

PLANNING APPLICATIONS COMMITTEE

APPLICATION NO.

20/P2184

DATE VALID

24/07/2020

Address/Site: Melrose School
Church Road
Mitcham
CR4 2BE

Ward: Cricket Green

Proposal: PROPOSED EXPANSION OF MELROSE SCHOOL, INVOLVING THE ERECTION OF A SCHOOL HALL AND PRIMARY SCHOOL TEACHING BLOCK. THE PROPOSAL WOULD ALSO INVOLVE THE CREATION OF A SECONDARY DROP-OFF AND PARKING AREA. IN ADDITION TO VARIOUS EXTERNAL WORKS, ANCILLARY FACILITIES, LANDSCAPING, HARDSTANDING AND BOUNDARY TREATMENTS

Drawing No.'s:

0150 Rev P7; 0115 Rev P7; 0016 Rev P4; 0135 Rev P4; 0103 Rev P2; 0102 Rev P8; 0125 Rev P7; 0100 Rev P5; Energy Statement Rev01 Dated - 17/08/2020; Preliminary roost assessment and nocturnal bat surveys – Dated 18/07/2020; Proposed Drainage Strategy- September 2020; Preliminary Ecological Appraisal – Dated 18/03/2020

Contact Officer: Jourdan Alexander (020 8545 3122)

RECOMMENDATION

Grant planning permission subject to conditions

CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: Yes
- Number of neighbours consulted: 19
- External consultations: 1 (Historic England)
- Conservation area: Yes - Mitcham Cricket Green Conservation Area
- Listed building: No
- Archaeological priority zone: Yes - Tier 2
- Tree protection orders: No
- Controlled Parking Zone: No
- Flood Zone: Flood Zone 1

- Designated Open Space: Yes
- Green Corridor: Yes

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination because the proposal involves the Council as both the applicant and landowner and the scheme is not of a minor nature.

2. SITE AND SURROUNDINGS

- 2.1 The site comprises Melrose School in Mitcham, which is a state special school for boys and girls aged from 11 to 16, with Social, Emotional and Mental Health needs (SEMH). The school currently offers education to approximately 45 students.
- 2.2 The school is entered and existed from a driveway formed off Church Road. The London Road Playing Fields are located to the south of the site. To the north are residential houses and 'Hall Place', which offers rooms to homeless people from the Merton area.
- 2.3 The eastern border of the site is formed along an access road from Church Road, which is owned by the Council. Merton Community Transport occupies a large red brick building midway along the access road on the eastern side. At the termination of the access road is 'Worsfold House' a former council housing office.
- 2.3 The potential for development of land comprising Worsfold House and Chapel Orchard is identified for school expansion and housing and is Site Proposal 17 in the Adopted Sites and Policies Plan (2014).
- 2.4 The school comprises a large 'U shaped' single storey building in red brick. Around the school building are external playing areas, landscaped lawns, mature trees with areas of scrubs and other forms of vegetation.
- 2.5 The site has a PTAL (public transport accessibility level) of 3 (0 being the lowest and 6b being the highest). There are bus stops near to the school, along Church Road. These stops provides access to a route which links Raynes Park Station and Mitcham Fair Green. The Belgrave Walk Tram Stop is located 650m east of the site.
- 2.6 The site is located within the Mitcham Cricket Green Conservation Area. The existing buildings on site are not locally or statutorily listed. The site is within designated open space and within a green corridor.

3. CURRENT PROPOSAL

- 3.1 The proposal involves the formation of a primary school element on the south-eastern part of the site to accommodate approximately 24 primary aged SEMH students. The proposed massing to the site involves the construction of a two-storey hall and single-storey teaching block. The new buildings would create 622m² of new floor space. The applicant proposes that the new hall would be connected to the southern end of the existing school building. The new classroom block would join with the eastern elevation of the hall with the massing positioned along the eastern boundary and orientated at a north/east angle. The new built massing on the site would form an 'L' shape, and would be configured around an upgraded multi-use games area (MUGA).

- 3.2 The primary school provision has been designed such that the primary school pupils would not be integrated with the secondary school pupils. To achieve this, certain spaces such as the new classroom block and drop-off / collection area would be allocated for the sole use of the primary school. The new school hall and MUGA would however be shared in its use between both the primary and secondary school, although the timing of usage would be controlled to retain separation. The design and division of usage is necessary to ensure school pupils would have a safe and secure environment, with consideration to the school's roll of students with SEMH needs.
- 3.3 A separate drop-off and collection area would be formed and situated to the north-eastern corner of the site and would link with the existing access road to Worsfold House. This access road is outside the red-line boundary of the site. The placement of massing on the site would require the removal of 9 trees. It would also encroach onto both open space and the green corridor.
- 3.4 In terms of building floor plans, the proposed classroom block would comprise 4 classrooms with internal corridor, along with toilets, storage and administration room. The hall would comprise a singular useable space. The buildings would be finished in red/ brown brick with timber panelling and cladding.

4. PLANNING HISTORY

- 4.1 MER617/65 - EXTENSION TO PROVIDE MEDICAL INSPECTION ROOM. Deemed Consent
- 4.2 MER9/77 - ALTERATIONS AND EXTENSION. Grant Permission
- 4.3 MER1141/79 - GARAGE IN SCHOOL GROUNDS. Grant Permission
- 4.4 08/P1497 - ALTERATIONS TO ROOF COVERING INCLUDING REMOVAL OF SLATES AND REPLACEMENT OF SOFFITS AND FASCIAS . Grant Permission
Permission
- 4.5 17/P2300 - INSTALLATION OF APPROX 60M LENGTH OF 3 METRE HIGH METAL MESH FENCING WITH NEW AUTOMATIC TWO LEAF GATE. Grant Permission
- 4.6 Planning Officer's also provided pre-application advice to the applicant concerning the submission scheme in July 2020.

5. CONSULTATION

- 5.1 Public consultation was undertaken by way of site notices, press notices and letters sent to 19 neighbouring properties.
- 5.2 Two representations were received from the Mitcham Cricket Green Community Heritage Group as summarised:
- The application was not supported with a Heritage Statement. It will be important for the Heritage Assessment to address the impact on local views, boundary treatments, materiality and the wooded character of the school grounds.
 - We are also disappointed by the lack of engagement prior to submission of this planning application.
 - We recognise the demand to increase the capacity of Melrose School and support the important contribution it makes to the local community.

- Our fundamental concern with the plans is that they develop a significant proportion of the remaining open space on the site. This development is in the most sensitive part of the site where it is within Mitcham Cricket Green Conservation Area and it will result in the significant loss of trees and a diminished tree canopy cover.
- We believe a well-designed two-storey option (above the existing school block) would be most appropriate to avoid intrusion of open space.
- We welcome the intention for a new link between Church Road and London Road Playing Fields that will run between Melrose School and the Worsfold House site.
- The new boundary fence is functional in design but there are better examples of heritage railings in the conservation area.
- We are also concerned by the narrow dead corridor between the east side of the new primary teaching block and the new fence which lacks an obvious function.
- We believe the proposals will cause unnecessary harm to the Conservation Area and result in the unnecessary loss of significant trees. The plans should include compensatory tree planting that provides trees of greater CAVAT value, along with guarantees for their future maintenance and management from the day they are planted.
- We are also unconvinced that the proposals for log piles, bird nesting boxes, bat boxes and a hedgehog home provides the level of assurance needed that the development will result in biodiversity net gain.
- The Heritage Assessment (later submitted) is incomplete and its conclusions flawed for the lack of consideration given to these important aspects of the Conservation Area.
- Given the significant impacts we have identified and the opportunities for a more sympathetic development we believe planning permission should be refused and an alternative approach brought forward which develops less of the site and does not conflict with Policies CS13, DM D1, DM D2, DM D4 and DM O2 or harm the Conservation Area.

5.3 Officer's response – A heritage statement was provided by the applicant on the 02/10/2020 and uploaded to the planning file as well as sent directly to the Mitcham Cricket Green Community Heritage Group, who have subsequently provided additional comments. The matters raised in the letters of representation are discussed beneath. The comments made which provide support for various parts of the proposal are also noted.

Internal consultees:

- 5.4 LBM Climate Change Officer: No objections subject to conditions that secure:
- Post-Construction Review Certificate.
 - The approved development must be constructed in accordance with the design specifications for reducing carbon emissions.
- 5.5 LBM Environmental Health Officer: No objection
- 5.6 LBM Transport Planner: Transport have no objection in principle to the proposed development on this location subject to following conditions:
- Grampian Condition or S.106, requiring the upgrade of access to adoptable standards to completed prior to occupation of the new school block.
 - Car parking maintained.

- Condition requiring cycle parking provision.
- Demolition/Construction Logistic Plan (including a Construction Management plan in accordance with TfL guidance) should be submitted to LPA for approval before commencement of work.

5.7 LBM Tree Officer: It is proposed to remove 7 trees in connection with this development. 4 of those have been assessed as being 'B' category trees. No arboricultural objections raised towards the development, subject to conditions.

5.8 Biodiversity Officer: Policies CS13 and DMO2 set out the biodiversity and nature conservation requirements for proposed developments. Biodiversity should be protected and enhanced; trees, hedges and other landscape features of amenity value should be protected, and suitable replacements provided where a loss may be justified. The proposed development has the potential to impact on existing biodiversity through the removal of trees and scrub on site. As such, the applicant has provided the following ecological reports:

- Preliminary Ecological Appraisal (March 2020)
- Preliminary roost assessment and nocturnal bat surveys (July 2020)

The methodology and findings of the Extended Phase 1 Habitat Survey, Preliminary Roost Assessment and Nocturnal Surveys appear suitable for this site. The roost assessment concluded there are no bat roosts on the site, however the dusk and dawn emergence surveys identified a number of bats that use the site for foraging and commuting, although this was deemed to be a relatively low number. Therefore, the proposed development has the potential to impact on the movements of these bats and a number of recommendations are included in the reports to minimise this impact. I would recommend that a condition is added to ensure all the recommendations from the 2 ecological reports are carried out at the appropriate stages of the development.

Conditions are recommended to safeguard and enhance habits for birds, bats and invertebrates, including biosecurity plan

5.9 LBM Flood and Drainage Officer: The development proposed is acceptable provided a condition is in place requiring that the scheme for surface and foul water drainage be completed in accordance with the submitted drainage strategy report.

5.10 Design Review Panel: The scheme was reviewed by the Design Review Panel on 30 July 2020. The comments from the panel are summarised.

The Panel were generally positive towards the proposals but felt that there was need for further thought regarding a number of aspects of the design and layout that could improve the proposal to make it more flexible, user-friendly and bring more joy to the school experience for its special needs pupils. The Panel welcomed the general low-key subtle approach to the design, and the materials were appropriate to this.

The panel thought that opportunities could be taken to enhance the permeability of the layout to improve ease of movement for individuals in the school. The Panel felt it was important to investigate the possibility of positioning the hall closer to the new site entrance to create and investigate potential to build a welcome foyer.

In terms of the general site layout, the Panel noted the new build occupied a high proportion of the available space and suggested that a two-storey element should be investigated.

The tone of the architecture was welcomed; it was felt that further improvement work could be taken to more harmoniously integrate the pitched roof of the school block with the flat roof of the gym. The building would also need to appear compatible with its surroundings and integrate with the adjacent council development site, the panel questioned if this was the case.

It was important that there should be a traffic free route, from Church Road to the school, consisting of a separate footway and suitable crossing of Church Road. The need for an improved foyer extended to the need to provide a generous external space at the school gate. The narrow strip of land along the eastern boundary did not contribute well to this.

Whilst the Panel understood the site constraints and that there are primary and secondary elements to, it felt it was worth considering whether the existing and new accesses could be combined to create a one-way in-out access for the site to overcome some of the physical constraints.

The Panel gave an amber judgement on the scheme

5.11 Design Review Panel Improvements:

Since the Design Review Panel, the applicant has made a series of improvements to the scheme:

- Additional doors have been incorporated into the design to improve accessibility and permeability, although this does need to be carefully controlled by the school to stop vulnerable children accessing the woodland.
- The applicant has provided justification for the siting of the hall. Stating that it is sited to accommodate the operational day-to-day needs of the school, as this is the primary use of the space. The hall will be used by both the secondary and primary students and so its positioning is the most beneficial location for the school.
- In term of building a welcome foyer, the applicant has concluded that due to the low density and nature of pupil arrivals to the school a large atrium space or external gathering areas are not a requirement or desirable for the primary element.
- Justification was also provided for the transition between the school block and hall as well as site layout and massing. In terms of the provision for a two-story classroom the applicant has stated that this option is non-viable due to the existing school being required to remain operational during any construction period. In addition, due to the nature of an SEMH school it was considered that such a strategy was not appropriate due to the significant operational and management compromises that would be required.
- In terms of access changes - Melrose and Merton have reached an agreement with Cricket Green School to provide a new section of footpath along the proposed access route. Parking spaces have not been provided for all staff, 9 parking spaces have been provided for 14 staff members. This is considered by the applicant to be an acceptable ratio for the location of the school.

6. POLICY CONTEXT

London Plan (2016)

Relevant policies include:

- 2.6 Outer London: Vision and strategy
- 2.8 Outer London: Transport
- 3.18 Education facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 6.3 Assessing effect of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and easing congestion
- 6.13 Parking
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodlands
- 8.2 Planning Obligations

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

Relevant policies include:

- CS 11 Infrastructure
- CS 12 Economic development
- CS13 Open space, nature conservation, leisure and culture
- CS 14 Design
- CS 15 Climate change
- CS 17 Waste management
- CS 18 Transport
- CS 19 Public transport
- CS 20 Parking servicing and delivery

Merton Sites and Policies Plan – 2014 (SPP)

Relevant policies include:

- DM C1 Community facilities
- DM C2 Education for children and young people
- DM D1 Urban Design
- DM D2 Design considerations
- DM D3 Alterations and extensions to existing buildings
- DM D4 Heritage assets
- DM EP2 Reducing and mitigating noise
- DM O2 Nature Conservation, Trees, hedges and landscape features
- DM T2 Transport impacts of development
- DM T3 Car parking and servicing standards
- DM T4 Transport infrastructure

6.1 Supplementary planning considerations
Cricket Green Conservation Area Appraisal

7. PLANNING CONSIDERATIONS

7.1 The decisive planning issues towards this application are:

- Principle of development
- Open space
- Biodiversity, trees and landscaping
- Design and heritage
- Transport and highways
- Impact upon neighbouring amenity
- Sustainable design and construction
- Archaeology
- Flooding and drainage

Principle of development

7.2 The most applicable Council policies to determine whether the expansion of the school is acceptable are policies DMC2 and DMC1 of Merton's Sites and Policies Plan.

7.3 Policy DMC2 (Education for children and young people), aims to ensure there are sufficient school places of a suitable modern standard to meet statutory requirements while also ensuring sufficient choice of school places. Development proposals for new schools and/or improved education facilities for children are supported, particularly where new facilities are required to provide additional school places in an area to meet an identified shortfall in supply.

7.4 As per policy DMC2, the applicant has submitted evidence that the improved school facilities and expansion of classroom spaces are needed to meet an identified shortfall in supply. The evidence submitted includes the Cabinet approved DSG Recovery Plan and the Council's Report concerning Merton School Places (Oct 2019). The Report finds that the growth of Special Education Needs (SEN) in education has grown significantly. Finding places for SEN students within Merton has become a significant issue. At present, Merton's accommodation for these students has reached capacity, and therefore there is an increased reliance on Independent Schools to support the Borough's needs. The Council's SEN strategy is to support schools to keep pupils in mainstream education as far as possible, and where practical to use surplus space in primary schools rather than claim further use of non-school council property.

7.5 Policy DMC2 also states that developments that provide additional school places will also be considered against criteria in Policy DMC1 a), which is as follows:

- i. services are co-located where possible;
- ii. facilities are provided in accessible locations with good links to public transport;
- iii. the size of the development proposed is in relation to its context;
- iv. appropriate access and parking facilities are provided, relative to the nature and scale of the development;

- v. the proposed facilities are designed to be adaptable and suitable to accommodate a range of services; and
- vi. the use(s) do not have an undue adverse impact on the amenities of nearby residents and businesses.

7.6 With respect to satisfying each of the above points.

- i. The primary school would be located next door to the existing secondary school, and therefore the school would be co-located.
- ii. The school would be located in an area with a PTAL of 3 which indicates that the site would have good public transport access. The school is also located in a predominantly residential setting in which there are families and thus schoolchildren living close by, and therefore the school would be appropriately located in this regard.
- iii. The proposed building and internal layout would be suitable in size for its context. This position is taken given that the new school would be located within an area that is of relatively low density. The school block would have a similar scale as that of the existing secondary school and therefore would reinforce the established built form within this area.
- iv. To satisfy access and parking criteria, the applicant proposes to provide a new drop off and collection area for the primary school. Further upgrades to the access road would be secured by condition (Please see 'transport and highway's' section beneath)
- v. The proposed building layout would be across one level, and therefore would have a good degree of adaptability. It would also have an inclusive design suitable for less abled individuals. It is not considered that the proposal would 'design out' other potential uses of the building.
- vi. The proposed primary school would occupy part of the site currently occupied by the secondary school, and therefore associated noise from school activities are already established in this area. The proposed school is unlikely to materially increase the existing noise profile of the site. (Please see 'impact upon neighbouring amenity' section beneath).

7.7 The expansion of the school and improvement of facilities would provide a valuable increase of student spaces, which is strongly supported by the Local Plan. Therefore, notwithstanding other decisive planning matters discussed beneath, the principle of the development is welcomed.

Impact on Open Space

7.8 Policy - DMO1 states that Open Spaces should be protected from inappropriate development and enhanced, maintaining appropriate elements of play areas and landscape features to make a positive contribution to the wider network of open spaces.

7.9 The new school building and facilities will be partially located on existing Open Space, which the Council ordinarily seeks to protect. However, the encroachment onto Open Space needs to be weighed against the positive improvements that the scheme would deliver. Firstly, the proposal would be improving the quality of the multi games area (MUGA) on site. Secondly, access to the site would be improved through planned improvement works along the access road from Church Road.

Access into the site would also be enhanced through a Community Use Agreement. This agreement would enable the public accessibility to both the MUGA and the hall (which could be used for sport) out of school hours. The woodland teaching area, which is currently not designated as open space, will be retained and enhanced and could potentially be considered for open space designation through the new local plan process.

- 7.10 Officers acknowledge that the proposals set up a tension between the objectives of the Council's planning policies pertaining to the delivery of improvements to education and those that seek to safeguard open space, in this case not publicly accessible space. However, it is considered that in this circumstance, the need and provision of the school places and the improvements to the quality and accessibility of the Open Space and play areas (through a Community Use Agreement) would contribute positively, and would overall enhance the Open Space, consistent with policy aims. Officers would also highlight that within the Sites and Policies Plan 2014 open space designations have been drawn very closely around this and neighbouring school buildings creating a challenge to the natural expansion of the school.

Impact on biodiversity, trees and landscaping

- 7.11 Policies CS13 and DMO2 set out the biodiversity and nature conservation requirements for proposed developments. Biodiversity should be protected and enhanced; trees, hedges and other landscape features of amenity value should be protected, and suitable replacements provided where a loss may be justified.
- 7.12 The proposed development has the potential to impact on existing biodiversity through the removal of trees and scrub on site. As such, the applicant has provided the following ecological reports:
1. Preliminary Ecological Appraisal (March 2020)
 2. Preliminary roost assessment and nocturnal bat surveys (July 2020)
- 7.13 The above documents have been reviewed by the Council's Biodiversity Officer, who has concluded that the methodology and findings of the Extended Phase 1 Habitat Survey, Preliminary Roost Assessment and Nocturnal Surveys are suitable. The roost assessment concluded there are no bat roosts on the site, however the dusk and dawn emergence surveys identified a small number of bats that use the site for foraging and commuting. The ecological report made a series of recommendations to avoid bat impacts and these recommendations have been secured by conditions.
- 7.14 The development would result in the loss of approximately 38 floral/tree habitats. Appropriate habitat compensation will thereby be required through new native tree and shrub planting on site, containing appropriate berry-rich and nectar-rich species to benefit birds, invertebrates and other biodiversity. The application has not provided a sufficient level of details concerning new landscaping and biodiversity enhancements. However, it is considered that these details can be successfully captured by way of condition. Conditions are therefore recommended requiring that the applicant provide suitable replacements and enhancements on site.
- 7.15 The impacts of the development on birds, insects and other mammals would not be harmful, subject to conditions that minimise impacts such as timing of works outside nesting seeding, site supervision by ecologists, and ecological enhancements installed. A condition requiring a biosecurity plan is also considered necessary to minimise invasive species.

- 7.16 An arboricultural report has been submitted by the applicant, which finds that 7 trees will need to be removed because the built footprint would overlap the tree's root protection areas. These trees include sycamores, maple, beech, and lime trees. Of the 7 trees earmarked for removal 4 of the trees are Category C (low quality). These trees were found to have a number of defects/limitations on their health including cavities, impacts from pollarding, shading from other trees, or have split into two forks. The other 3 trees are Category B (moderate quality). The loss of these trees is regrettable, however it is acknowledged that the applicant in expanding the school is placed in a difficult position between preserving the site's ecology, and positioning the school's facilities to be functional, fit for purpose, and meet the needs of the students.
- 7.17 Overall, it is considered that the applicant has found an acceptable balance. The site would retain a woodland character within certain areas, such as the southern end of the site, in which a large quantity of mature trees would be retained. In addition, the trees that do require removal are predominantly of low quality. To compensate for the trees removed during the works compensatory planting is proposed by the applicant. The precise location of the new trees, species and sizes have yet to be established. However, a condition has been recommended that would secure appropriate tree replanting, the details of which would require written approval from the Council to ensure the replanting proposed is satisfactory.
- 7.18 The construction work and new buildings have the potential to impact trees retained within the site. The arboricultural report has listed a number of tree protection measures that could be adopted. However, the final tree protection plan will be agreed between the local planning authority and applicant before the commencement of works. This has been secured by way of condition.
- 7.19 Subject to the above provisions, the proposal is considered to have an acceptable impact upon biodiversity, trees and landscaping

Design and impact upon the character and appearance of the area

- 7.20 The NPPF section 12, London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policy DMD2 require well designed proposals which would optimise the potential of sites. Proposals should be of the highest architectural quality and incorporate a visually attractive design that is appropriate to its context, so that development relates positively to the appearance, scale, bulk, form, proportions, materials and character of their surroundings. SPP Policy DMD4 requires development to conserve and where appropriate enhance Merton's heritage assets and distinctive character.
- 7.21 Parts of the application site fall within the Cricket Green Conservation Area. The conservation area appraisal for this area identifies the buildings that contribute positively to the area, those that have a neutral impact and those with a negative impact. The proposal identifies 'Hall Place' located directly north of where the new school buildings would be placed as negatively impacting the conservation area. Other surrounding buildings including the existing school buildings have a neutral impact. The conservation appraisal describes the area of the subject site as having modern developments, which incorporate a variety of predominantly modern window styles and types commensurate with the diversity of their architecture. Overall, the site in which the new school buildings are proposed has limited heritage value despite its conservation area allocation.

- 7.22 The new school buildings are considered to have a positive impact on the area and would enhance the appearance of the Cricket Green Conservation Area and its setting. In terms of massing, the existing secondary school buildings are single storey with pitched roofs. The bulk and height of the new buildings retain a similar low profile with the school block having a single storey with pitch roof and the hall being two storey with a flat roof. The bulk and height of the buildings would not be out of keeping with the prevailing building heights within the area, and would complement the height and profiles of the existing school buildings. The proposed massing of the buildings would not appear dominant from external vantages.
- 7.23 The site in which the new school buildings would be built is of limited visibility from public spaces, given that the access road from Church Road is not adopted highway. However, views attained towards this part of the site from the access road currently provide a bleak outlook onto the school. The prevailing visible features include a large expanse of concrete, enclosed by a tall chain link fence as well as a hostile appearing metal stake fence. Overall, the site is in a poor condition and is unattractive in appearance.
- 7.24 The new buildings would provide a significant visual improvement to this space and would animate the access road frontage. In terms of building layout, the development would be orientated to provide a clear entrance and new visual identity for the primary school. The school building would partly encircle the MUGA, which would provide a centre point for play activity for the school, whilst the layout would ensure a sense of spaciousness from internal vantages within the classrooms.
- 7.25 The school buildings would be appropriately distanced from Hall Place to the north, which would ensure that this site's residential neighbours retain an open feel, similar to the existing situation and not enclosed by buildings. The existing row of mature trees along the boundary of Hall Place and the school would be retained.
- 7.26 The building layout provides a flexible use in which movement between buildings can be either internal via the hallway or external via a covered passageway. The school buildings have also been positioned in a manner that attempts to capture the benefits of the woodland environment particularly to the south of the site. To achieve this, the classroom block would have large window / door openings as well as designated external spaces to the south of the building providing both outlook into the wooded areas as well as direct access. This design allows teaching to take place in the woodland itself. This is considered a thoughtful design and layout that seeks to integrate the buildings and school activities with the natural environment.
- 7.27 Internally, the building's layout creates a wide range of teaching spaces and facilities. The internal layout makes efficient use of space, as well as optimising the use of facilities. Given that the school provides care and teaching for students with SEMH needs, the internal layout has been designed slightly differently than a traditional school with designated spaces for students to withdraw. The primary school and high school components would have shared access to the new hall. The hall is sited centrally between the primary and secondary components to accommodate the operational day-to-day needs of both schools. The hall would be accessed via an external covered walkway from each respected school element, which would optimise the use of shared facilities.
- 7.28 The layout of buildings within the site also allows a range of useful external spaces to be provided including the upgraded MUGA, woodland teaching zones, and enclosed outdoor spaces for each classroom. The buildings have a good degree of

permeability due to the positioning of doors and openings that provides flexibility of movement.

- 7.29 The proposal also seeks to provide a new access with a drop/off collection area for the primary school. This area would be located to the north of the proposed school buildings and would access onto the access road from Church Road. The drop/off collection provisions would cover a relatively small area within the site. The size of these areas is determined by the required turning circles of vehicles to enter and exit the site safely. Nine carparks are proposed with one to be a designed disabled bay. The drop-off / collection and parking are considered a sensible design and are not of size that would create visual harm.
- 7.30 The new classroom block and school hall would utilise high quality materials that would appear in keeping with the conservation area. The classroom block and hall would be finished in red / brown facing brick in stretcher bond with smaller panels in English / Flemish bond, along with sections of timber panels / cladding. Window framing would be in aluminium. The pitch roof of the school block would be finished with terracotta tiles. The hall would have a flat roof with solar panels installed on top, and orientated to face in a southerly direction. These panels would be set in from the roof edge and appear relatively inconspicuous.
- 7.31 An earlier proposal for the school was reviewed by Design Review Panel who provided a generally positive assessment towards the proposal. Key concerns related to the flexibility of the use and permeability of the buildings. This has been addressed by the application and additional doors and openings have been incorporated into the design.
- 7.32 There were comments made towards the layout of the buildings and whether there could be opportunities for the hall to be repositioned closer to the entrance, as well as the introduction of a welcome foyer to the school. The applicant has reviewed these comments and concluded that such a layout would not meet the operational day-to-day needs of the school. Whilst the welcome foyer is unlikely to be viable given that low school numbers. Planning Officers are comfortable with the applicant's conclusions.
- 7.33 Overall, the proposed school buildings and facilities would preserve and enhance the character and appearance of the Mitcham Green Conservation Area. The site's open feel would be largely retained given that the buildings would be situated around a large external play area (MUGA), with a generous woodland area maintained around the site particularly to the south. The development would be of a low height profile, and therefore the mature trees alongside those replanted by the applicant would have a significant visual presence. This would result in an attractive balance between the natural environment and physical presence of the erected buildings.
- 7.34 Subject to the recommended conditions, the proposal is considered acceptable in appearance, in compliance with London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2, DMD3 and DMD4.

Transport and highways

- 7.35 Core Strategy Policy CS 20 considers matters of pedestrian movement, safety, servicing and loading facilities for local businesses and manoeuvring for emergency

vehicles as well as refuse storage and collection. Core Strategy Policy CS 18 promotes active means of transport, and CS 19 promotes public transport.

- 7.36 The applicant has submitted a transport statement to support the proposal, which has been reviewed by the Council's Transport Officer.

Public Transport Accessibility

- 7.37 The site lies in an area with a PTAL 3, which is considered to be a moderate rating. A moderate PTAL rating suggests that it is possible to plan regular journeys such as daily work trips or trips to and from school using public transport.

Access Road

- 7.38 The existing vehicular access to Melrose school is via an unnamed access road on to Church Road. For the proposed primary school element, access would be taken from a different access road than that used by the current school. This access road currently serves the Merton Centre for Independent Living, and adjoins the eastern boundary of Melrose School. This access road is outside the school's site boundary, but is owned by the Council.

- 7.39 The access road also provides access to Worsfold House to the south of the site. There is potential for Worsfold House to be redeveloped to create a number of new homes across the site. Therefore, it is imperative that any planned upgrading of the access road for the school is undertaken in a manner that aligns with planned future growth.

- 7.40 The applicant has submitted a plan, which has improvements to the access road that would be used by the primary school. This includes a gravel path along one side and two pelican crossings to reach the school drop off and collection area. Whilst these proposed improvements are appreciated, it is uncertain whether these upgrades could be successfully integrated into future access road improvements that would be needed by the future development at Worsfold House, given that the uplift in traffic generated by the residential development could be relatively significant. The access road is more likely to require a full resign to its entire length including reconstructed road and footway, including drainage and lighting.

- 7.41 Officers are however mindful that any planning obligations made towards the primary school development must be proportionate to the scale and nature of the development. It therefore would not be reasonable for the Council to require that the scheme deliver's access improvements greater than those required to meet the school's requirements. On the other hand, any improvements should be able to integrate with the requirements of other schemes, in this case Worsfold House, to provide a futureproofed development and one that makes efficient use of resources. Planning Officer's support the principle of the new drop off and collection area for the primary school and the development's use of the access road. However, to make the development acceptable in planning terms, improvements would be required to make the access safe, functional and inclusive.

- 7.42 It is considered that the details of the access road improvements could be ironed out in the future through dialogue between the applicant and the local planning authority. This would enable the access road to be comprehensively planned and upgraded in a manner that aligns with the needs of both the school and Worsfold House. It may equally be possible for less substantial access road improvements needed for the school to be delivered over a shorter time-frame, and integrated with more substantial redevelopment in the future. It would also allow matters such as resourcing for this work to be resolved. A pre-occupancy condition is considered

sufficient to cover these matters and has been recommended should permission be granted.

- 7.43 The applicant's transport statement includes swept path analysis testing a range of vehicle sizes including minibuses turning left into the access road from Church Road, and travelling south towards the proposed site, using the proposed turning area and car park, and returning to Church Road in a forward gear. The proposed turning area has sufficient width for car and minibus to manoeuvre however, the applicant needs to demonstrate how a rigid vehicle and fire emergency vehicle can turn within the turning area. This information has sought through a condition.

Car parking

- 7.44 Nine car parking spaces one of which would be a disabled bay parking space is proposed for the new primary school. In terms of policy, the emerging London Plan does not specifically include car parking standards for education uses. However, the 9 spaces proposed to take account of staff parking and other operational requirements is considered acceptable in terms of quantum and layout.

Cycle parking

- 7.45 As per the emerging London Plan standards, short-stay cycle parking spaces will be provided at the ratio of 1 space per 8 full time members of staff, and 1 space per 8 students. This equates to approximately 6 long-stay spaces. 2 short-stay cycle spaces will be provided in the form of Sheffield Stands in the car park area. The cycle parking provision is acceptable.

Trip Generation

- 7.46 It has been estimated that the additional trips arising from the development of the primary school will not result in a harmful impact on local highways or sustainable transport networks. However, it is noted that the transport statement has only tested the traffic movements from the scheme for 24 children, whilst the design and access statement details that the new school buildings are designed to accommodate up to 78 children. Given that the impacts of traffic from higher numbers of students to the school are unknown, a condition is necessary which requires the applicant to submit to the local authority a School Travel Plan within 6 months of occupation of the approved buildings. The development would need to operate in accordance with the approved School Travel Plan thereafter.

Refuse and Recycling

- 7.47 The primary school will continue to use the current storage and collection arrangements in place by the existing secondary school. Given that the site will be managed as a whole in terms of staffing and maintenance, it is considered that this approach is appropriate for the scale of the proposed development.

Impact upon neighbouring amenity

- 7.48 Policy DM D2 seeks to protect the amenity of residents. DM EP2 further seeks to ensure that development is sustainable and managed to minimise its impact on the environment and residential amenity by reducing and mitigating noise.
- 7.49 Consideration towards the potential impacts to neighbouring occupiers from the primary school needs to be taken in light of the current use of the land, which is occupied by the secondary school. Much of the unbuilt areas in which the school would be formed could currently be used for general play, and other school activities

that can be expected to create a reasonable volume of noise, likely to be audible from outside the school boundary.

- 7.50 The proposed arrangement of the new buildings on the site, as well as their separation from residential boundaries, would provide a noise buffer. The buildings and MUGA would also be suitably separated from the site's southern boundary where Worsfold House is located. The multi-use playground is positioned in a similar position within the site to the existing one. With consideration to the proposed building layout, alongside the predicted low number of students attending the school, it is likely that the primary school would have a similar noise profile to that of the existing school, and not be harmful to neighbouring amenity.
- 7.51 The school buildings given their separation from the site boundaries and relative heights, would not create a sense of enclosure or block light to adjacent properties.
- 7.52 The application has been reviewed by the Council's Environment and Health Officer, who has raised no objections towards the scheme. Overall, the proposal would not have a harmful impact on the living conditions of neighbouring occupants and therefore complies with Policy DM D2.

Sustainable design and construction

- 7.53 London Plan policy 5.3 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.
- 7.54 A design stage assessment has been provided demonstrating that the development has been designed to achieve BREEAM Standard Very Good in line with Merton's minimum requirements. The submitted Energy Strategy indicates that the proposed development has been designed to achieve improvements in CO2 emissions on Part L 2013 in line with the minimum sustainability requirements of Merton's Core Planning Strategy Policy CS15 (2011) and Policy 5.2 of the London Plan 2016.
- 7.55 The proposal is therefore considered to meet sustainable design and construction policies, and conditions have been recommended to secure this; including Post-Construction Review Certificate, and the development constructed in accordance with the design specifications for reducing carbon emissions.

Archaeology

- 7.56 As the subject site is within a Tier 2 Archaeological Priority Zone, it is recommended that a precautionary condition is imposed requiring an archaeological evaluation to be submitted for approval prior to the commencement of development.

Flooding and drainage

- 7.57 London Plan policies 5.12 and 5.13, CS policies CS13 and CS16 and SPP policies DMD2, DM F1 and DM F2 seek to minimise the impact of flooding on residents and the environment and promote the use of sustainable drainage systems to reduce the overall amount of rainfall being discharged into the drainage system and reduce the borough's susceptibility to surface water flooding.

- 7.58 A Drainage Strategy Report has been submitted with the application. Surface water run-off from the new buildings would be collected into gutters and thence to downpipes that connect into a surface water drainage network. This water would be discharged to ground using a series of soakaways. It is also proposed that external hard landscape areas will have permeable surfacing. Permeable asphalt has been proposed to the new parking and drop off area, whilst a range of permeable surfacing materials has been proposed for the hardstanding pedestrian areas.
- 7.59 In terms of foul water, this will be collected into main runs external to the building footprint. A new foul drainage network will then run around the building and connect to the existing foul drainage network. The new drainage system to mitigate flood risk would be achieved through ground utilising infiltration measures, finished site levels providing positive drainage, and gradients around buildings designed so that water is channelled away from building entrances. Necessary maintenance of drainage features has also been recommended in the report.
- 7.60 The application has been consulted with the Council's Flood Risk Engineers who have concluded that the flood risk from the site would be low and the sustainable urban drainage predominantly achieved through soakaways is adequate. Conditions have been recommended to secure the drainage strategy outlined within the applicant's submitted report.

Other Matters

- 7.61 A preliminary risk assessment has been submitted by the applicant to assess the likely potential of encountering unexploded ordnance (UXO) at the site. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present. The risk assessment finds that Mitcham sustained a high density of bombing. A V-1 pilotless aircraft strike is plotted within the site boundary in July 1944. The report finds that it is difficult to assess potential damage sustained by the site given the lack written records covering the area available making conclusions to the level of risk to the site difficult.
- 7.62 The report recommends that further research be undertaken in the form of a Detailed UXO Risk Assessment. Further research is deemed necessary in order to confirm the exact wartime conditions of the site area and subsequently the risk that UXO could have gone unnoticed within and bordering the site boundary. A pre-commencement condition to cover unexploded ordnance has therefore been recommended.

8. CONCLUSION

- 8.1 The proposals would meet a need for which the Council has a statutory duty to fulfil; namely the provision of school places. The proposals expand an existing specialist facility in the Borough against a backdrop of similarly increased needs to provide for children with special learning needs. The design and layout has been the subject of considerable analysis by the applicant, in which a central endeavor was to ensure that impacts on the site's ecology, open space and green corridor were minimised. However, it is also acknowledged that such impacts cannot be entirely mitigated or avoided given that the new school must also be orientated, designed and configured to be functional and fit for the needs of the intended students.

- 8.2 The new buildings and associated facilities are considered to be visually attractive. The classroom block and hall would use external timber and brick detailing that would respond well to this location. The site in which the new buildings would be placed makes limited contribution to the Cricket Green Conservation Area. The proposed buildings and facilities would animate an underutilised and poorly maintained part of the borough. The proposal is considered to have a positive impact on the appearance of the area along with the wider conservation area. A sizable area of woodland, comprising mature trees, would be retained to the south of the site. Conditions have been recommended requiring that the applicant submit a replanting plan to compensate for the trees removed due to the works.
- 8.3 Other matters including transport and highways, neighboring amenity, drainage and sustainability are also acceptable and comply with council policy. Overall, the proposed development would produce significant benefits to local residents and the Borough and would be acceptable against the relevant policies of the London Plan and Local Plan. It is recommended that planning permission be granted subject to conditions

9. RECOMMENDATION

Grant planning permission subject to conditions

Conditions:

1) Standard condition [Commencement of development]: The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2) Standard condition [Approved plans]: The development hereby permitted shall be carried out in accordance with the following approved plans: [Refer to the schedule on page 1 of this report].

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

3) No development shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted (notwithstanding any materials specified in the application form and/or the approved drawings) have been submitted to the Local Planning Authority for approval. For the avoidance of doubt this condition does not include windows and doors which are covered by a pre-installation condition. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

4) No development shall take place until details of all boundary walls or fences are submitted in writing for approval to the Local Planning Authority. No works which are the

subject of this condition shall be carried out until the details are approved, and the development shall not be occupied until the works to which this condition relates have been carried out in accordance with the approved details. The walls and fencing shall be permanently retained thereafter.

5) No development shall take place until a scheme providing the following ecological enhancements has been submitted in writing for approval to the Local Planning Authority. This scheme shall provide for:

- 5 bird boxes for a range of species to be installed on suitable existing trees on site.
- 5 bat boxes suitable for a range of bat species
- 2 dead wood features such as log piles, to benefit stag beetle and other invertebrates.
- 1 hedgehog home is to be installed on site to provide hibernation opportunities for hedgehogs.

No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied until the enhancements to which this condition relates have been carried out in accordance with the approved details. The ecological enhancements shall be permanently retained thereafter.

Reason: To protect and enhance biodiversity, and comply with Merton's Core Planning Strategy 2011 policy CS13.

6) No development [including demolition] pursuant to this consent shall commence until an Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. The details and measures as approved shall be retained and maintained, until the completion of all site operations.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

7) Site supervision: The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

8) No development shall take place until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard

surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, DM F2 and DM O2 of Merton's Sites and Policies Plan 2014.

9) Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the 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 6.3 and 6.14 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

10) The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

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 6.3 and 6.14 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

11) No part of the development shall be commenced until a detailed unexploded ordnance 'UXO' Risk Assessment has been submitted to and approved in writing by the local planning authority. The risk assessment shall be prepared by a relevant expert. Alternatively, appropriate UXO Risk Mitigation Measures shall be provided for any intrusive works proposed as deemed to be necessary by a relevant expert.

REASON: The property lies within an area of the borough which may be at potential risk from buried explosive ordnance due to wartime bombing. The condition is necessary to reduce the level of UXO risk to an acceptable level.

12) A) No development shall take place until the applicant has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development commences the applicant shall secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other than in accordance with the Written Scheme of investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason. Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

13) Prior to the commencement of works on the site the applicant must provide a biosecurity plan to the local planning authority that includes details of identification posters, toolbox talks and vetting of contractors to ensure awareness of invasive plant species within the site.

Reason: To protect and enhance biodiversity, and comply with Merton's Core Planning Strategy 2011 policy CS13.

14) Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until a Post Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good', and evidence demonstrating that the development has achieved CO2 reductions in accordance with those outlined in the approved Energy Statement (dated 24th September 2020).

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply the following Development Plan policies for Merton: policy 5.2 of the London Plan 2016 and policy CS15 of Merton's Core Planning Strategy 2011.

15) The development hereby permitted shall not be occupied until the drainage strategy as detailed within the submitted 'Proposed Drainage Strategy' dated May 2020, has been carried out in full. This shall include the flood risk management measures stated in the strategy. The measures above shall be consistent with the technical drawings provided in this strategy.

Reason: to reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMD2 & DMF2 and the London Plan policy 5.13.

16) The development shall not be occupied until a community use agreement has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the hall and multi games area, parking area, toilets and changing facilities. It shall include details of pricing, policy, hours of use, access by non-educational establishment users, management responsibilities, and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason to secure well managed safe community access to the sports facilities, to ensure sufficient benefit of the development of sport, as well as to enable public access onto open space. Therefore, to comply with Policy 3.19 of the London Plan, Policy CS 13 of the Core Strategy 2011, and Policy DM O1 of the Sites and Policies Plan 2014.

17) A School Travel Plan including management arrangements for the picking up and dropping of children shall be submitted to and approved by the Local Planning Authority, within 6 months of first use of the buildings hereby approved. The School Travel Plan shall include details concerning the number of children to attend the primary school alongside the vehicle movements generated. The development shall operate in full accordance with the approved School Travel Plan.

Reason: To promote sustainable travel, and to ensure that the number of vehicle movements created by the proposal maintains the safe and efficient operation of the highway network, and to therefore comply with the following Development Plan policies for Merton: policy 6.3 of the London Plan 2016, policies CS18, CS19 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

18) The development shall not be occupied until suitable details of the proposed vehicular and pedestrian access (including any interim arrangements that may be necessary pending redevelopment of adjoining land to the east) to serve the development have been submitted in writing for approval to the Local Planning Authority. This shall include details of the improvements to the unnamed access road on to Church Road used to reach the new drop-off and collection area. In addition, the details shall demonstrate how a rigid vehicle and fire emergency vehicle can turn within the school's new turning area. The development shall not be occupied until any interim arrangements forming part of the wider vehicle and pedestrian access scheme have been implemented.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

19) No external lighting shall be installed without the prior approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties, and to protect and enhance biodiversity. To ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014, and Merton's Core Planning Strategy 2011 policy CS13.

20) Before the relevant part of the work, details of particulars and/or samples of the external window frames and doors shall be submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

21) The development shall be constructed in accordance with the approved design specification for reducing carbon emissions.

Reason to reduce CO2 emissions and to comply with policy 5.2 of the London Plan.

22) The development shall be fully completed in accordance with the recommendations, methodology and findings detailed within 'Preliminary Ecological Appraisal (March 2020)' and 'Preliminary roost Assessment an Nocturnal Bat Surveys (July 2020)' reports. An ecologist shall also be present when site clearance is taking place, to safeguard fauna on site.

Reason: To protect and enhance biodiversity, and comply with Merton's Core Planning Strategy 2011 policy CS13.

23) The vehicle parking area including the drop-off and collection area shall be provided before the occupation of the buildings hereby permitted, and shall be retained for the users of the development and for no other purpose.

Reason: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Policies Plan 2014.

24) The development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

25) The development hereby approved shall not be used/occupied until such time as the applicant has installed the green roof and solar panels as described on the approved plans.

Reason. To ensure that the development contributes towards mitigating against climate change, to contribute towards biodiversity and to comply with London Plan policies 5.1, 5.2 and 5.3 and Merton Core Planning Strategy policy CS15 , to reduce flood risk and to comply with London plan policy 5.12, Merton Core Planning Strategy policy CS16, and Merton sites and Policies plan policy DM.F2, and to safeguard the biodiversity quality of the locality, and to ensure compliance with Sites and policy DM D2 and DM.O2 and CS13 and CS14 of the Merton Core Planning Strategy 2011.

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