



London Borough of Sutton **Local Plan**

Green Belt and Metropolitan Open Land Review Post-Consultation Update

October 2016



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1. Consultation Responses and Proposed De-designations

1.1 Between February and April 2015, the London Borough of Sutton consulted on its Local Plan Issues and Preferred Options document. Within the document, Issue 24 proposed to de-designate a number of sites within the Green Belt and Metropolitan Open Land. The proposed de-designated sites were as follows:

- Land West of Wellfield Gardens (Potential Site Allocation S96)
- Land West of Beddington Lane A (Potential Site Allocation S76)
- Land North of Kimpton Park Way (Potential Site Allocation S87)
- Part of Rosehill Recreation Ground (Potential Site Allocation S92)
- Part of Reigate Avenue Recreation Ground (Potential Site Allocation S93)
- Surrey Tennis and Country Club (Potential Site Allocation S95)
- Tennis Centre, Rosehill Recreation Ground (Potential Site Allocation S98)

1.2 In addition, within the Potential Site Allocation section of the Local Plan Issues and Preferred Options document, a number of other sites were included where landowners promoted their sites for redevelopment and potential de-designation from Green Belt and Metropolitan Open Land. However, as stated in the consultation document, the inclusion in the document “did not necessarily mean the council agrees with the suggested use”. These sites comprised:

- Woodcote Grove House (Potential Site Allocation S75)
- Land West of Beddington Lane B (Potential Site Allocation S77)
- Land at Jessops Way (Potential Site Allocation S78)
- Lower Pillory Down (Potential Site Allocation S79)

1.3 Finally, for completeness, the consultation document included a site within Metropolitan Open Land which already had planning permission for a primary school, namely:

- Land North of BedZED (Potential Site Allocation S3)

1.4 The consultation for the issue and each site is summarised in Table 1.

Table 1: Summary of Consultation Responses

| | | |
|-----------------------------------|---|--|
| I24 (Draft Policy) | Green Belt and Metropolitan Open Land | Over 100 responses, the vast majority against development in the Green Belt or on Metropolitan Open Land |
| Site 96 | Land West of Wellfield Gardens | One supporting representation, two observations and 396 objections |
| Site 76 | Land West of Beddington Lane – A | Six supporting representations by the landowner and agents, three observations and five objections |
| Site 87 | Land North of Kimpton Park Way | Two supporting representations and 763 objections |
| Site 92 | Part of Rosehill Recreation Ground | 17 objections |
| Site 93 | Part of Reigate Avenue Recreation Ground | 34 supporting representations although these related to development of a MUGA on the recreation ground. Three observations and 12 objections |

| | | |
|---------|---|--|
| Site 95 | Surrey Tennis and Country Club | One supporting representation, one observation and four objections |
| Site 98 | Tennis Centre, Rosehill Recreation Ground | 11 objections. |
| Site 75 | Woodcote Grove House | One supporting representation by the landowner and three objections |
| Site 77 | Land West of Beddington Lane – B | Four supporting representations by the landowner and agents, one observation and four objections |
| Site 78 | Land at Jessops Way | One supporting representation by an agent, one observation and four objections |
| Site 79 | Lower Pillory Down | One supporting representation by the landowner and four objections |
| Site 3 | Land North of BedZED | Two observations and eight objections |

1.5 It is clear from the consultation responses that residents value the retention of open land highly and do not wish to see development on it. Therefore, council intends to protect open land unless development is absolutely necessary and there are no alternative brownfield sites. Consequently, the following sites will **NOT** be progressing forward to the draft Local Plan:

- Land West of Wellfield Gardens (Potential Site Allocation S96)**
The reasons for not progressing this site are: (1) the results of the consultation and (2) the fact that the council can exceed its current housing targets by limiting housing development to brownfield sites
- Land West of Beddington Lane A (Potential Site Allocation S76)**
The reasons for not progressing this site are: (1) the results of the consultation, (2) the fact that the Energy Recovery Facility is potentially a temporary use as its operation is subject to a 25-year contract and (3) the fact that the council has identified enough potential industrial land if the Beddington Industrial Estate is re-configured to use land more efficiently.
- Land North of Kimpton Park Way (Potential Site Allocation S87)**
The reasons for not progressing this site are: (1) the results of the consultation, (2) the potential effect on the junction of Sutton Common Road and Oldfields Road and (3) the possible effect on the setting of the cemetery
- Part of Reigate Avenue Recreation Ground (Potential Site Allocation S93)**
The reasons for not progressing this site are: (1) the results of the consultation and (2) a recreational/playing field use is normally appropriate on Metropolitan Open Land (subject to amenity, transport and other issues) and the proposed strip is not required by Glenthorne School.
- Surrey Tennis and Country Club (Potential Site Allocation S95)**
The reasons for not progressing this site are: (1) the results of the consultation and (2) the fact that the council has identified enough potential industrial land if the Beddington Industrial Estate is re-configured to use land more efficiently.

- **Woodcote Grove House (Potential Site Allocation S75)**
The council considers this proposal is inappropriate development in Green Belt
- **Land West of Beddington Lane B (Potential Site Allocation S77)**
The council considers this proposal is inappropriate development in Metropolitan Open Land
- **Land at Jessops Way (Potential Site Allocation S78)**
The council considers this proposal is inappropriate development in Metropolitan Open Land
- **Lower Pillory Down (Potential Site Allocation S79)**
The council considers this proposal is inappropriate development in Green Belt

1.6 Furthermore and as a result of the consultation responses, the council is proposing to redraw the site allocation for Land North of BedZED (Potential Site Allocation S3) to ensure it more accurately reflects the permitted primary school scheme and the council does not propose to withdraw Metropolitan Open Land status from the site. Instead, in common with other schools in the borough, namely Green Lane Primary School and Wallington High School for Girls, it proposes to allow designations such as Green Belt and Metropolitan Open Land to “wash over” the proposed school site. The revised site allocation area is shown in Figure 1:

Figure 1: Revised Potential Site Allocation S3 (shown with solid line) and Original Potential Site Allocation S3 (shown with dashed line). All Proposals Map designations to wash over the revised allocation

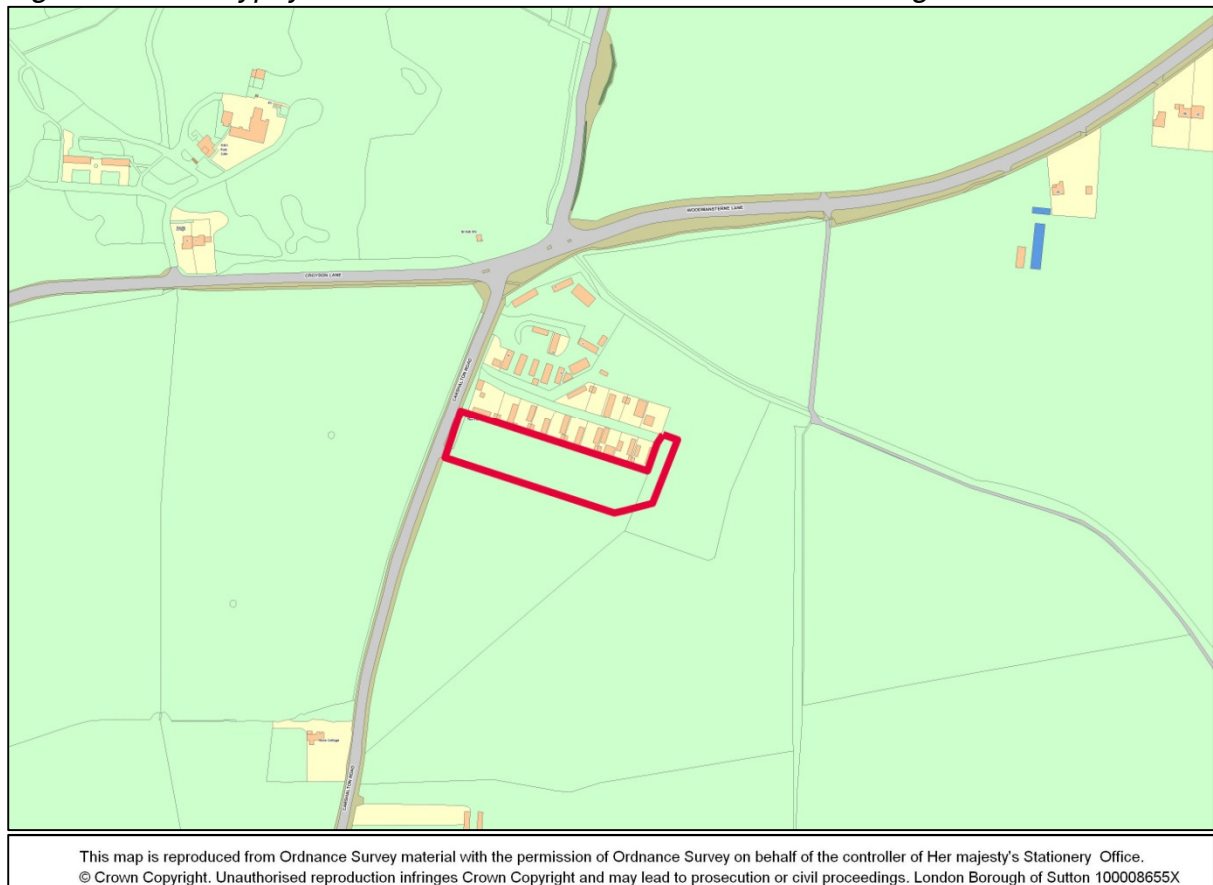


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2. Gypsy and Traveller Site

- 2.1** Following the Local Plan Issues and Options consultation, it became apparent that the two potential site allocations were hugely unpopular and so were unlikely to “promote peaceful and integrated co-existence between the site and the local community” (Planning Policy for Traveller Sites, paragraph 13).
- 2.2** As a result, the council has re-considered its Gypsy and Traveller site search, re-consulted the Gypsies and Travellers and considered other material considerations. These are set out in the council's *Gypsy and Traveller Evidence Paper 6 – Post Consultation Update*. The outcome of this work is that the council considers the most appropriate site for new Gypsy and Traveller accommodation is an extension to the existing site.
- 2.3** As with the current Gypsy and Traveller sites, the council proposes to allow the Green Belt to “wash over” the extension of the existing site. The new site allocation is shown in Figure 2.

Figure 2: New Gypsy and Traveller Site with the Green Belt designation to wash over



3. School Sites

3.1 With regard to secondary schools, the council is proposing to allocate the following sites for a secondary school:

- Land at Sutton Hospital
- The All Weather Pitch and Part of the Tennis Centre at Rosehill Recreation Ground

Furthermore, the council is proposing to safeguard the following site should a third secondary school be required:

- Croygas Sports Ground, Roundshaw

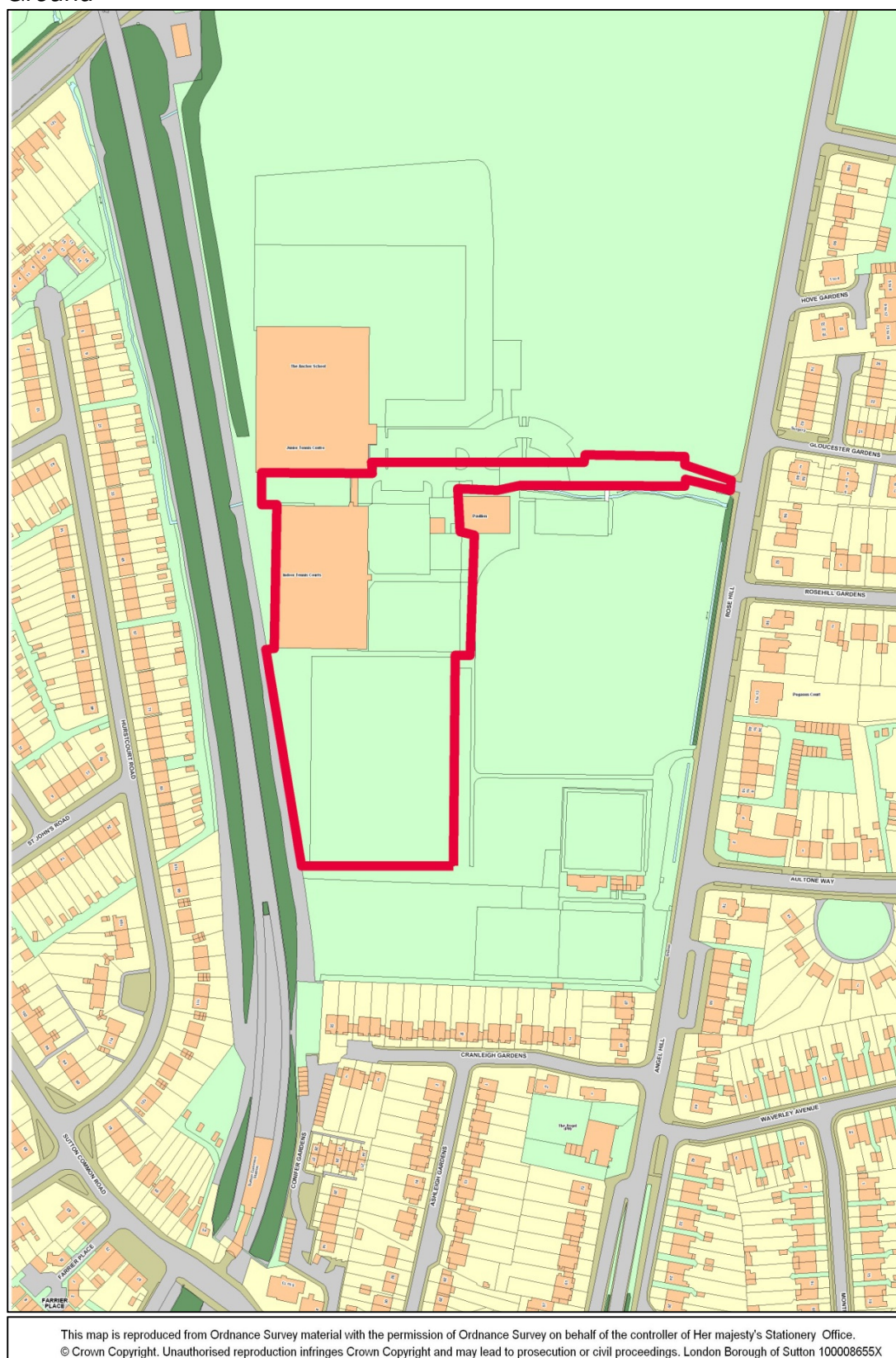
However, if a more suitable brownfield or greenfield site becomes available before the safeguarded school land is required, the council may promote the site ahead of the safeguarded site.

3.2 This proposed approach means that the only suitable brownfield site for a secondary school is prioritised. While the second site is designated as Metropolitan Open Land, the site only utilises land that is already developed and which is only partially open to the public and not unrestricted Public Open Space. The safeguarded site is designated as Urban Green Space and, therefore, although it is important to the green feel of the borough, it is not strategic open space as Metropolitan Open Land nor is it fully open to the public as Public Open Space.

3.3 The council considers this is the most appropriate course of action to take as it balances the need for additional secondary schools and takes account of the representations to the Local Plan Issues and Preferred Options consultation, which showed resoundingly that residents valued the current open land within the borough highly and, particularly, their Public Open Space.

3.4 As with the Gypsy and Traveller site and with Green Lane Primary School and Wallington High School for Girls, which are all within Green Belt or Metropolitan Open Land designations, the council is not proposing to alter the Metropolitan Open Land boundary at Rosehill Recreation Ground but, instead, let the designation “wash over” the proposed secondary school site. Figure 3 shows the proposed site allocation for the secondary school at Rosehill Recreation Ground.

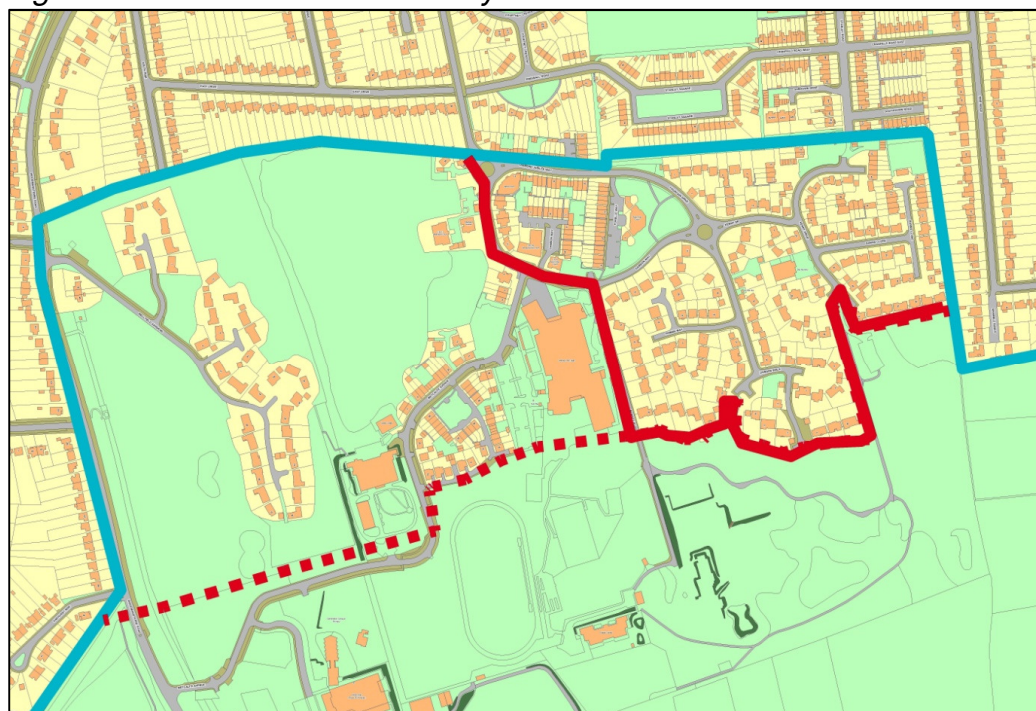
Figure 3: Proposed Site Allocation for a secondary school at Rosehill Recreation Ground



4. Revisions to Green Belt and Metropolitan Open Land Boundaries

- 4.1** In the Green Belt and Metropolitan Open Land Review (June 2015), three revisions to Green Belt and Metropolitan Open Land boundaries were proposed. In light of the consultation, it is proposed to amend the Green Belt boundary again to take out a smaller amount of the current Green Belt but retain the two Metropolitan Open Land revisions as originally proposed in the draft Local Plan.
- 4.2** The amended Green Belt boundary revision takes out some of the housing developments out of the Green Belt that have taken place since the last Green Belt revision in 2003 but keeps Stanley Park High school in the Green Belt, as there is a precedent for schools being in the Green Belt and Metropolitan Open Land, and the amendment also retains Wellfield Plantation, Wellfield Gardens and the Land West of Wellfield Gardens in the Green Belt.
- 4.3** Figures 4, 5 and 6 show the amended Green Belt boundary revision and the revisions to the Metropolitan Open Land boundary which are unchanged from the 2015 review.

Figure 4: Amended New Boundary of the Woodcote Green Belt



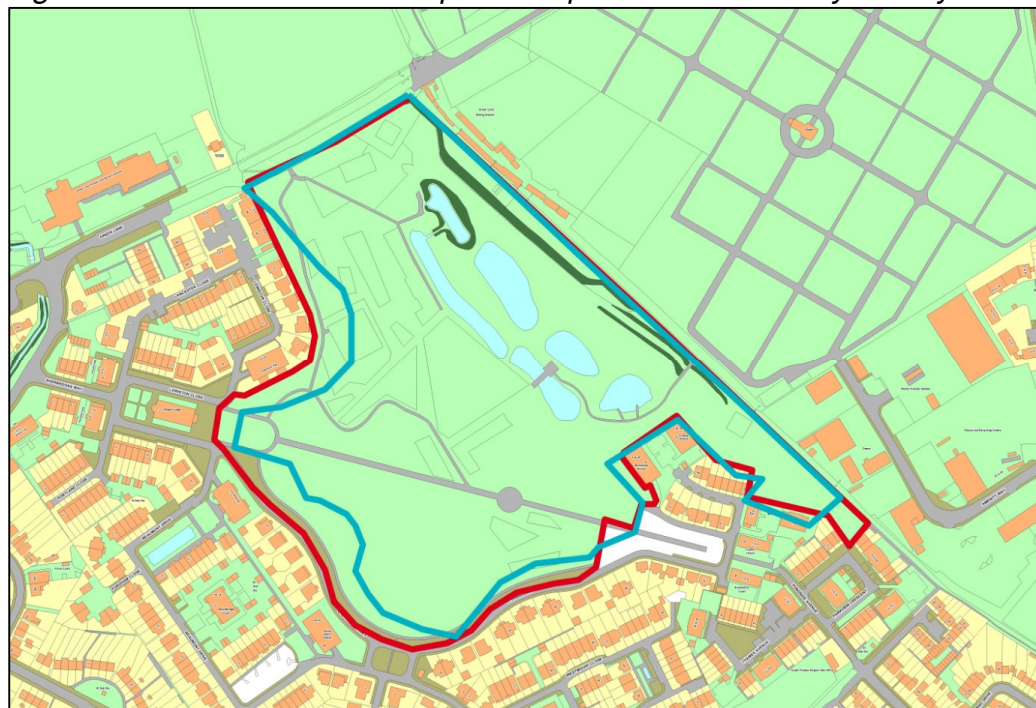
Cyan Line: 2003 Green Belt Boundary

Dashed Red Line: Proposed New Green Belt Boundary from 2015 Review

Red Line: New Amended Green Belt Boundary following 2016 Local Plan Issues and Preferred Options Consultation

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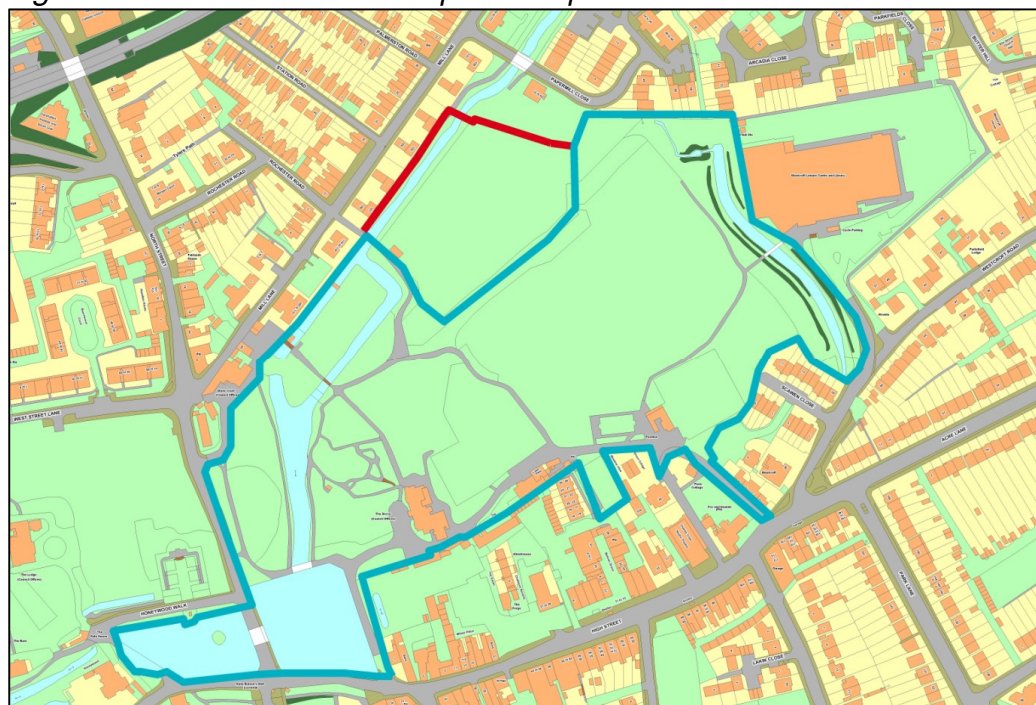
Figure 5: Amendment to Metropolitan Open Land Boundary at Mayflower Park



Cyan Line: 2003 Green Belt Boundary
Red Line: New Amended Green Belt Boundary following 2016 Local Plan Issues and Preferred Options Consultation

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Figure 6: Amendment to Metropolitan Open Land at Grove Park



Cyan Line: 2003 Green Belt Boundary
Red Line: New Amended Green Belt Boundary following 2016 Local Plan Issues and Preferred Options Consultation

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5. Total Area of Land Covered by Green Belt and Metropolitan Open Land

5.1 The new amended boundaries have a small effect on the total area within the borough covered by Green Belt and Metropolitan Open Land. Table 2 sets out the changes in borough coverage.

Table 2: New Schedule of Green Belt and Metropolitan Open Land

| Parcel | Old Area | Amended Boundary | Re-measured Area | New Area |
|-------------------|--------------|------------------|------------------|--------------|
| Green Belt | | | | |
| 1: Cuddington | 106.0 | - | 106.7 | 106.7 |
| 2: Woodcote | 510.0 | 500.7 | - | 500.7 |
| TOTAL | 616.0 | | | 607.4 |

| | | | | |
|---|--------------|------|-------|--------------|
| Metropolitan Open Land | | | | |
| 1: Bandon Hill Cemetery and Allotments | 11.9 | - | 11.9 | 11.9 |
| 2: Beddington/Mitcham Area (renamed as Beddington Farmlands) | 196.8 | - | 199.1 | 199.1 |
| 3: Beddington Park | 68.0 | - | 64.2 | 64.2 |
| 4: Cheam Park and Recreation Ground | 26.4 | - | 26.2 | 26.2 |
| 5: Green Lane Primary School | 11.4 | - | 11.3 | 11.3 |
| 6: Grove Park and Carshalton Ponds | 8.0 | 8.7 | | 8.7 |
| 7: Land North of Goat Road | 2.1 | - | 2.2 | 2.2 |
| 8: Mill Green | 4.9 | - | 5.0 | 5.0 |
| 9: Poulter Park and Playing Fields | 20.5 | - | 21.4 | 21.4 |
| 10: Reigate Avenue Recreation Ground | 6.3 | - | 6.3 | 6.3 |
| 11: Rosehill Recreation Ground | 20.2 | - | 19.3 | 19.3 |
| 12: Rosehill Park East | 12.9 | - | 12.7 | 12.7 |
| 13: Roundshaw Park, Downs and Playing Fields (includes St Elphege's Playing Fields, Surrey Tennis Club and Wilson's School) | 67.8 | - | 84.3 | 84.3 |
| 14: See Number 13 | | | | |
| 15: St Helier Open Space (three parts) | 21.7 | - | 25.0 | 25.0 |
| 16: See Number 13 | | | | |
| 17: Sutton Cemetery and Kimpton Linear Park | 10.3 | - | 12.3 | 12.3 |
| 18: Sutton Common Recreation Ground | 6.4 | - | 6.4 | 6.4 |
| 19: Thomas Wall Park and Playground | 6.8 | - | 7.1 | 7.1 |
| 20: See Number 13 | | | | |
| 21a: Mayflower Park and Buckland Way Recreation Ground and Allotments | 11.4 | 12.8 | - | 12.8 |
| TOTAL | 513.8 | | | 536.2 |

5.2 The boundary changes result in a 9.3-hectare loss in Green Belt and a 2.1-hectare gain in Metropolitan Open Land. However, with the re-measurement of all the parcels of Metropolitan Open Land, there is a total gain of 22.4 hectares. This is largely due to the erroneous measurement of the Metropolitan Open Land at Roundshaw, which is assumed to be a clerical mistake from the days before Geographical Information Systems.

6. Conclusion

- 6.1** The council has faced a need to provide school places which it has not seen for decades. It is also clear from the Local Plan Issues and Preferred Options consultation that residents value their green space extremely highly and expect the council to do the same. Therefore, the council considers it has met these competing demands in the most appropriate way by prioritising brownfield land, only allocating or safeguarding open space which is restricted to the general public and only utilising previously developed Metropolitan Open Land. The exception to this is the permitted primary school which is to be located on the Land North of BedZed.



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