



London Borough of Sutton

School Site Search -
Post Consultation Update

October 2016

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1. Background

1.1 Between January and April 2016, the council consulted on its Local Plan Issues and Preferred Options document. The document identified a need to:

- Allocate two sites for two additional secondary schools (one of which was proposed to be the Sutton Hospital site, since it was a brownfield site)
- Safeguard one site for a third additional secondary school
- Allocate two sites for two additional primary schools (one of which was proposed to be Land North of BedZED, since allocated in the existing plan and had planning permission)
- Safeguard one site for a third additional primary school

1.2 The document provided residents with a choice of potential sites to meet the allocation and safeguarding requirements. However, since the consultation on document, it has become apparent that a number of the potential sites are no longer available and it is necessary to review the potential allocations and safeguarding. Table 1 shows the sites consulted upon in the Local Plan issues and Preferred Options document and their deliverability problems.

2. Secondary Schools

2.1 In terms of secondary schools, following the consultation, there were only three sites which could be classed as possibly available for development (see Table 2). However, shortly after the consultation closed, there were changes to the deliverability on two of the sites. Firstly, the Tennis Centre at Rosehill was sold to Greenwich Leisure Limited, which after completing the sale expressed an interest to the Education Funding Agency in selling part of their newly acquired site to create a secondary school. Secondly, the Local Plan Task and Finish Group recommended that Collingwood Recreation Ground should not be used to allocate a secondary school but could possibly be used for a primary school allocation. These are shown in Table 2.

2.2 In addition, following the consultation, council officers decided to revisit the school site search carried out in September 2015 and reviewed council-owned greenfield sites and a Transport for London (TfL) site which the council held a long lease on, namely Fairlands Park. The criteria for inclusion in the review was a site over 2ha and a site with a Public Transport Accessibility Level (PTAL) of 2 or more (Level 1 is a site with low accessibility and Level 6 is a site with high accessibility). The results of the reprise of the 2015 site search are shown in Table 3.

2.3 Finally, although not in council ownership, the Croygas Sports Club site in Roundshaw (3.6ha) was also considered. The council understands that the directors of the Croygas Sports Club have met with the Education Funding Agency and discussed options.

2.4 Table 4 consolidates the potential secondary school sites from Tables 2 and 3 and evaluates them against relevant criteria. The top three scoring sites were examined in more detail:

- Rosehill All Weather Pitch and the Southern Part of the Tennis Centre

- Land North of BedZED, Hackbridge
 - Croygas Sports Ground, Roundshaw; and,
- The evaluation of these three sites is shown in Table 5.

- 2.6** On the basis of the evaluation of the three sites in Table 5, officers concluded that:
- The Rosehill All Weather Pitch and the Southern Part of the Tennis Centre was the most suitable site for a second allocated secondary school site;
- 2.7** Officers then considered whether a third school was critical item of infrastructure. Officers concluded that
- (1) a third school was only needed on the high growth strategy;
 - (2) the third school would only be needed towards the end of the plan period and a suitable site, if needed, could be found during the plan period (the London land market is very dynamic and sites come in an out of deliverability quite rapidly); and
 - (3) the Government's new grammar school policy will mean that the borough's grammar schools will take fewer pupils from Croydon and Merton as grammar schools are developed in those boroughs. Therefore, more in-borough pupils were likely to gain places in the borough's grammar schools and secondary school need could fall quite sharply.
- 2.8** Consequently, officers considered that allocating a third site for a secondary school could "sterilise" a site for the plan period for a secondary school that was never needed and a "plan, monitor, manage" was a better approach in this instance than "predict and provide".

3. Primary Schools

- 3.1** With regard to primary schools, some of the sites that were consulted in the Local Plan Issues and Preferred Options consultation were also judged to be undeliverable or unviable and so those sites that remained possible primary school sites are listed in Table 6. In light of information on deliverability that had come to light since the consultation, the Secombe Theatre site was revised to include the adjacent church
- 3.2** As with the secondary schools and in order to expand the potential choice of primary schools, officers re-looked at the school site search carried out in November 2015 and reviewed the council-owned greenfield sites which are not in the Green Belt. The criteria for inclusion were sites over 1ha with no PTAL restriction. Officers accepted the fact that a significant amount of primary school journeys would be by private car. The results are set out in Table 7.
- 3.3** The potential primary school sites carried forward from the Local Plan Issues and Preferred Option consultation (Table 6) and the sites identified from the reprise of the site search (Table 7) are shown in Table 8.
- 3.4** In contrast with secondary schools, officers considered that proximity to need was a significant factor in the suitability of a site and so only those sites close to Sutton town centre were considered suitable. In addition, Members were keen

to assure that open space was not lost unless absolutely necessary. These two factors resulted in only two sites being considered suitable: the Secombe Theatre and adjacent church and the Sutton West Centre. However, given the current land uses on both sites, it would difficult to predict which site would be the first to become available. Therefore, it is proposed that both sites are safeguarded:

- The Secombe Theatre and adjacent church should be safeguarded for a primary school; and,
- The Sutton West Centre should be safeguarded for a primary school .

Table 1: Local Plan Issues and Preferred Options Document Potential Primary and Secondary School Sites

Site and Potential Site Allocation No	School Type	Deliverability
Sutton West Centre (STC4 – 1.6ha)	Secondary or Primary	The site is small and, given the abutting residential development, it is unlikely that the site would be suitable for taller buildings. Therefore, the site is not big enough to provide a large secondary school
Civic Centre, Sutton (STC9 – 0.9ha)	Secondary or Primary	Redevelopment unlikely to be viable if a school is included in the redevelopment
Robin Hood Junior School, Sutton (STC27 0.9ha)	Secondary	Received a number of objections in the consultation to a secondary school use. Difficult to configure the site and re-provide the existing use
Part of a regenerated Chaucer Estate (STC42 – 3.1ha)	Secondary or Primary	Redevelopment unlikely to be viable if a school is included in the redevelopment
Part of a regenerated Benhill Estate (STC43 – 6.1ha)	Secondary or Primary	Redevelopment unlikely to be viable if a school is included in the redevelopment
Part of a regenerated Collingwood Estate (STC46 – 2.8ha)	Secondary or Primary	Redevelopment unlikely to be viable if a school is included in the redevelopment
Collingwood Recreation Ground (S99 – 6.7ha)	Secondary or Primary	Received a number of objections in the consultation to a school use
All weather pitch and former mini-golf area, Rosehill Recreation Ground (S92- 1.8ha)	Secondary or Primary	Received a considerable number of objections. Ancillary development to a secondary school building may spread over the recreation ground.
Tennis Centre, Rosehill (S98 – 2.7ha)	Secondary or Primary	The business and the lease to the site are in the process of being sold
Wallington Hall and Car Park (S12 – 0.5ha)	Primary	Difficult to configure the site for a primary school given the very small size of the site
Council Offices, Carshalton (S52 – 0.4ha)	Primary	Close to a number of other primary schools and not in an area of high need
Council Car Park, Carshalton (S53 – 0.3ha)	Primary	Close to a number of other primary schools and not in an area of high need
Secombe Theatre, Sutton (STC10 – 0.5ha)	Primary	Availability uncertain
Houses adjacent to Manor Park, Sutton (STC38 – 0.5ha)	Primary	Difficult to configure on the site, given the very small size of the site

Table 2: Potential Secondary School Sites following Local Plan Consultation

Site	Size	Deliverability	Possibility
All-weather pitch and Rosehill Recreation Ground	3.2ha	Site has potential for EFA approval. Site received a considerable number of objections including a 344-signatory petition. MOL	Possible
Tennis Centre, Rosehill Recreation Ground	2.7ha	New owners expressed an interest in selling part of the site to create a secondary school. MOL	Possible
Collingwood Recreation Ground	6.7ha	Members at the Local Plan Task and Finish Group meeting of 25 May recommended that it may be suitable for a primary school only.	Possible

Table 3: Council- and TfL-owned greenfield sites over 2ha with a Public Transport Accessibility Level of 2+ (0 being the lowest and 6 being the highest)

Site	Size	Comments	Deliverability
Rosehill Recreation Ground (North)	10.7ha	Possible. Prominent Open Space. MOL	Possible
Carshalton Park	9.2ha	Unsuitable. Historic Park and Garden	-
Collingwood Recreation Ground	8.8ha	Unsuitable for a secondary school. Members at the Local Plan Task and Finish Group meeting of 25 May resolved that it may be suitable for a primary school only.	-
Mellows Park, Stafford Road	7.7ha	Covenant restricting development	-
St Helier Open Space (in front of hospital)	7.4ha	Possible. Prominent Open Space. MOL	Possible
Land North of BedZed, Hackbridge	7.1ha	Possible. Colocation with the permitted new primary school. MOL	Possible
Thomas Wall Park	6.8ha	Covenant restricting development	-
Reigate Avenue Recreation Ground	6.2ha	Adjacent to existing secondary school	-
Sutton Common Recreation Ground (Southern Part)	4.7ha	Possible. Prominent Open Space. MOL	Possible
Stanley Park Recreation Ground, Carshalton	4.0ha	Possible if the current junior and infants school could be absorbed by nearby primary schools	Possible
St Helier Open Space (South West of Middleton Road)	3.4ha	Possible. Prominent Open Space. MOL	Possible
Fairlands Park, N Cheam	3.0ha	Possible. Prominent Open Space	Possible

Former Watercress Beds, Guy Road, Beddington	2.9ha	Unsuitable access.	-
Wrythe Recreation Ground	2.7ha	Adjacent to existing school	-
Former Playing Field, Sheen Way	2.5ha	Part of site to be allocated for a special educational needs school and it has very difficult access	-
Benhill Recreation Ground	2.4ha	Possible. Covenant highly unlikely to affect development.	Possible
Manor Park	2.3ha	Vital open space in Sutton town centre	-
Bemont Allotments	2.2ha	Proposed to be relocated as part of the London Cancer Hub development	-

Table 4: Shortlist of Potential Secondary School Sites

	Not Public Open Space	In council ownership	Near to need	Size	Access from Tier 1-3 roads	Not Wandle Valley Regional Park	Score
Secondary School Sites							
Tennis Centre, Rosehill Recreation Ground	√	EFA discussion	√	√	√	X	5
Benhill Recreation Ground, Carshalton	X	√	√	√	√	√	5
Croygas Sports Club	√	EFA discussion	√	√	X	√	5
All Weather Pitch and Rosehill Recreation Ground	X	√	√	√	√	X	4
Rosehill Recreation Ground (North)	X	√	√	√	√	X	4
Land North of BedZED	√	√	X	√	√	X	4
St Helier Open Space (in front of hospital)	X	√	X	√	√	X	3
Stanley Park Recreation Ground	X	√	X	√	√	X	3
Fairlands Park, North Cheam	X	Long lease to council from TfL	X	√	√	√	3
Sutton Common Recreation Ground (southern part)	X	√	X	√	X	X	2
St Helier Open Space (south west of Middleton Road)	X	√	X	√	X	X	2

Table 5: Detailed Evaluation of Four Potential Secondary School Sites

Criteria	Rosehill All Weather Pitch & Southern Part of the Tennis Centre	Land North of BedZED, Hackbridge	Croygas Sports Ground, Roundshaw
<p>Planning Designations</p> <p>*a Metropolitan Green Chain comprises linking open spaces protected for recreational uses</p>	<p>Metropolitan Open Land – Scored 2 out of 11 in the MOL Review</p> <p>Metropolitan Green Chain* – At the end of a chain</p> <p>Site of Importance for Nature Conservation - Designation refers to the railway embankment and trees</p> <p>Part of the Wandle Valley Regional Park - At the end of the leg of a chain</p> <p>Public Open Space - Although the public does not have unlimited access</p>	<p>Metropolitan Open Land – Scored 5 out of 11 in the MOL Review</p> <p>Metropolitan Green Chain* – Adjacent to other parts of the Green Chain</p> <p>Site of Importance for Nature Conservation – Designation covers the whole area</p> <p>Part of the Wandle Valley Regional Park - At the end of the leg of a chain</p>	<p>Urban Green Space -Not fully open to the public – membership of a club is required</p>
<p>Pupil Place Need*</p>	<p>In an area of high population density and relatively close to pupil growth in the borough. The site is not ideally located being in a part of the borough already well served by non-selective mixed secondary comprehensives. Could impact Glenthorne as well as Carshalton Boys and Girls, both of which could pull in some pupils from Merton.</p>	<p>The site is not ideally situated, being on the Merton border and only partially surrounded by a residential area (mostly Merton). Not really in a significant area of growth but could potentially serve a deficit of non-selective mixed comprehensive secondary education in the east of the borough - albeit not ideally located for this and could be at risk of under-subscription. Would likely pull in pupils from Merton affecting Harris Morden and St Marks most notably as well as Carshalton Boys and Girls.</p>	<p>Probably the best fit in terms of its location. Wallington and Beddington would benefit from additional non-selective secondary school provision, although this would likely impact on the intake of Stanley Park High which recruits from this area and would likely pull in some pupils from Croydon.</p>

Deliverability	Council owns the freehold – part of the proposed site leased to Greenwich Leisure Limited.	Council ownership	Trustees of the Croygas Sports Club have met the Education Funding Agency. However, they have no plans to change the use of the site and wish to retain the sports provision on site.
Size	2.3ha	7.1ha (after primary school development)	3.6ha
Public Transport (weekday buses)	PTAL 2 out of 6 23 buses/hour Near Sutton Common station Tram likely to improve public transport accessibility	PTAL 1b/2 out of 6 5 buses/hour Near Hackbridge station	PTAL1b out of 6 10 buses/hour
Traffic (average daily traffic flow on adjacent road)	5,000-10,000 Borough-controlled road	15,000-20,000 Borough-controlled road	5,000-10,000 Borough-controlled road
Parking	Sufficient land	Sufficient land	Sufficient land
Existing Use	Vacant/Private Club	Open Space (with permission for a primary school)	Private Sports Club
Extent of buildings on site	Vacant all weather pitch and tennis centre cover the site. However, there may be a need to locate ancillary uses on open land	None at present. Although the site has permission for a primary school.	Clubhouse and sports facilities.
Possibility of 3 or 3+ storey buildings	Taller building may be acceptable.	Taller building unlikely to be acceptable.	Taller building unlikely to be acceptable.
Has Full Public Access	No	No	No
Other Public Open Space Nearby	Yes	No. But parts of Beddington Farmlands are due to open to the public in the future	Yes

* **Need**

Ideally, schools would be located in areas where they are needed most (spatially) allowing as many pupils to access the provision within a distance that would allow sustainable modes of transport (ideally walking). This is more important for primary provision than secondary provision given the relatively large catchment areas for secondary schools and the ability for young people to travel to school without parental supervision using public transport infrastructure.

There are number of different ways of looking at where new school provision should be located in the Borough: (i) where is the growth in population in the Borough, (ii) are there any particular areas where parental preference is not being met? (iii) what is the current pattern of school provision and the level of choice that parents and pupils can exercise? Appendix A provides a summary response to these general questions. The table above makes specific comments with respect to the sites identified in this paper.

Table 6: Potential Primary School Sites from the Consultation

Site	Size	Comments	Possibility
Collingwood Recreation Ground	6.7	Members of the Local Plan Task and Finish Group have discounted the site as a secondary school site but not a primary school site. There are implications for traffic impact due to poor access	Possible
All-weather pitch and Rosehill Recreation Ground	3.2	Site could be used for a primary school if the site is considered not suitable for secondary school. MOL.	Possible
Tennis Centre, Rosehill Recreation Ground	2.7	Negotiations needed with the new owner. MOL.	Possible
Sutton West Centre	1.6	Potential primary school site. May require the relocation of The Limes College, possibly to Collingwood Recreation Ground as The Limes College's traffic impact is less than a primary school	Possible
Secombe Theatre, Sutton and adjacent church	0.5	Possible site. Given the bankruptcy of The Sutton Theatres Trust	Possible
Council Offices, Carshalton	0.4	Depends on relocation of existing uses. Not in an area of need	Possible
Council Car Park, Carshalton	0.3	Depends on relocation of existing uses. Not in an area of need.	Possible

Table 7: Council-owned Greenfield Sites over 1ha with No PTAL Restriction

Site	Size	Comments	Possibility
Roundshaw Downs and Park	65.9	Prominent Open Space. In Good Use. MOL	-
Rosehill Recreation Ground (North)	10.7	Possible. Prominent Open Space. MOL	Possible
Cuddington Recreation Ground	10.1	Unsuitable access	-
Overton Park	9.8	In an area very deficient of open space	-
Land at Green Lane School, Worcester Park	9.7	Unsuitable access	-
Carshalton Park	9.2	Unsuitable. Historic Park and Garden	-
Mellows Park, Stafford Road	7.7	Covenant restricting development	-
St Helier Open Space (in front of hospital)	7.4	Possible. Prominent Open Space. MOL	Possible
Thomas Wall Park	6.8	Covenant restricting development	-
Sutton Common Recreation Ground	6.6	Possible. Prominent Open Space. MOL	Possible
Reigate Avenue Recreation Ground	6.2	Adjacent to existing secondary school	-
Corrigan Avenue Recreation Ground, Clockhouse	6.2	In an inaccessible part of the borough	-
Stanley Park Recreation Ground	4.0	Would lead to a concentration of primary schools	Possible
Poulter Park	4.4	Restrictive covenants probable	-
Royston Park	3.5	Possible.	Possible
St Helier Open Space (South West of Middleton Road)	3.4	Possible. Prominent Open Space. MOL	Possible
Fairlands Park	3.0	Possible. Prominent Open Space	Possible
Former Watercress Beds, Guy Road, Beddington	2.9	Unsuitable access.	-
Wrythe Recreation Ground	2.7	Adjacent to existing school	-
Former Playing Field, Sheen Way	2.5	Part of site to be allocated for a special educational needs school and it has very difficult access	-

Dorchester Road Recreation Ground	2.5	Adjacent to a school	-
Benhill Recreation Ground	2.4	Possible. Covenant may restrict development – legal advice being sought	Possible
Manor Park	2.3	Vital open space in Sutton town centre	-
Back Green, Worcester Park	2.3	Unsuitable access	-
Bemont Allotments	2.2	Proposed to be relocated as part of the London Cancer Hub development	-
Hamilton Avenue Recreation Ground	2.2	Possible	Possible
Belmont Park	1.8	Irregular shape of site makes development difficult	-
Surrey Tennis and Country Club	1.7	Unsuitable access	-
Cheam Park Depot	1.7	Part of Cheam Park and integral to the Conservation Area	-
Rushey Meadow/Fellows Park	1.6	Adjacent to a primary school	-
Dale Park Recreation Ground	1.5	Covenant restricts development	-
Limes Avenue Recreation Ground	1.2	Unsuitable access	-
Radcliffe Gardens and Woodland	1.2	Adjacent to existing school	-
Wrythe Green	1.2	Integral to the Conservation Area	-
Playing Field, The Grove	1.1	Unsuitable access	-
The Green, Sutton	1	Very prominent open space	-
Woodcote Green, Sandy Lane South	1	Very prominent open space	-

Table 8: Shortlist of Potential Primary School Sites

	Not Public Open Space	In council ownership	Near to need	Size	Access from Tier 1-3 roads	Not Wandle Valley Regional Park	Score
Primary School Sites							
Collingwood Recreation Ground	X	√	√	√	√	√	5
Sutton West Centre, Sutton	√	√	√	√	X	√	5
Secombe Theatre and adjacent church, Sutton	√	√	√	X	√	√	5
Benhill Recreation Ground, Carshalton	X	√	√	√	√	√	5
All Weather Pitch and Rosehill Recreation Ground	X	√	√	√	√	X	4
Tennis Centre, Rosehill Recreation Ground	√	X	√	√	√	X	4
Rosehill Recreation Ground (North)	X	√	√	√	√	X	4
Council Offices, Carshalton	√	√	X	√	X	√	4
Council Car Park, Carshalton	√	√	X	√	X	√	4
St Helier Open Space (in front of hospital)	X	√	X	√	√	X	3
Stanley Park Recreation Ground	X	√	X	√	√	X	3
Fairlands Park, North Cheam	X	√	X	√	√	X	3
Royston Park, Carshalton	X	√	X	√	X	√	3
Hamilton Avenue Recreation Ground, Kimpton	X	√	X	√	X	√	3
Croydon Gas Sports Club, Roundshaw	√	X	X	√	X	√	3
Sutton Common Recreation Ground (southern part)	X	√	X	√	X	X	2
St Helier Open Space (south west of Middleton Road)	X	√	X	√	X	X	2

Figure 1: AWP and Part of Tennis Centre, Rosehill

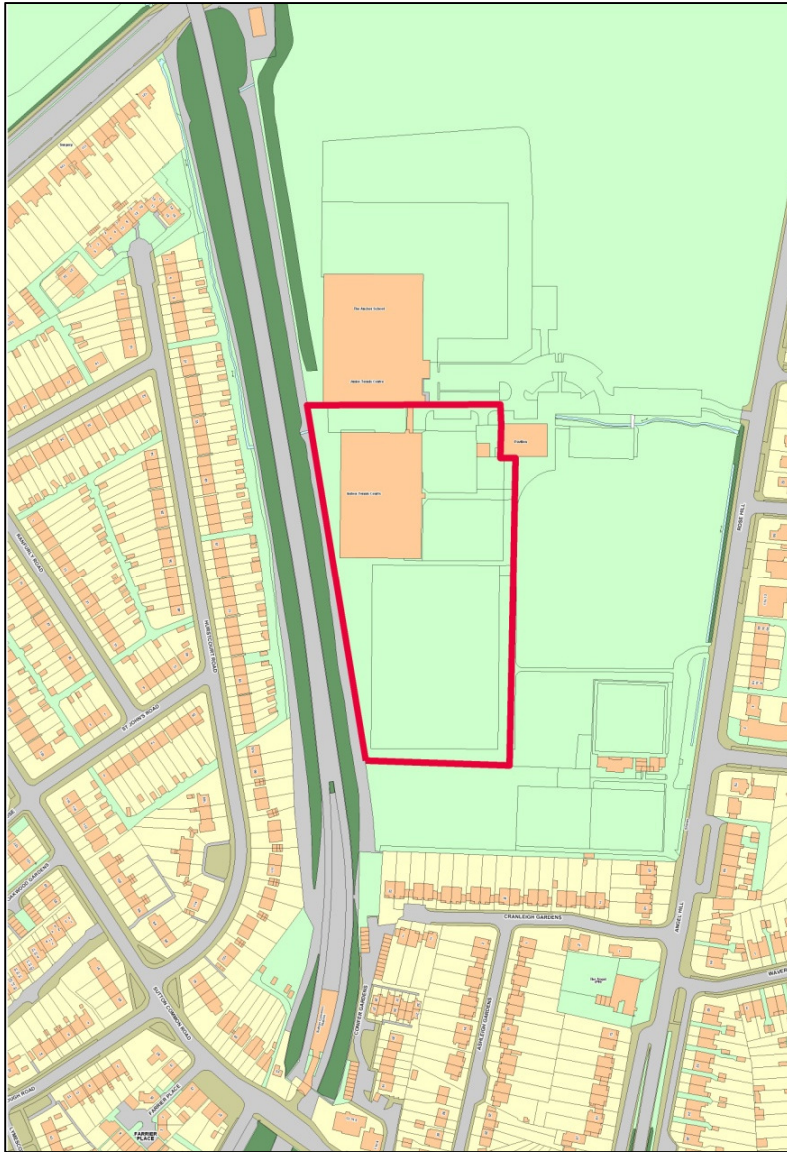


Figure 3: Secombe Theatre and Church, Sutton



Figure 4: Sutton West Centre, Sutton

