

**London Borough of Sutton
Planning Advisory Group – 5 July 2011**

**Report of the Executive Head of Planning and Transportation
CARSHALTON COLLEGE AND LBS OFFICES AND CAR PARK,
DENMARK ROAD - PROPOSED PLANNING BRIEF**

Ward Location: The Wrythe
Area Served: The Wrythe

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Lead Councillor: Jayne McCoy

Key Decision Report

Summary

This report puts forward a draft Planning Brief for the Carshalton College and LBS sites (offices and detached car park) in Denmark Road and seeks approval of the draft Brief for the purposes of public consultation.

Recommendations

I recommend that the Planning Advisory Group:

- (a) Considers the draft Planning Brief and, subject to any comments, approves the document for public consultation purposes; and
- (b) Delegates authority to the Executive Head of Planning and Transportation, in consultation with the Chair of the Planning Advisory Group, to agree any changes to the document prior to consultation.

1. Background

- 1.1 Carshalton College is the Borough's main provider of post 16 education and training, focussing on full time students aged between 16 and 19 years old. The college also offers a broad range of part-time, adult, Higher Education, employment and 14-16 provision, working in partnership with other institutions on the Nightingale Road campus. The College wishes to rationalise, rebuild and upgrade parts of the site to create an enhanced teaching environment for the local population. This will involve the demolition of some of the older high maintenance buildings on the site and result in part(s) of the site becoming surplus to the College's educational requirements.
- 1.2 As a part of the Council's Smarter Working Sutton, consideration is being given to the proposed relocation of the Council's Environment and Leisure Services offices in Denmark Road to the Civic Offices in Sutton. Subject to the approval and completion of this move the two council-owned sites (occupied by the offices at 24 Denmark Road and the detached staff car park in Denmark Road), could become surplus to council's requirements in 2012/13.
- 1.3 The two council owned sites are currently both allocated for residential development in the Submission Draft of the Site Development Policies DPD (Sites A18 and A19).
- 1.4 Although the College Land and Council sites are in different ownerships, it is considered that there are benefits in looking at the future development of all three sites comprehensively. This would ensure the future use of all the land is optimised, properly accessed and suitably relates to its surroundings; that where development

is built in phases, earlier phases do not prejudice later phases; and that the benefits and opportunities arising from undertaking a more comprehensive development are realised. It is therefore proposed to prepare Supplementary Planning Guidance to guide future redevelopment and to assist the Council in determining any future planning applications that may be submitted within the area covered by the Planning Brief. As a result it is intended that the Planning Brief, when approved, would provide guidance on:

- the consolidation and reconfiguration of the existing Carshalton College site to meet modern teaching requirements through redevelopment and the provision of modern built teaching accommodation; and
- the future use of any surplus land arising from both the above consolidation and the relocation of the Council offices/car park to Sutton.

2. The area covered by the draft Planning Brief

2.1 Appendix A shows the total area covered by the draft Planning Brief which measures approximately 3.3 hectares. It is divided into 3 sites based on ownership. Site 1 comprises the Council's Denmark Road car park which measures about 0.4 hectares, Site 2, which is the college campus (2.5 ha.) and Site 3, which is the Council Offices in Denmark Road (0.4ha).

2.2 For the purposes of the draft Planning Brief, the existing college campus is further sub-divided into three areas based on the college's future proposals for its land. Site 2c is the northern end of the campus where the college wishes to focus future development/upgrading (1.6ha). Site 2b is the central portion of the campus (0.6ha), which may either be retained in whole or part by the college for educational use/car parking or released in whole or part, in the longer term, as surplus to the college's requirements. The remainder, Site 2a (0.45ha), is that part of the campus which is currently occupied by single storey workshop units fronting Denmark Road and will become surplus to the college's requirements once rebuilding has taken place elsewhere on the campus.

2.3 The overall site is broadly flat, although there are some differences in level along the common boundary between the Council car park (Site 1) and the college site (Site 2). However, Sites 1, 2a and 3, contain a significant number of mature trees, both along the Denmark Road frontage and within the site, which are likely to constrain the residential development potential of the sites to varying degrees.

3. Draft Planning Brief

3.1 The draft Planning Brief sets out the background, site context and character of the surrounding area, the relevant Planning Policy framework at national, regional and local level and puts forward development objectives for the site. In order to show how those objectives could be achieved, whilst taking on board the site constraints and maximising development opportunities, the draft Brief shows indicatively how the site might be developed. It also sets out the likely scope of Planning Obligations that the Council would expect as a result of the development.

3.2 The draft Brief is intended to show broadly the scale and form of development that is likely to be acceptable on different parts of the site having regard to the relevant planning policies, development objectives and the existing site constraints. The

detailed layout of the site would not be determined until a later stage through the submission of planning applications for redevelopment of the college campus and any surplus land. However, that development would need to be consistent with the guidance set out in the Brief, when approved following public consultation.

Development Proposals

- 3.3 The draft Brief sets out broad guidelines for the college's future development proposals (sites 2b and Site 2c) which at this time focuses primarily on redevelopment and new build within Site 2c. It includes a new 4 storey building/entrance fronting Nightingale Road, a new construction and workshop building on the north-eastern side of the site to the rear the new sports centre, the relocation of the main car park and revised access arrangements to the site. The construction of the new workshops and associated demolition would be Phase 1 of the college's development proposals in order to allow Site 2a to be cleared and released for development to help fund the building programme. The new building fronting Nightingale Road would be Phase 2 along with the laying out of a new car park on Site 2b following further site clearance.
- 3.4 The draft Brief also sets out guidelines for a comprehensive residential redevelopment of Site 1, 2a and 3 as well as incorporating safeguards (e.g. access) should any of Site 2b also become surplus to the colleges educational requirements in the longer term. A comprehensive redevelopment is considered the best way to optimise the development potential of these 3 sites, but consideration has also been given to how the phased release of these sites might take place provided they conform to an overall scheme.
- 3.5 It is considered that in order to optimise the development potential of all the sites and given the constraints imposed by seeking to retain the tree-dominated suburban character of the road, any development is likely to mainly comprise 1 and 2 bedroom flats with limited opportunities for larger family houses.
- 3.6 The indicative proposals therefore seek to retain all important trees on site and meet the Council's parking standards, whilst respecting the local character of the area. The guidance also sets out how any scheme should meet the council's latest sustainability policies.

4. Next Steps

- 4.1 Subject to Members' approval, it is proposed that the draft Brief be subject to a 6-week period of consultation commencing in September/October 2011. Following consideration of representations, the council would adopt the Planning Brief as Supplementary Planning Guidance to assist in the development of the college site and the disposal of surplus land owned by the college and the council. However, it will be important to undertake further work to coordinate the college's and the council's proposals to ensure any future development can be undertaken according to an agreed programme to avoid adversely prejudicing development on parts of the site.

5 Financial Implications

- 5.1 The costs of producing the Planning Brief are estimated at £15k including the costs of public consultation. In the first instance this cost will need to be met from existing revenue resources. However if this cannot be achieved it will create a revenue pressure to be funded.

6. Influence on the Council's Core Values

- 6.1 The preparation of the draft Plan will involve consultation with the local community and all relevant stakeholders. Accordingly preparation of this Brief will have contributed to working in partnership with people living and working within the Borough.

7. Contribution to the Achievement of Council's Policy Aims

- 7.1 Preparing the draft Brief which seeks to protect existing natural features on site whilst incorporating the principles of sustainable development will guide the future development of the site and hence contribute to the Council's aim of Achieving Environmental Sustainability by protecting our environment for now and in the future.

8. Equalities Impact Assessment

- 8.1 The Brief requires future development of the site to include the provision of affordable housing and be designed according to policies relating to Lifetime Homes/wheelchair standards.