15 43 Woodside, Wimbledon, SW19 7AF (22/P0479)

Amend paragraph 7.10 (Page 588) to read:

With regards to the potential for noise and disturbance, it is considered that there would not be an excessive number of occupants with the HMO providing accommodation for a similar number of occupants as existing with only one occupant per bedroom. From Merton's Planning records there also appears to be few other HMOs of 6 or more unrelated occupants (Sui Generis Use Class) located in the near vicinity, which means there would not be an overconcentration of this type of accommodation in the locality (Please note that planning permission is only required for HMOs of more than 6 unrelated occupants and HMOs of between 3 – 6 occupants (C4 Use Class) do not require planning permission, which means there are no planning records on C4 Use Class accommodation).

Members Technical Briefing

Material Planning Questions raised for clarification:

1. Is the number of toilets proposed an issue?

The number of toilets provided is guided by the London Borough of Merton Houses in Multiple Occupation (HMO) (July 2021) Requirements document and officers confirm that the number of bathrooms and toilets for the number of occupants is compliant with this guidance.

Item 16 Tree Preservation Order at 5 Parkside Avenue, Wimbledon, SW19 5ES

Item 17 Tree Preservation Order at 1 Weir Road, SW19 8UG

Item 18 Tree Preservation Order at 296 Coombe Lane, Raynes Park, SW20 0RW

Item 19 Planning Appeal Decisions

Item 20 Planning Enforcement

Appendix 1 – Sports Viability Assessment, included as Appendix 1 of the submitted Sports Justification Report Appendices.

The full document can be found here: [21P4063 Sports Justification Report - Appendices - Nov 2021.pdf \(merton.gov.uk\)](#)

APPENDIX 1: SPORTS VIABILITY ASSESSMENT

Executive Summary

1. The policy test set out in the adopted London Borough of Merton Playing Pitch Strategy for the Land South of Meadowview Road is:

This PPS indicates that these sites ... [including Site Allocation RP6] ... should be bought back into use (if viable) to meet current sporting needs and future demands. These sites should be subject to thorough investigation by the steering group and the landowners, to understand whether a club or community group would be able to purchase and viably deliver part, or all of the site, for sporting use. This investigation is subject to a time limit of no more than 6 months from the date this PPS is adopted by the council. Should the site not be delivered for sporting use, a Section 106 financial contribution will need to be agreed as part of any development on the sites, to reinvest in other sport facilities in the borough.

Merton Playing Pitch Strategy paragraph 5.2.2

2. In order to assess the ability of a “club or community group” to deliver a proposal, firstly, for the use of “all” of the site, it was necessary to determine what the site might potentially be used for, the capital costs of a proposal, and the revenue implications for managing the site.
3. An early step in 2019, was an initial feasibility study including a policy review, discussions with the national governing bodies of sport (NGBs), discussions with key relevant local clubs, and identification of site opportunities and site constraints. All pitch sports were initially considered and the most relevant opportunities for the site were identified, being for football or cricket.
4. Detailed site layout options were then worked up for both football and cricket, including the ancillary facilities which would be necessary for the site to operate effectively. The construction costs were calculated using Sport England national facility costs plus the costs of ‘abnormals’ for the site, including the likely need for the relocation of underground flood attenuation tanks. The construction costs also needed to allow for new access, parking, security fencing, and ball strike fencing if appropriate.
5. Although the detailed cost assessments were designed for football and cricket, many of the elements would be the same or could easily be adapted for other pitch sports and users if other interest arose from the marketing exercises. The feasibility modelling could therefore be broadly used to assess any proposals which arose for use of the whole site for sport.
6. There have been a number of phases in the “marketing” of the site for sport, designed to meet the policy tests of the PPS, and also to test if there was any interest in the site for commercial sport or independent schools. These are set out in detail in the main Sport Justification report, but in summary marketing started in September 2019 and ended in October 2021.

7. The responses received to each of the marketing phases are provided in the Appendix 5 to the Sports Justification report as below. It should be noted that no relevant responses were received as a result of the Haslams general web site promotion between September 2019 and September 2020, with the majority of enquiries that they received being in relation to the potential of planning permission for an alternative use of the site. The consultation phases were:

Community and clubs	October 2019 – April 2020
Commercial	July 2020 – September 2020
LBM's consultation	August 2021 – October 2021

8. In order to meet the '*able to purchase and viably deliver*' test as set down in the PPS for use of the whole site for community or club sport, a proposal for sports use needed to:

- identify the facilities required to support the sport activity, including appropriate ancillary facilities;
- provide a draft masterplan which demonstrated that account had been taken of the site constraints, including proximity to existing residential areas;
- confirm that capital funds would be available for the delivery of the proposal, including if appropriate a clear indication that any gaps in funding would be highly likely to be met by grant aid i.e. that a positive indication of sufficient potential funding had been given by the grant aid body (e.g. Lottery, ECB or other grant aid sources);
- The level of funds to include site purchase, or take out a very long lease;
- provide a realistic programme of use over summer and winter months including user numbers which took account of the site's capacity, particularly of grass pitches;
- provide an indicative outline business plan, or equivalent information, that robustly demonstrated that the proposals were financially sustainable long term;
- provide an indication of the willingness and ability to purchase the site, or take out a very long lease.

9. Each of the proposals for the whole site use that were received were tested against these criteria when they were received. The most developed scheme was submitted in September/October 2021 was from a consortium comprising Wimbledon United Cricket Club, AJ Coaching Cricket Academy, and Willington Independent Prep School. As no estimate of the capital cost was given within their proposal, the elements have been approximately costed by the Bellway team based on Sport England standard costs as at Q2/2021. These are estimated to be around £1.5m excluding: the solar panels (that the consortium proposed), access works, maintenance equipment, and land costs. This takes the scheme to a higher level of cost than the Nortoft original feasibility work for cricket, and lower than the cost for the football option.

10. The consortium identified they had a combined total of £300,000 'cash' available for development. This would leave a minimum of £1.2m estimated shortfall for their proposed scheme. There was an indication this would be found from grants and sponsorship. However, the consortium did not provide any indication that they had a firm steer from any grant aid source that this funding gap could potentially be met. This is not surprising as there are no grant aiding bodies which would consider the site to be of sufficiently high priority to justify

the very high percentage of grant funding required for the scheme, which would have to be around 80%, now would it meet their known priorities as set out in the PPS. The consortium's proposals were therefore assessed as not deliverable.

11. In summary, although there was an extensive and extended marketing exercises for the site, by the PPS Steering Group, the developers and LBM, there were no proposed uses for the whole site for sport which were deliverable, and therefore the main part of the PPS test has not been met.

12. The PPS then goes on to say:

"Should the site not be delivered for sporting use, a Section 106 financial contribution will need to be agreed as part of any development on the sites, to reinvest in other sport facilities in the borough".

This is what is proposed.

Introduction and headline costs

1. All pitch sports were initially considered as users of the site, but the main potential options for community and club use were identified as cricket or football with a 3G pitch. Indeed, following the consideration of the football and the cricket options, as set out below, the Football Association the RFU advised the Council (via the PPS Steering Group Stage E meeting, in February 2020) that any that investment should be targeted at improving off-site facilities, rather than trying to deliver something at what the ECB called 'a challenging site'.
2. The anticipated costs for the site development for the two community sports options, cricket and football, were based on the following figures. These include necessary but abnormal costs in relation to flood mitigation, as well as the costs of necessary ancillary facilities such as a changing pavilion. They are indicative figures, but largely based on Sport England Q2/2019 costs. The costs are detailed in Appendix Figures 5 and 9.

Cricket led sports facilities option

- Capital cost : £1,597,824
- Business plan able to support maintenance costs of: £48,700 to £71,200

Football 3G-AGP led club/community sports facilities option

- Capital cost: £2,191,441
- Business plan able to support maintenance costs of: £73,600

3. These costs are estimates, and may be higher (e.g. extra flood attenuation needs) or lower (e.g. if second-hand maintenance equipment was purchased). However as broad indicators of development costs they were appropriate to use for initial testing of the available secured capital finances from potential users of the site.
4. As the site is bounded relatively closely on all sides by residential properties, if the proposals for football and cricket (or rugby) were to be taken forwards, additional considerations would be noise, floodlighting and ball-strike (for cricket and rugby). It was therefore expected that there would be a need for detailed technical studies covering these matters, which may result for instance in a recommendation for cricket of ball-strike fencing of up to 6-8 m. These studies would be required to confirm the acceptability of the proposals on existing residential amenity. The costs of these technical studies would be in addition to the estimated capital costs of construction.
5. Given the proximity of residential properties, the acceptability of development for either cricket or as a site with a floodlit AGP for football or other sports, could be a significant planning risk.
6. Planning permission for change of use of the site would also be expected to be subject to a planning condition (and/or condition of sale) restricting hours of use to protect the residential amenity.

Site constraints

7. The area available to lay out any sports pitches and ancillary facilities, such as parking and a clubhouse, is constrained by factors that include the floodplain, an underground flood attenuation tank, and the existing playground.
8. Ground works will be necessary to relocate the flood attenuation tank to create the space needed for the on-site access and parking, and displaced residents' parking. Works to reform the floodplain¹ will be needed to allow space for the relocated flood tanks, and allow for artificial grass pitch (AGP) construction, if relevant. This has been taken into consideration in the Sports Specification and Costs section considered later in this report.
9. Any sports facility would also require its own access and parking. The access road, and any other service entrance through gates in a new secure fence, will mean a loss of a few existing residential car parking spaces, and these will need to be relocated in a convenient position on-site.
10. There will be other constraints such as acceptable impacts on residential amenity of light (e.g. floodlights), noise (of the sport), traffic disturbance (of the users), and where appropriate, visual impact of facilities. It is to be noted though that the last previous sports use was between 13 years and 16 years ago, and was for limited use, mainly at weekends, by a private company (LESSA: The London Electricity Sports and Social Association). Any new use, that includes daytime, evening and extended weekend use, and a significant increase in numbers of users would undoubtedly cause changes to the surrounding area in terms of noise impact, and floodlighting for a football AGP or other artificial pitch, with a significant negative effect on residential amenity.

Details of sports specifications and costs

11. The two relevant, mutually exclusive, sports options for sports development at the former LESSA site which were worked up on detail are for cricket or for a football 3G-AGP with a small number of grass football pitches.
12. The consortium proposal from AJ Coaching Cricket Academy/Wimbledon United Cricket Club/Willington Independent Prep School received in September/October 2021 was for one full size cricket pitch with two small size artificial pitches suitable for a variety of sports. The key points of the feasibility stage options for football and cricket were easily adapted to assess this proposal.

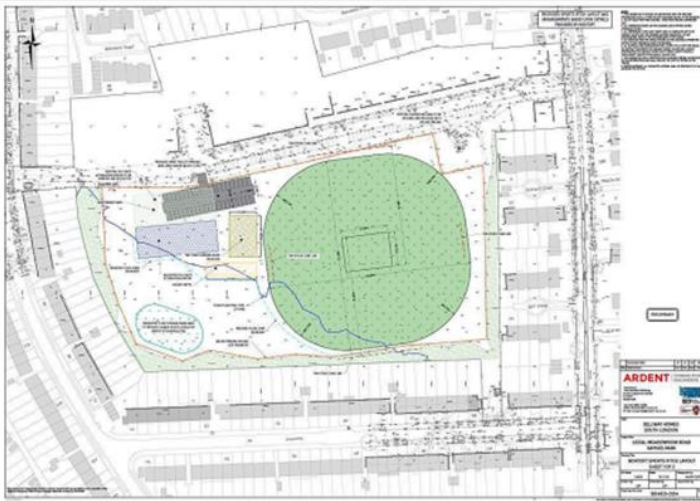
¹ The floodplain being 1:100 years + 35% climate change

Cricket led use

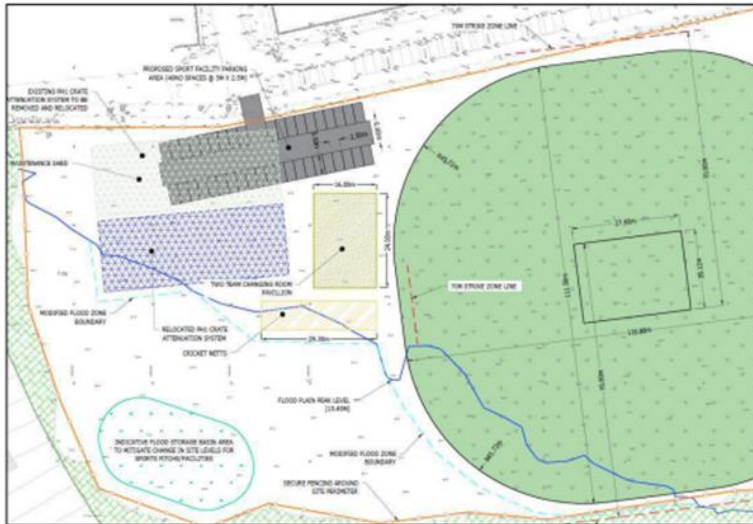
13. Cricket used to be played on the former LESSA site, and aerial photographs show the location of the cricket square. However, the cricket use was laid out when the site was larger, and the houses on Meadowview Road had not been constructed.
14. Key factors to consider for accommodating cricket on the remaining part of the former sports ground will be the size of the pitch and distance balls may be able to travel.
15. An English Cricket Board (ECB) standard adult-sized pitch with 9-wickets has dimensions of (111.56m x 115.84m). The ball-strike distance for a community cricket club is based on a formulaic approach. Various reports from the ECB recognised independent consultants Labosport (available on-line) assess that a distance, from the batsman facing forwards, of 70m is necessary to avoid the need for ball-stop fencing. Ball-stop fencing usually requires posts and netting, sometimes of significant height, which may be unacceptable in planning terms.
16. The Appendix figures 2 and 3 below show the most appropriate layout, including the expected ball-strike limits. This identifies that an adult cricket pitch can be accommodated, but that it would be a tight fit.
17. The site as a whole will need to have suitable 2m secure fencing. This will also ensure that cricket balls running along the ground do not enter the car park/Meadowview Road.
18. Access, car parking, cricket nets, and machinery store and the sports pavilion are shown. Some additional details is given in ECB guidance sheets DE1 and DE2, see Appendix figure 4.
19. There will be no net effect on the floodplain (100 years + 35% climate change) as there will be full on-site compensation, as shown in the plans. The existing underground storm water attenuation tank would need to be relocated, so that this area could be used for access and car parking (without affecting existng residents' (parking). It should be noted that since this cricket layout diagram was prepared there have been changes to the extent of the mitigation for flood compensation, making the available site tighter. However these changes would not significantly change the proposed layout or costs.
20. Any pavilion would be required to be to ECB standards, as set out in ECB's Technical Guidance for pavilions and clubhouses. The pavilion's location is likely to be on the south-west corner of the pitch.
21. It is likely that a percentage of energy used on the site be required to be from renewable sources (The 'Merton Rule').
22. There should be no less than 32 parking spaces, including disabled parking, with additional cycle parking and delivery vehicle access. The access is likely to displace current resident's parking, so replacement on-site parking would be required. It should be noted that since this plan was drawn there have been minor changes to the likely parking and access positioning, but these are not likely to significantly change the layout or costs.

23. A minimum of two cricket nets to ECB standards would be expected to be provided. These would need to be outside the floodplain, close to the pavilion and ideally facing north with a 50m safety area to the front.
24. Machinery storage will need to be in a secure storage shed, close to the pavilion.
25. The estimated costs of providing for cricket on the former LESSA site are given in Appendix figure 5.

Appendix figure 2: Cricket layout



Appendix figure 3: Cricket layout (detailed)



Appendix figure 4: ECB pavilion and layout guidance

DE1 Design Examples
CRICKET: Site Layout

Clubhouse Design Guidance Notes: Display Panel



DE2 Design Examples
CRICKET: Clubhouse

Clubhouse Design Guidance Notes: Display Panel



Recommended Room Finishes

- | | |
|--|---|
| <p>1 Changing Room</p> <p>Floor - Slip resistant vinyl or rubber floor</p> <p>Walls - Painted blockwork</p> <p>Ceiling - Painted glass fibre reinforced plasterboard</p> | <p>2 Shower Area</p> <p>Floor - Slip resistant floor tiles or vinyl laid to falls</p> <p>Walls - Painted walls</p> <p>Ceiling - Painted moisture resistant plasterboard</p> |
| <p>3 Club Room</p> <p>Floor - Carpet or slip resistant vinyl</p> <p>Walls - Painted block or glass fibre reinforced plasterboard</p> <p>Ceiling - Painted plasterboard</p> | <p>4 Toilets</p> <p>Floor - Slip resistant and spill-resistant vinyl or rubber floor</p> <p>Walls - Painted blockwork</p> <p>Ceiling - Painted plasterboard</p> |

Changing Rooms

- 32 bench spaces per changing room.
- Space for kit beneath each bench.
- Three showers per changing room.
- WC directly accessible from each changing room.
- Separate umpires changing first aid physio room.
- Paddling up area requires a view to the field of play. The padding up area also acts as a privacy screen to the changing area behind.
- Easy access to the changing rooms from the field of play
- Door to changing room in secure location to prevent theft of valuables from touring teams changing rooms. Alternatively valuables can be collected and locked away in a secure locker.
- All players should be accommodated within the communal changing rooms. A deeper bench and a drop down seat in the shower can assist injured or disabled players.
- The social space should operate independently from changing rooms for maximum flexibility.
- Separate doors from the pitch to the changing room separates 'messy' areas from 'clean' areas.

Club Room

- Provide a separate WC which can not be accessed from the social space and used by the public.
- Large club room for lunch and tea breaks. It can also be used as a social space in the evenings.
- Kitchen/bar with direct access to club room.
- Clear views of the pitch from the social space with full height glazing if possible.

Positioning

- The clubhouse should be located to the corner of the pitch for best viewing.
- The optimum location is to the North West of the pitch looking South East to make best use of daylight afternoon sunshine and views of the game.
- The clubhouse could be raised above field of play to improve views of the match.
- The scoreboard could be a mobile board or a scorers hut.

Appendix figure 5: Community Cricket led sports ground costs

CRICKET CAPITAL		Source	Notes
9 wicket Pitch (111.56m x 115.84m)	£207,150	Sport England Facility Costs (Q2/2019)	Costs include: additional 15% for external works (access, car park, paths, service connections etc); 12 months maintenance grow-on costs; professional fees allowance (PM; SI, Planning and associated fees). Excluded: VAT; inflation past Q2/2019; land acquisition. Pavilion to be 250sqm (average 2 team cricket pavilion size to meet ECB standards) @ £2,775/sqm (Sport England Q2/2019 inclusive costs).
2-team ECB compliant cricket changing pavilion with social area	£693,000		
Secure fencing	£75,000	Bellway QS	Required for security, and for safeguarding as the site will be used for minis and juniors, and likely schools' use.
Flood works	£91,000	Ardent Engineering and Bellway QS	Remove existing crates, excavate and prepare new location, install crates and backfill existing hole with reused fill. Excludes Excavate flood attenuation basin and landform/re-profile
	£76,563		
Cricket nets (2-lane); junior artificial wicket; side screen; 1x set of covers	£41,500	Costs from ECB recommended supplier	This will include a concrete base for the nets. Scoreboard is small compact 9 digit. 2 x sight screens Standard mobile cover
Field store	£12,000	Market cost	For maintenance equipment, including utilities and concrete base.
Mower	£16,000	Market cost	Commercial ride-on mower market cost
Sub total	£1,212,213		
Contingency at 5%	£60,611		
Sub total	£1,272,824		
Land Area Purchase	£325,000	Bellway commercial advice	Assume 6.5 acres. Excludes the existing play area. Cost of £50,000/acre excluding legal costs.
TOTAL CAPITAL COST	£1,597,824		A purchaser will need to have fully and currently available capital finance in place to secure and develop the site.
CRICKET MAINTENANCE			
Annual pitch maintenance	£11,000 to £33,500	Sport England cost	£33,500 (as at 2018) if commercially contracted out. If volunteers, assume one-third costs.
Building maintenance & depreciation	£37,700	Sport England costs	Assume 5% of capital cost/year for: pavilion + nets + shed + mower. Excludes depreciation/replacement costs.
TOTAL MAINTENANCE COST	£48,700 to £71,200		A business plan, to include income, will be needed to show that this level of expenditure can be met, alongside other operational/revenue costs.

Football led use: 3AGP and grass pitches

26. Football on grass pitches used to be played on the former LESSA site. The PPS has a clear priority to support the delivery of 3G football artificial grass pitches (3G AGP). To be viable for a club use, such as a junior football club, there needs to be additional grass football pitches.
27. This site can accommodate an U15/U16 sized 3G-AGP, but not a full-sized 3G-AGP, due to the impact of floodlights on residential amenity requiring a lighting buffer zone (see figure below).
28. A 3G AGP would need to be floodlit, so as to allow for evening use, and it is expected that there would be a planning condition limiting the evening use to an acceptable time (e.g. 9pm) so as to reduce impact on residential amenity. A lighting impact study would be needed to assess the lighting impact, although normally having a separation distance of 40m from the AGP floodlights to the edge of the habitable rooms of a residential building can ensure that the light levels are acceptable. The proposed location of the AGP in this report allows for a 40m buffer zone.
29. Clubhouse use will similarly need to have the hours of use conditioned.
30. The site dimensions do not allow for the preferred north-south orientation, and an east-west orientation would be needed if an AGP is to go on-site. This can be acceptable to the Football Association.
31. There would also be three football U7/U8 grass pitches, to provide more space so as to better support viability for club use.
32. The former LESSA site's use has been as a sports ground and playing field, with historic football pitch boundaries and tennis courts running right up to the garden fences (see photograph below, Appendix figure 6) so noise is unlikely to be a significant issue, as permission had been granted in the past for those pitches. A noise impact study would be recommended to confirm potential noise levels impact from a proposed AGP, noting that AGP use is more intensive and used every evening and all day on Saturday and Sunday.
33. There would be no net effect on the floodplain (100 years + 35% climate change) as there would need to be full on-site compensation as shown in the Appendix figures 7 and 8. The existing underground storm water attenuation tank would need to be relocated, so that this area could be used for access and car parking (without affecting existing residents' parking). There may be a need to accommodate an additional underground storm flood attenuation tank, due to increased run-off from an AGP. A hydrologist's report will be needed. It should be noted that since this football layout diagram was prepared there have been changes to the extent of the mitigation for flood compensation, making the land available for sports use site tighter. However these changes would not significantly change the proposed layout or costs.

Appendix figure 6: Historic football and tennis pitches adjacent to residential boundaries



34. Parking spaces should be no less than 40 spaces, preferably 50, including disabled parking, with additional cycle parking and delivery vehicle access. As the access would be likely to displace current resident's parking, replacement parking would be required. The number of car parking spaces are calculated on the need to allow for those waiting to come onto the pitch, as AGP bookings are usually back-to-back, and also allow for several mini/junior teams using the pitches (both the AGP and grass) at the same time. It should be noted that since this plan was drawn there have been minor changes to the likely parking and access positioning, but these are not likely to significantly change the layout or costs.
35. Machinery storage would need to be in a secure storage shed, close to the access.
36. The design and specification of the 3G AGP pitch will need to meet 'The FA Guide to 3G football turf pitch design principles and layouts'.
37. It is likely that a percentage of energy used on the site would have to be from renewable sources (The 'Merton Rule').
38. The site as a whole would need to have 2m high secure fencing. This will also help reduce footballs reaching the existing parking areas.

Appendix figure 7: Football 3G AGP layout



Appendix figure 8: Football 3G AGP layout (detail)



The estimated financial cost for the provision of a 3G-AGP led football sports ground is set out in the Appendix figure 9. There is a need for 2 changing rooms for outdoor/muddy grass use, and 2 changing rooms for AGP/clean use. There is also a need for a large clubroom for social and indoor sport/games use.

Appendix figure 9: 3G-AGP football-led sports ground costs

FOOTBALL LED 3G AGP CAPITAL		Source	Notes
AGP U15/U16 60mm 3G, fenced, floodlights	£781,000	Sport England Facility Costs (Q2/2019)	Costs include: additional 15% for external works (access, car park, paths, service connections etc); 12 months maintenance grow-on costs; professional fees allowance (PM; SI, Planning and associated fees). Excluded: VAT; inflation past Q2/2019; land acquisition. Four team clubhouse; Sport England Q2/2019 inclusive costs.
4-team FA compliant football clubhouse	£680,000		
3 U7/U8 mini grass pitches	£50,000		
Field store	£12,000	Market cost	For maintenance equipment, including utilities and base.
3G maintenance kit	£12,000	Market cost	Commercial Kubota compact mower with drag-brush at market cost
Secure fencing	£75,000	Bellway QS	Required for security, and for safeguarding as the site will be used for minis and juniors, and likely schools' use.
Flood works	£91,000	Ardent Engineering and Bellway QS	Remove existing crates, excavate and prepare new location, install crates and backfill existing hole with reused fill. Excludes potential additional cost due to EA flood attenuation recent requirements. Excavate flood attenuation basin and landform/re-profile.
	£76,563		
Contingency on above at 5%	£88,878		
Sub total	£1,866,441		
Land Area Purchase	£375,000	Bellway commercial advice	Assume 6.5 acres. Excludes the existing play area. Cost of £50,000/acre excluding legal costs.
TOTAL CAPITAL COST	£2,191,441		A purchaser will need to have fully and currently available capital finance in place to secure and develop the site.
FOOTBALL LED MAINTENANCE		Source	Notes
Annual pitch maintenance (AGP)	£24,531	Sport England costs	0.5% capital cost and 3.2% sinking fund per annum (based on £663k).
Annual pitch maintenance (Grass)	£2,500	F.A. costs	Excludes other grass and landscape maintenance.
Building maintenance	£28,900	Sport England costs	Assume 5% of capital cost/year for: clubhouse (@£578k) + shed + mower. Excludes depreciation/replacement costs.
On-site management	£17,700	Minimum wage base	Assume 1 x FTE at £15,500 + NI 11% + Pension 3%. As advised by the F.A. for security, management and opening & closing. Excluded in Sport England maintenance costs.
TOTAL MAINTENANCE COST	£73,600		A business plan, to include income, will be needed to show that this level of expenditure can be met, alongside other operational/revenue costs.