



Sutton Town Centre Masterplan

Schools Appendix
June 2016

APPENDIX

Schools

INTRODUCTION

This paper has been prepared to inform the preparation of the Sutton Town Centre Masterplan.

This appendix has been prepared to consider the viability of a series of sites across Sutton town centre for a new school. The sites investigated and school sizes used come from a briefing paper provided by LBS called 'Possible School Sites in Sutton Town Centre'.

It has been prepared using Building Bulletin 103: Area Guidance for Mainstream Schools and shows these in an indicative form alongside the site boundaries to visually gauge the viability of providing schools in the space available. The assessment is theoretical only. Deliverability or suitability issues have not been assessed at this stage.

The sites are also considered against the masterplan's strategic projects, and the potential capacity lost on each site (calculated by averages per hectare). This is based on the capacity schedule dated June 2016.

CONTEXT

Given the existing pressure for primary school places in the centre of Sutton and the potential housing growth that could come forward, sites for education provision should be considered to help meet the additional demands generated from this growth. The Council plans primary school places in primary planning areas which includes but extends beyond the boundaries covered by the town centre master plan. It may be possible to meet additional demand in the town centre in areas outside of the immediate town centre boundary and the Government's Free Schools programme means that new schools can be proposed by organisations other than the Local Authority. This does not negate the need to consider additional school provision as part of the Town Centre Masterplan, but it may influence the speed with which additional primary provision will need to come forward.

There is currently a Local Authority led proposal to expand Westbourne Primary School by 1FE (210 additional places subject to approvals) and a proposed 2FE primary free school in the central primary planning area by 2018/19. Should both of these proposals deliver, the need for additional primary provision required in the town centre is therefore likely to be in the latter 2 phases of the master plan - (5-10 and 10-20 years).

INNER CITY SCHOOLS

It is recognised that in many cases full outdoor space provision cannot be met, and in these circumstances the nearest publicly accessible open space or sports facilities has been identified. this model of creating schools on small inner city sites has been used in several cases across London and may increasingly need to be considered in the Sutton context.



Tidemill Academy

- 2 Form Entry Primary School and Nursery (480 Pupil Capacity)
- 0.53 ha site
- Community Library/ rooftop ball court/ community hall access out of school hours



Livity School

- Special Needs Primary School (87 Pupil Capacity)
- 0.43 ha site

King's Cross Academy

- 2 Form Entry Primary School (420 Pupil Capacity)
- Ground and First Floors of the 14 storey Plimsoll Apartment Building.
- School access to secure playground within building, Gasholder Park, and multi-use games area in the Tapestry Building.



Tidemill Academy, Deptford

Livity School, Streatham Hill

King's Cross Academy

1 School Space Standards

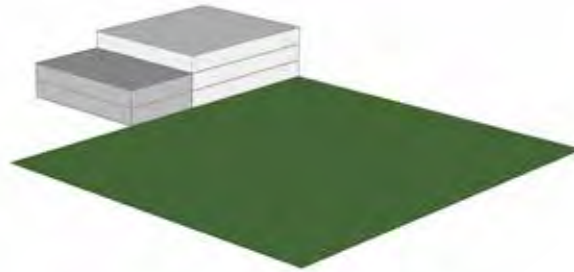
Developing a typical 2FE Primary School Model

Description	BB103	1FE	2FE	3FE	4FE
		210	420	630	840
Building Areas					
Maximum Gross Area	400+4.5N	1345	2290	3235	4180
Minimum Gross Area	350+4.1N	1211	2072	2933	3794
Maximum Net Area	275+3.1N	926	1577	2228	2879
Minimum Net Area	240+2.9N	849	1458	2067	2676
Basic Teaching Maximum	30+2.2N	492	954	1416	1878
Basic Teaching Minimum	2N	420	840	1260	1680
Halls Dining and PE Maximum	125+0.35N	198.5	272	345.5	419
Halls Dining and PE Minimum	100+0.3N	163	226	289	352
Staff and Admin Max	50+0.3N	113	176	239	302
Staff and Admin Medium	40+0.25N	92.5	145	197.5	250
Staff and Admin Min	30+0.2N	72	114	156	198
Storage Max	40.0.25N	92.5	145	197.5	250
Storage Medium	30+0.2N	72	114	156	198
Storage Min	20+0.15N	51.5	83	114.5	146
Learning Resources Max	30+0.2N	72	114	156	198
Learning Resources Medium	20+0.15N	51.5	83	114.5	146
Learning Resources Min	10+0.1N	15.15	18.3	21.45	24.6

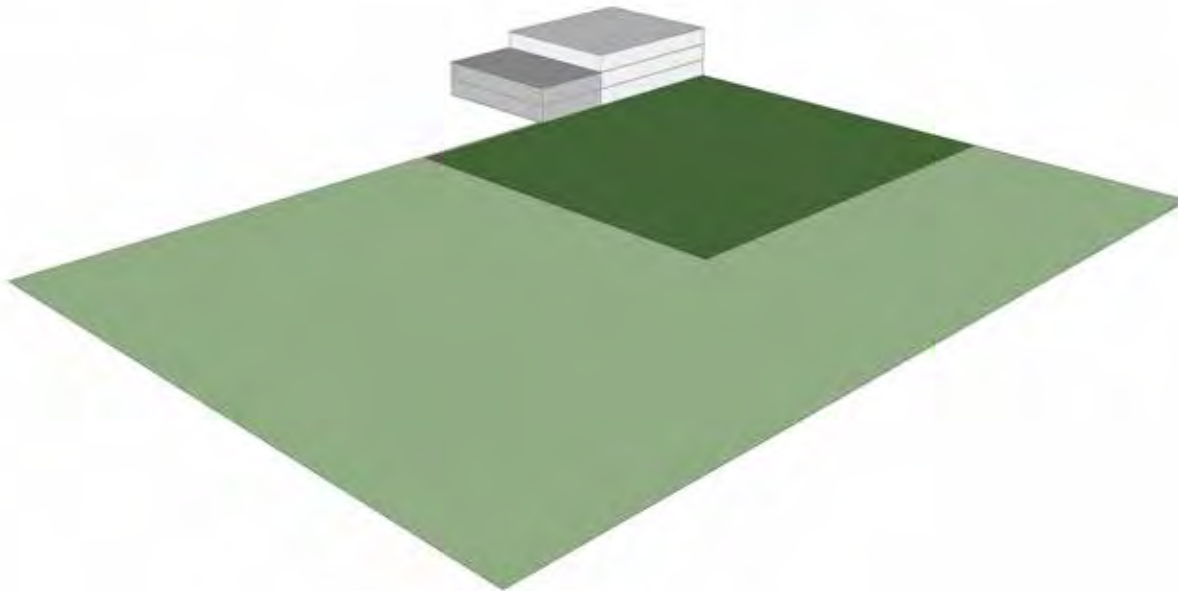
Playground Areas*					
Maximum Net Site Area	2000+33.3N	8993	15986	22979	29972
Minimum Site Area	1800+30N	8100	14400	20700	27000
Minimum Zone u (Soft outdoor PE)	20N	4200	8400	12600	16800
Minimum Zone z-y (Habitat Area Zones)	0.5N	105	210	315	420
Minimum Zone w-v (Soft informal and Social Area)	600+2N	1020	1440	1860	2280
Minimum Net Site Area (minus u, z-y, w-v)		2775	4350	5925	7500

Note: Playground Areas - It is generally accepted that on tight urban sites it is not possible to achieve the full area requirements for outdoor playspace and that soft outdoor play i.e playing fields are omitted. The LA would then need to identify other playing fields/parks that the school could access. I would then apply a priority to the other spaces, with Habitat and soft informal and social space being a lower priority than hard informal space. Although in proposals we would strive to create a mix of hard play, along with soft and hard informal playspace.

Primary School Space Standards according to Area guidelines for mainstream schools BB103



Minimum 2 form entry Primary School Site with minimal outdoor space provisions (4,350 sq.m/ 0.435 hectares)
2,290 sq.m built area and 272 sq.m school hall (double height)



Minimum 2 form entry Primary School Site with all outdoor space provisions (14,400 sqm/ 1.44 hectares)
2,290 sq.m built area and 272 sq.m school hall (double height)

The adjacent diagram shows the minimum space standards for a **two form entry primary school**. This does not take into account individual site constraints but is used in this paper as a guide to the footprint necessary to meet:

- built area (white volume);
- school hall (grey volume);
- minimum outdoor space (dark green plane); and
- minimum full outdoor space provision (light green plane).

On later pages where the site is overlaid it is drawn at the same scale as the schematic.

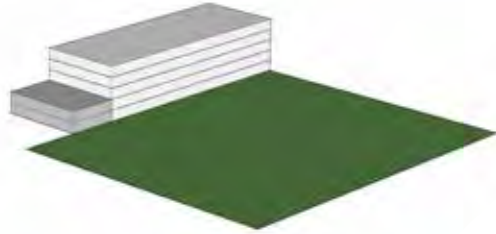
Developing a typical 6FE Secondary School Model

Areas for Years 7 to 11			
Description	BB103	Number of pupils 6FE 900	Number of pupils 8FE 1200
Building Areas			
Maximum Gross Area	1270+7.1N	7660	9790
Minimum Gross Area	1050+6.3N	6720	8610
Maximum Net Area	875+4.9N	5285	6755
Minimum Net Area	750+4.5N	4800	6150
Areas for Sixth Form - years 12 and 13			
Description	BB103	100	250
Building Areas			
Maximum Gross Area	430+7.85N	1215	2392.5
Minimum Gross Area	350+7N	1050	2100
Maximum Net Area	300+5.4N	840	1650
Minimum Net Area	250+5N	750	1500
Playground Areas			
Maximum Net Site Area	9000+50N	54000	69000
Minimum Net Site Area	8000+45N	48500	62000
1- Minimum Zone y-x (Hard Informal and social area)	200+1N	1100	1400
2- Minimum Zone x-w (Hard outdoor PE)	400+1.5N	1750	2200
3- Minimum Zone w-v (Soft informal and Social Area)	600+2N	2400	3000
4- Minimum Zone u (Soft outdoor PE)	6000+35N	37500	48000
5- Minimum Zone z-y (Habitat Area Zones)	0.5N	450	600
Minimum Net Site Area (minus u,z-y,w-v)		8150	10400

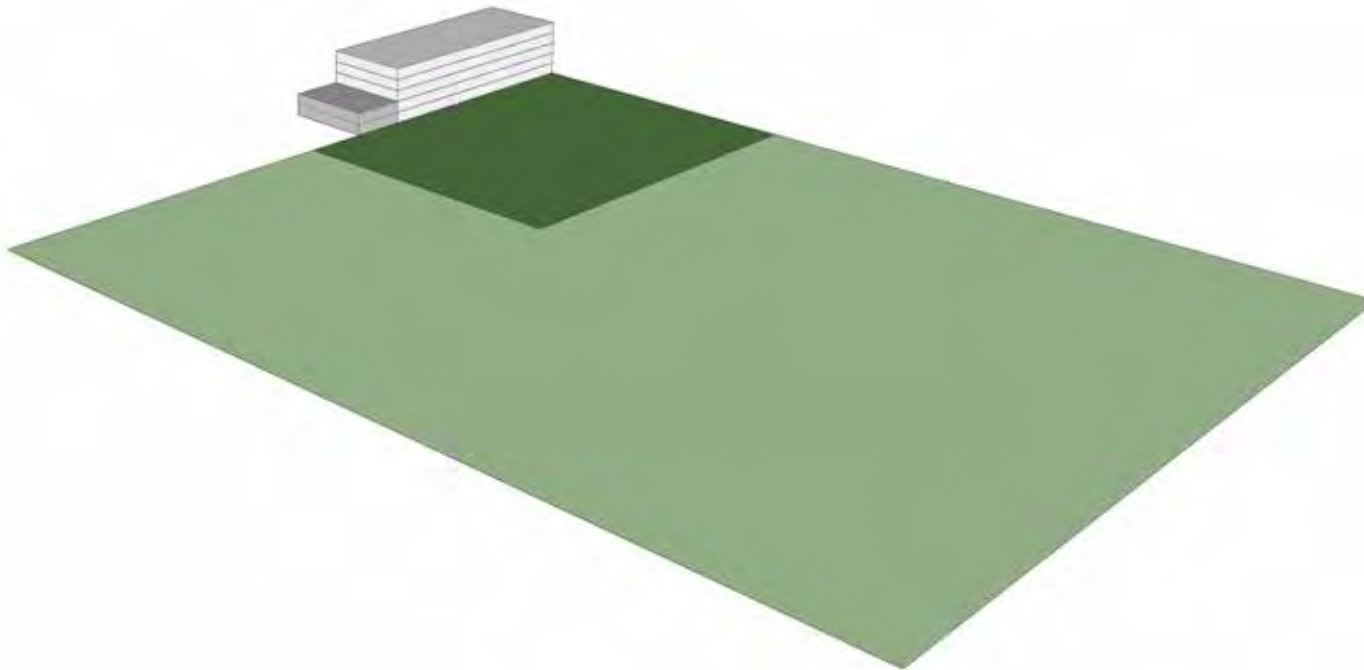
For the maximum Gross Building Area for 6FE with a 250 place sixth form $7660 + 2392.5 = 10,052$

Note: Playground Areas - It is generally accepted that on tight urban sites it is not possible to achieve the full area requirements for outdoor playspace and that soft outdoor play i.e. playing fields are omitted. The LA would then need to identify other playing fields/parks that the school could access. I would then apply a priority to the other spaces, with Habitat and soft informal and social space being a lower priority than hard informal space. Although in proposals we would strive to create a mix of hard play, along with soft and hard informal playspace.

Secondary School Space Standards according to Area guidelines for mainstream schools BB103



Minimum 6 form entry Secondary School Site with minimal outdoor space provisions (8,150 sq.m/ 0.815 hectares)
7,660 sq.m built area and 375 sq.m school hall (double height)



Minimum 6 form entry Secondary School Site with all outdoor space provisions (48,500 sq.m/ 4.85 hectares)
7,660 sq.m built area and 375 sq.m school hall (double height)

The adjacent diagram shows the minimum space standards for a **six form entry secondary school** (years 7-11). This does not take into account individual site constraints but is used in this paper as a guide to the footprint necessary to meet:

- built area (white volume);
- school hall (grey volume);
- minimum outdoor space (dark green plane); and
- minimum full outdoor space provision (light green plane).

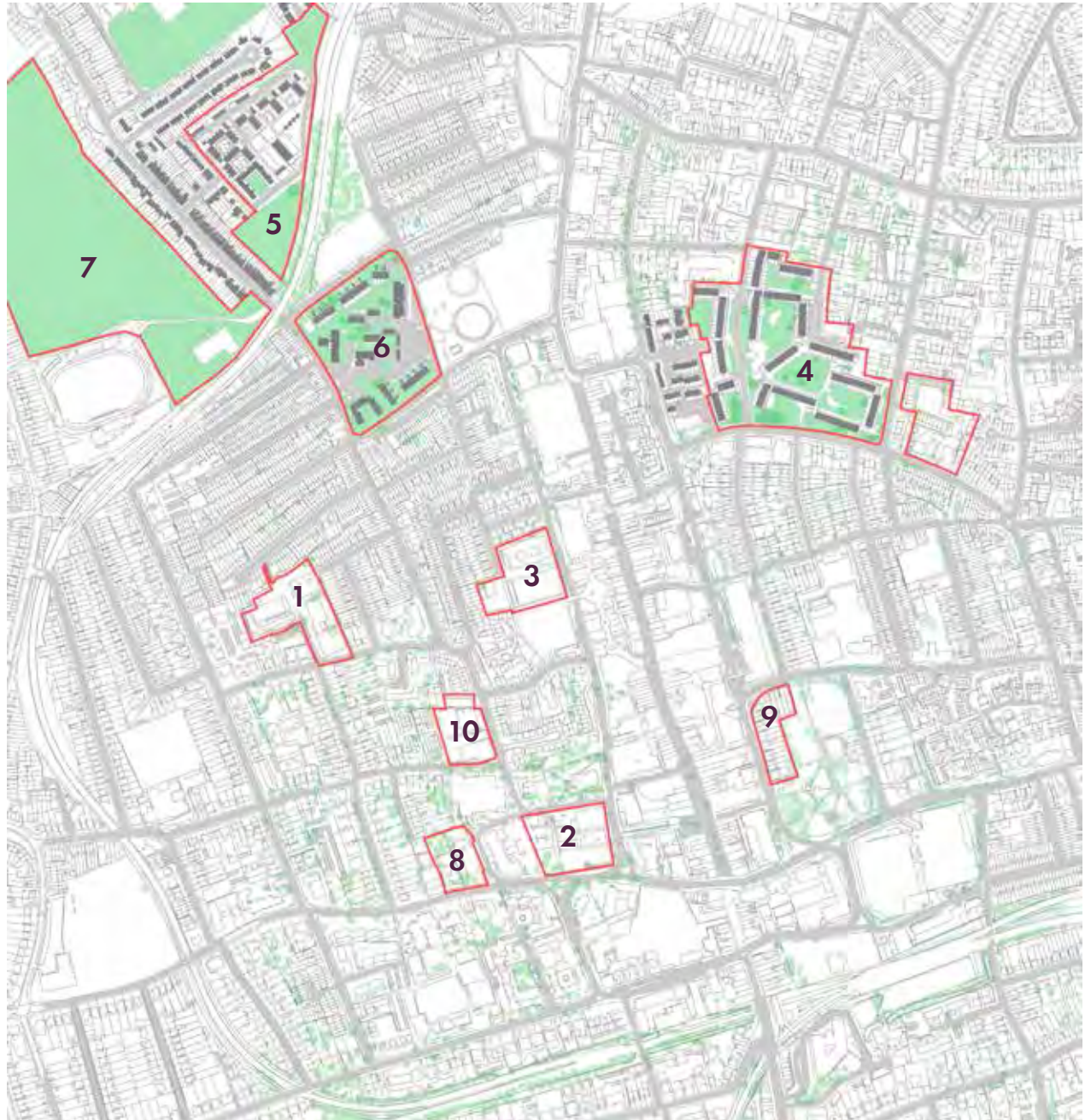
On later pages where the site is overlaid it is drawn at the same scale as the schematic.

2 Potential Sites for Schools

- 1 - Sutton West Centre
- 2 - Civic Centre
- 3 - Robin Hood School
- 4 - As part of a regenerated Benhill Estate
- 5 - As part of a regenerated Chaucer Estate
- 6 - As part of a regenerated Collingwood Estate
- 7 - Collingwood Recreation Ground
- 8 - Seacombe Theatre
- 9 - Houses adjacent to Manor Park
- 10 - Robin Hood Lane

For each of the above potential schools sites, the following information is presented:

- Potential development capacity and form of development as envisaged in the emerging Sutton Town Centre Masterplan.
- A high level assessment of the suitability of the site for use as a primary school and secondary school.
- Scaled axo study of the site with an overlay showing the model 2FE primary and 6FE secondary school schemes and the requisite play space requirements.
- Accompanying notes and observations, including an estimation of the potential masterplanning development capacity implications.



2.1 SUTTON WEST CENTRE

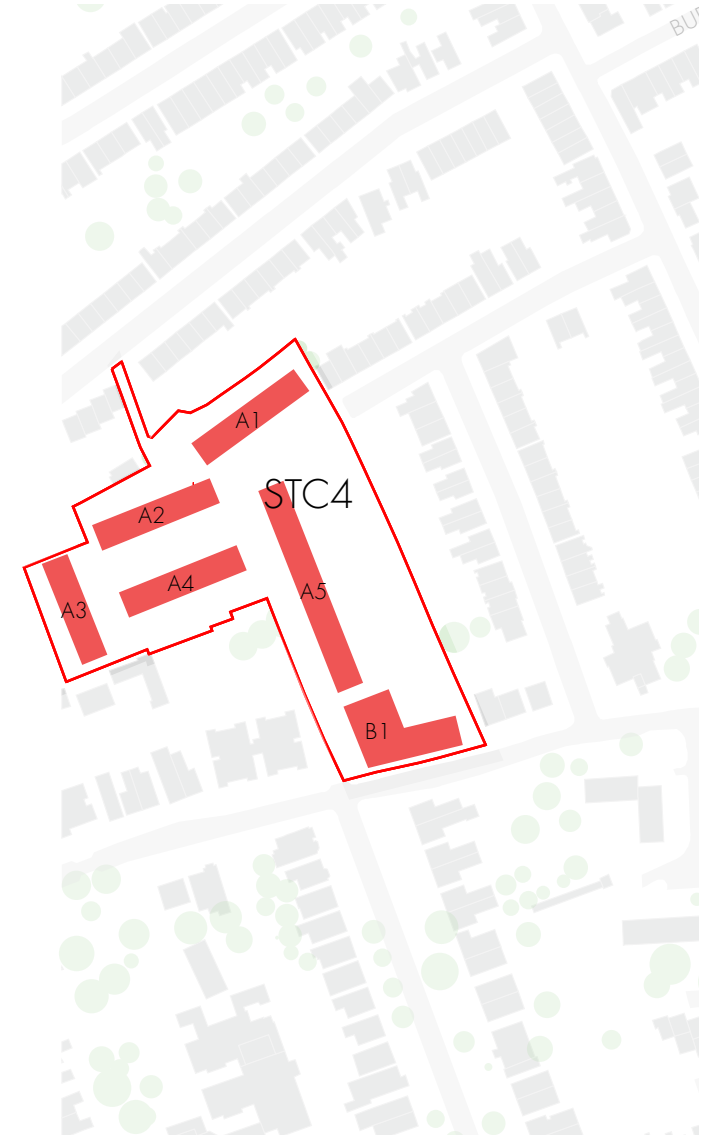
Site name	Local plan site reference	Area (ha)	Block	Residential Footprint	Storeys	GEA sqm	G/A sqm	N/A sqm	Dwellings	Density*
Sutton West Centre	STC4	1.04	A1	378	2	756	680	510	7	54
			A2	378	2	756	680	510	7	
			A3	324	2	648	583	437	6	
			A4	378	2	756	680	510	7	
			A5	648	2	1,296	1,166	875	12	
			B1	536	3	1,608	1,447	1,085	16	
Subtotal						5,820	5,238	3,929	56	

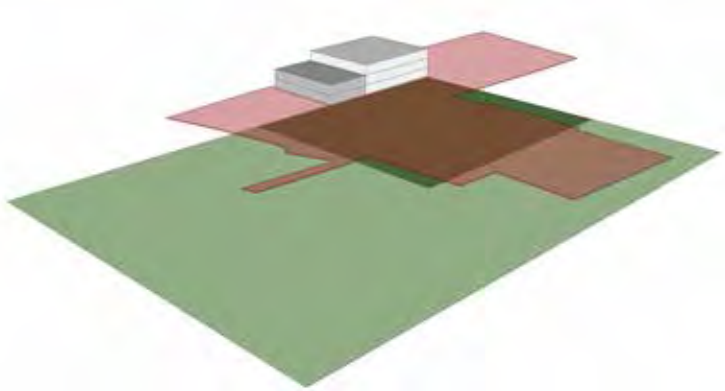
Site Capacity Schedule

Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?
(STC4)	Sutton West Centre	1.04	6a	Council	Community	Residential	Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.	Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

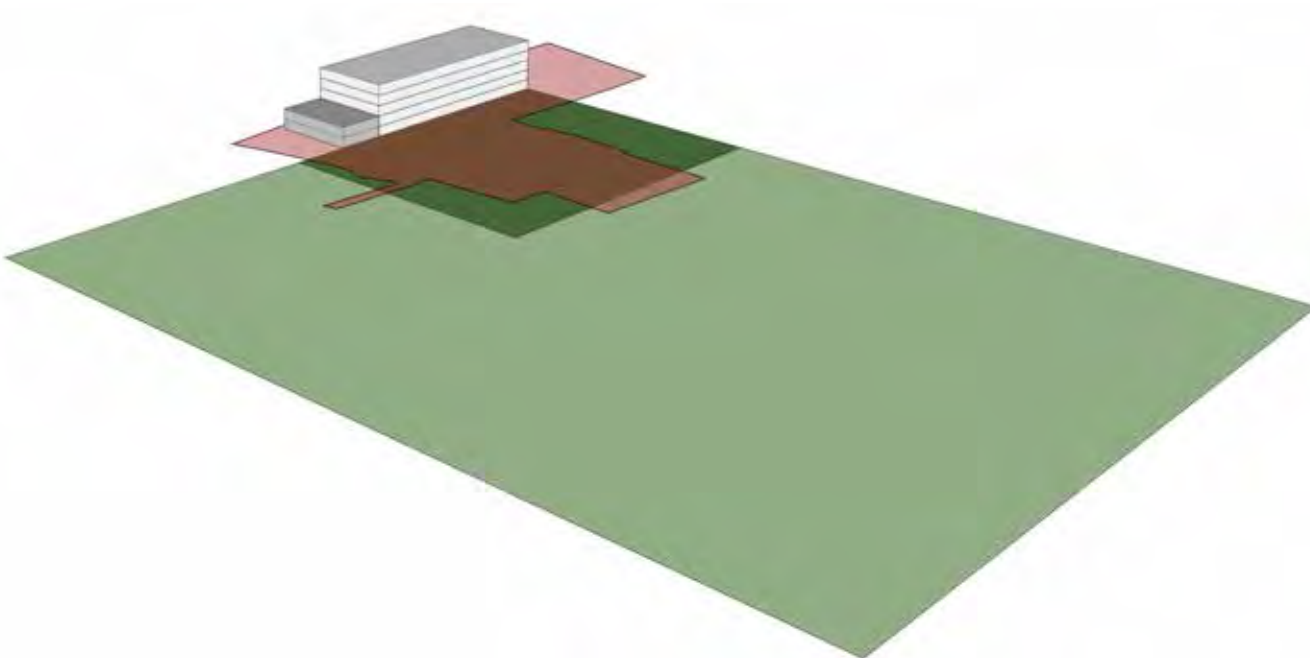
- No - site is too small for a school
- Yes - with all outdoor space provisions met
- Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.
- Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

Site School Suitability Assessment





Sutton West Site Boundary overlaid (in red) on Minimum 2 form entry Primary School Site with all outdoor space provisions



Sutton West Site Boundary overlaid (in red) on Minimum 6 form entry Secondary School Site with all outdoor space provisions

2 Form Entry Primary School

- Sutton West Centre exceeds the site area for minimal outdoor space provision.
- Other playing fields/ parks will have to be identified for school access to meet all outdoor space requirements.
- The site is easily secured as it is relatively enclosed and has no direct access from major vehicular routes.
- Potential capacity loss 56 dwellings (100% site)

6 Form Entry Secondary School

- Sutton West Centre meets the site area for minimal outdoor space provision, however the shape of the site means that it will be a difficult site to plan.
- Other playing fields/ parks will have to be identified for school access to meet all outdoor space requirements.
- The site is easily secured as it is relatively enclosed and has no direct access from major vehicular routes.
- Potential capacity loss 56 dwellings (100% site)

2.2 CIVIC CENTRE

Site name	Local plan site reference	Area (ha)	Block	Residential Footprint	Storeys	GEA sqm	GIA sqm	NIA sqm	Dwellings	Density*	
Civic Centre	STC9	0.90	A1	684	6	4,104	3,694	2,770	40	184	
			A2	232	4	928	835	626	9		
			A3	551	8	4,408	3,967	2,975	43		
			B1	431	6	2,586	2,327	1,746	25		
			B2	234	2	468	421	316	5		
			B3	582	8	4,656	4,190	3,143	45		
			C1	-	-	-	-	-	-		-
			D1	-	-	-	-	-	-		-
Subtotal						17,150	15,435	11,576	165		

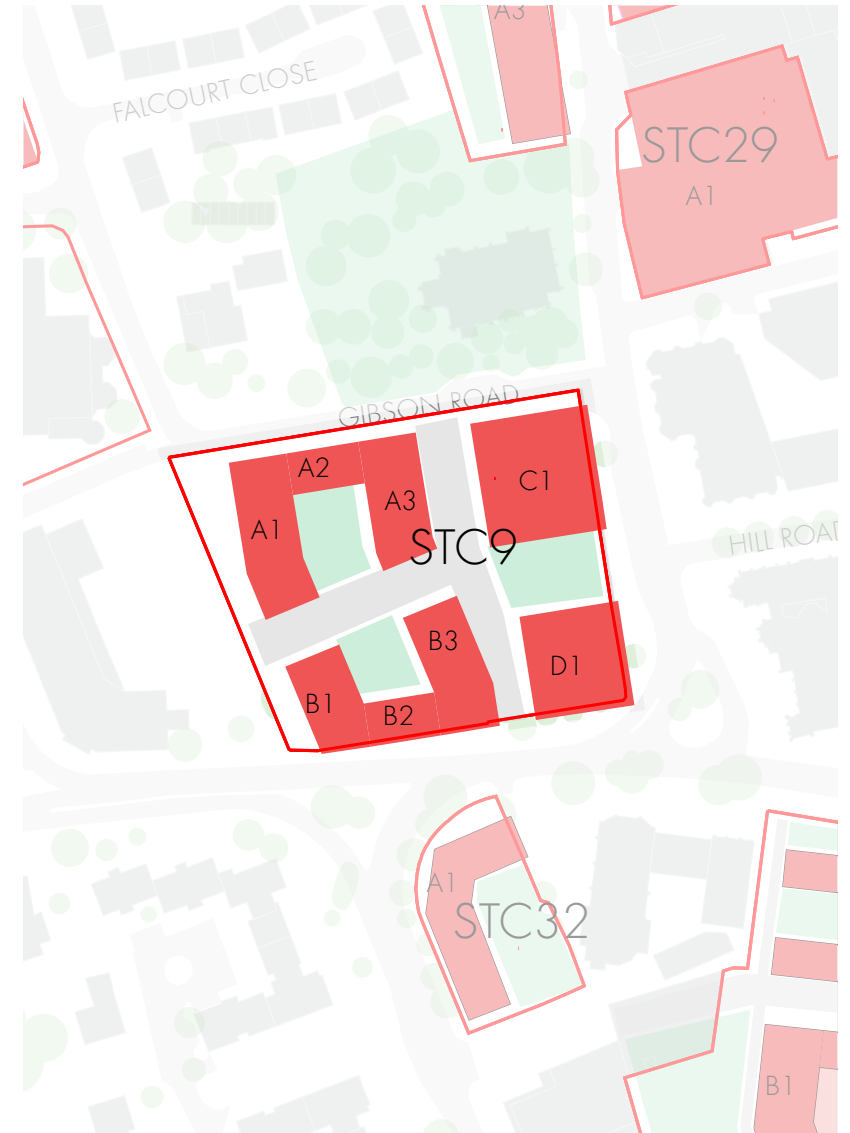
Retail Footprint	Storeys	GEA sqm	GIA sqm	NIA sqm	Civic/ Office Footprint	Storeys	GEA sqm	GIA sqm	NIA sqm
790	1	790	711	533	1,125	6	6,075	4,556	
		790	711	533	1,915	11	7,821	5,866	
		790	711	533	1,915	###	13,896	10,422	

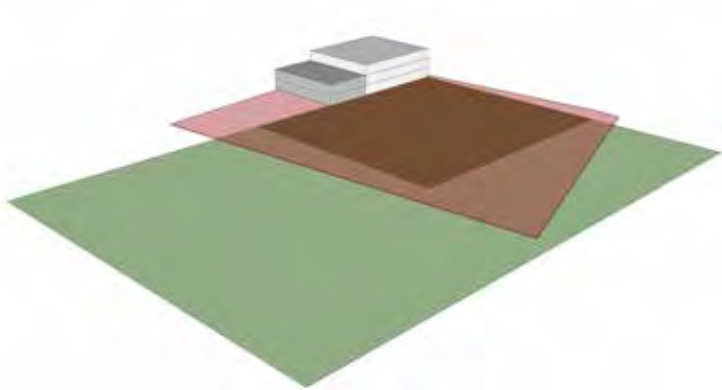
Site Capacity Schedule

Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?
(STC9)	Civic Centre	0.9	6a	Public	College, Library, and Civic Offices	Residential, Retail and Civic	Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.	Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

- No - site is too small for a school
- Yes - with all outdoor space provisions met
- Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.
- Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

Site School Suitability Assessment

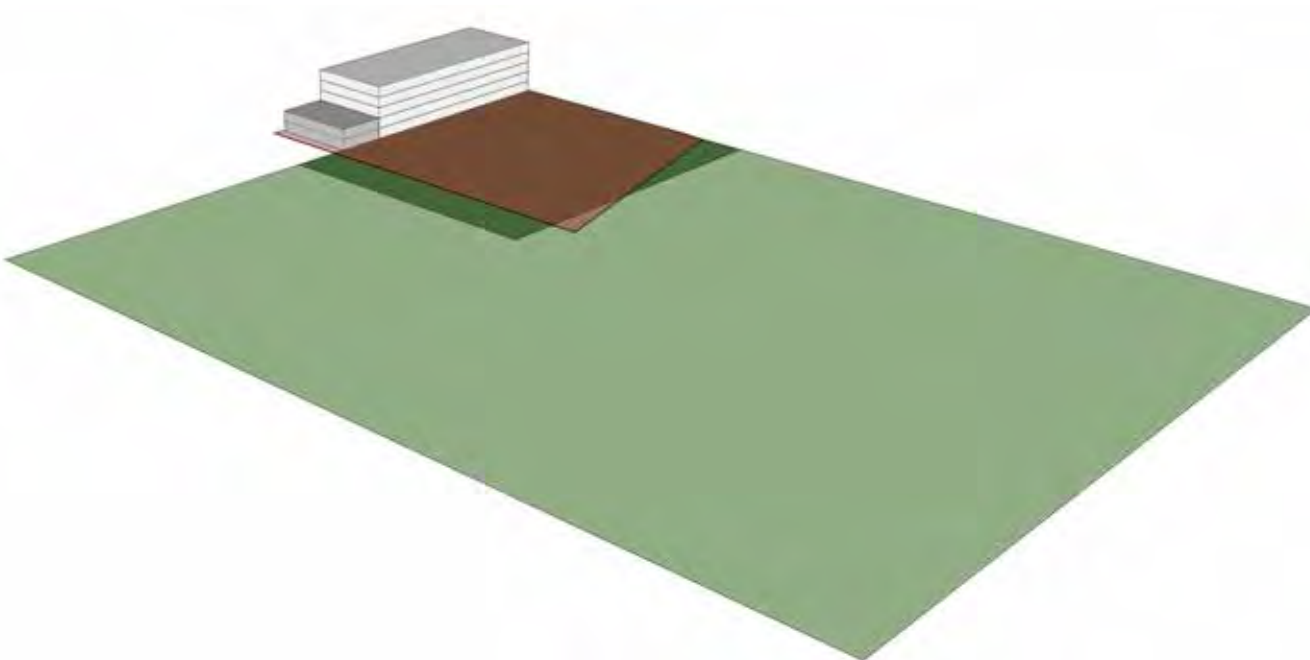




Civic Centre Site Boundary overlaid (in red) on Minimum 2 form entry Primary School Site with all outdoor space provisions

2 Form Entry Primary School

- The Civic Centre exceeds the site area for minimal outdoor space provision.
- Other playing fields/ parks will have to be identified for school access to meet all outdoor space requirements.
- The town centre location of this site means that creating a secure school environment may be challenging with two sides of the site bordered by busy roads.
- Potential capacity loss 165 dwellings, 13,896 sq.m Civic and 711 sq.m Retail Development (100% site)



Civic Centre Site Boundary overlaid (in red) on Minimum 6 form entry Secondary School Site with all outdoor space provisions

6 Form Entry Secondary School

- The Civic Centre meets the site area for minimal outdoor space provision.
- Other playing fields/ parks will have to be identified for school access to meet all outdoor space requirements.
- The town centre location of this site means that creating a secure school environment may be challenging with two sides of the site bordered by busy roads.
- Potential capacity loss 165 dwellings, 13,896 sq.m Civic and 711 sq.m Retail Development (100% site)

2.3 ROBIN HOOD SCHOOL

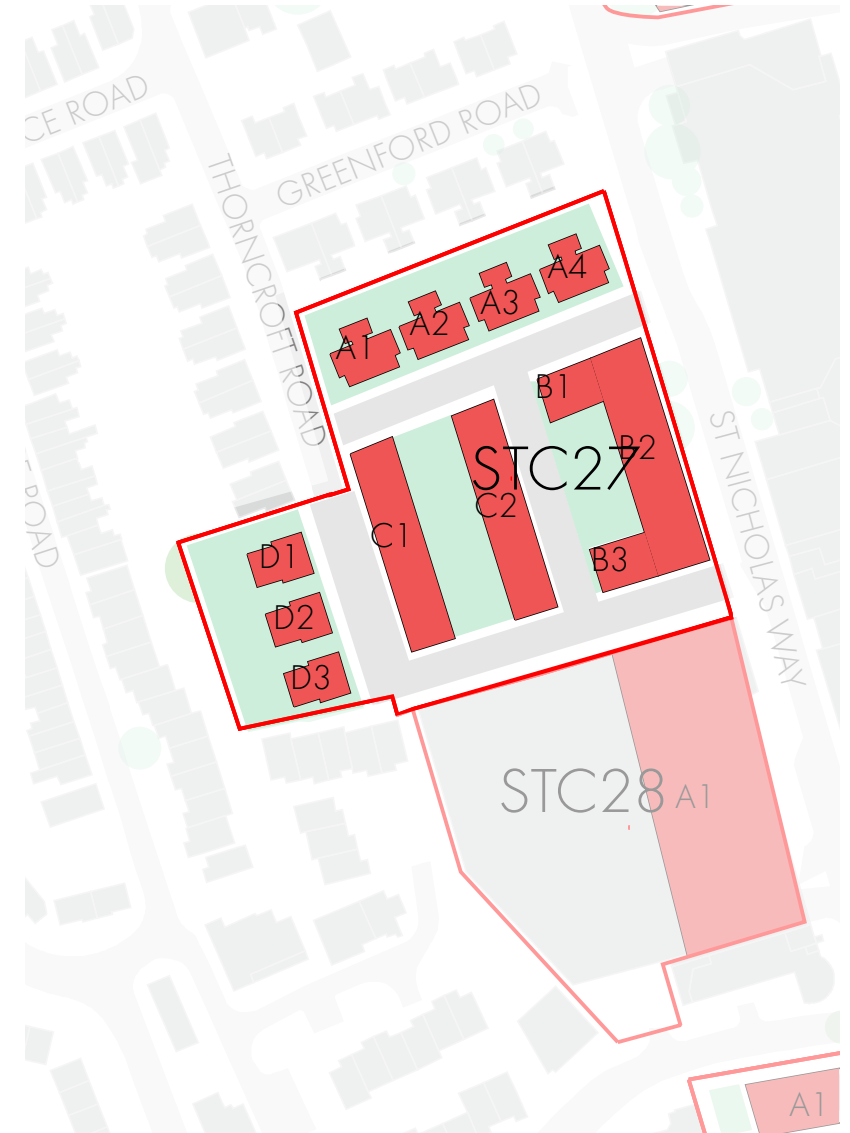
Site name	Local plan site reference	Area (ha)	Block	Residential Footprint	Storeys	GEA sqm	G/A sqm	N/A sqm	Dwellings	Density*
Robin Hood School	STC27	1.02	A1	137	3	411	370	277	4	103
			A2	137	3	411	370	277	4	
			A3	137	3	411	370	277	4	
			A4	137	3	411	370	277	4	
			B1	127	4	508	457	343	5	
			B2	614	6	3,684	3,316	2,487	36	
			B3	127	2	254	229	171	2	
			C1	465	4	1,860	1,674	1,256	18	
			C2	478	4	1,912	1,721	1,291	18	
			D1	111	3	333	300	225	3	
			D2	111	3	333	300	225	3	
			D3	111	3	333	300	225	3	
			Subtotal						10,861	

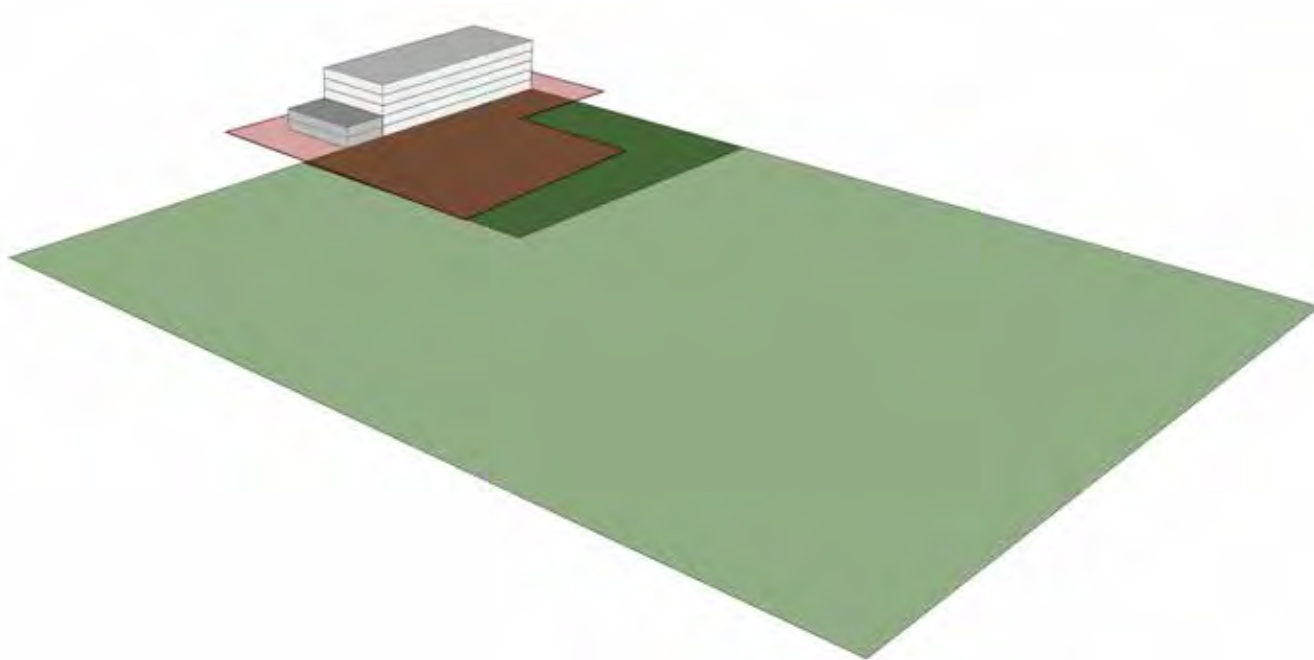
Site Capacity Schedule

Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?
(STC27)	Robin Hood School	1.02	6a	Council	Junior School	Residential/ School	Already a primary school	

- No - site is too small for a school
- Yes - with all outdoor space provisions met
- Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.
- Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

Site School Suitability Assessment





Robin Hood School Site Boundary overlaid (in red) on Minimum 6 form entry Secondary School Site with all outdoor space provisions

6 Form Entry Secondary School

- The Robin Hood School site meets the site area for minimal outdoor space provision.
- Other playing fields/ parks will have to be identified for school access to meet all outdoor space requirements.
- The town centre location of this site means that creating a secure school environment may be challenging.
- If a secondary school is built here a new site will have to be found for the Junior School currently situated here.
- Potential capacity loss 105 dwellings (100% site)

2.4 PART OF BENHILL ESTATE

Site name	Local plan site reference	Area (ha)	Block	Residential Footprint	Storeys	GEA sqm	GIA sqm	NIA sqm	Dwellings	Density*
Benhill (comprehensive option)	STC43	5.51	A	1,291	3	3,873	3,486	2,614	37	195
			B	1,712	6	10,272	9,245	6,934	99	
			C	1,384	5	6,920	6,228	4,671	67	
			D	1,000	4	4,000	3,600	2,700	39	
			E	1,606	7	11,242	10,118	7,588	108	
			F	1,680	7	11,760	10,584	7,938	113	
			G	2,930	7	20,510	18,459	13,844	198	
			H	2,788	7	19,516	17,564	13,173	188	
			I	924	6	5,544	4,990	3,742	53	
			J	693	6	4,158	3,742	2,807	40	
			K	1,362	6	8,172	7,355	5,516	79	
			L	935	6	5,610	5,049	3,787	54	
			total						111,577	

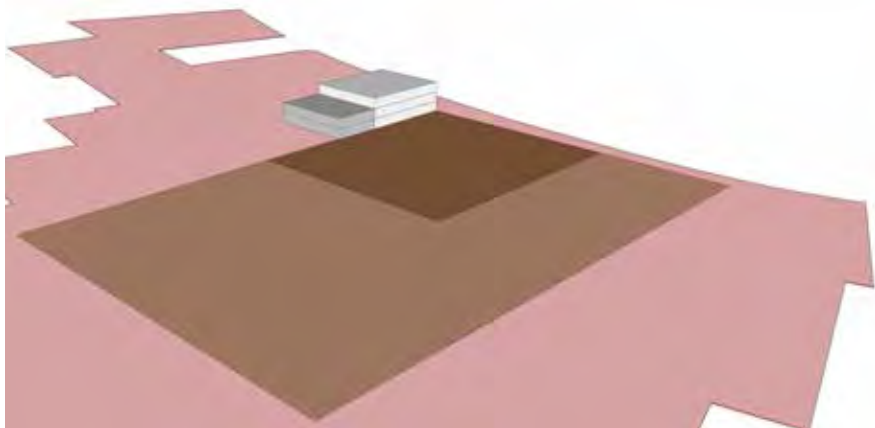
Site Capacity Schedule

Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?
(STC43)	Part of a regenerated Benhill Estate	4.44	4	Council and Private	Residential	Residential	Yes - with all outdoor space provisions met	Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

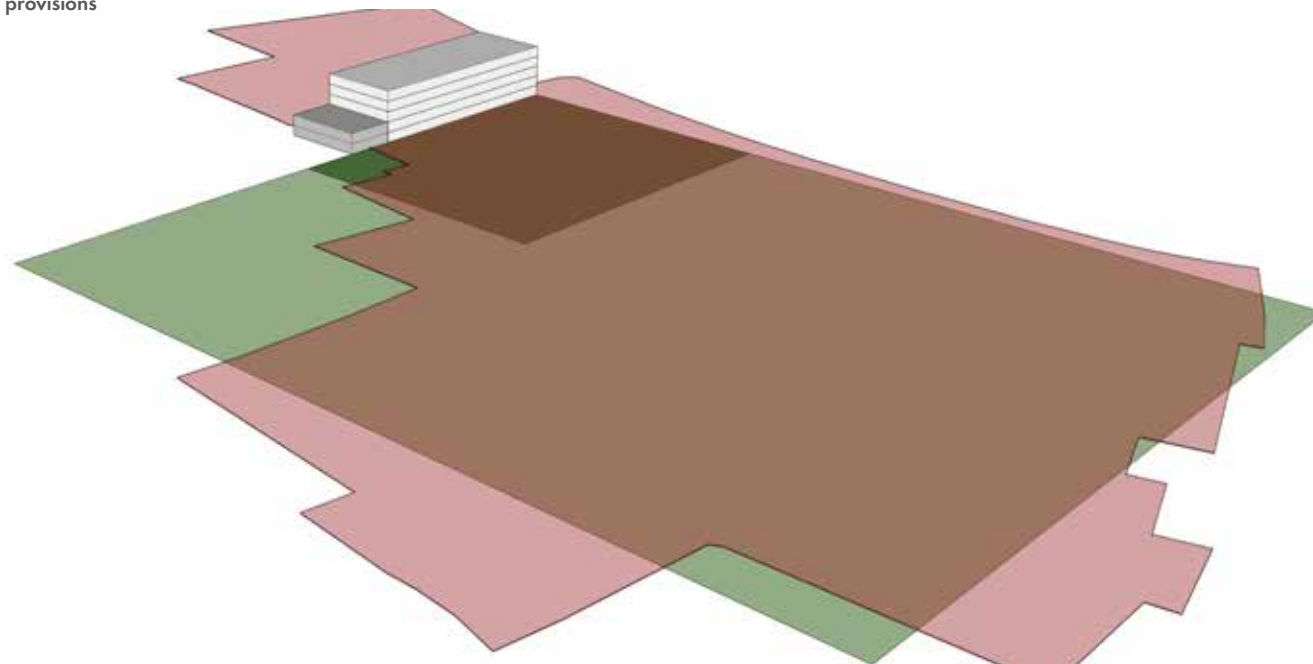
- No - site is too small for a school
- Yes - with all outdoor space provisions met
- Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.
- Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

Site School Suitability Assessment





Benhill Estate Site Boundary overlaid (in red) on Minimum 2 form entry Primary School Site with all outdoor space provisions



Benhill Estate Site Boundary overlaid (in red) on Minimum 6 form entry Secondary School Site with all outdoor space provisions

2 Form Entry Primary School

- The Benhill Estate allows for full outdoor space provision, though this would depend on the development mix.
- Were minimal space requirements met access to additional park/ playing field space would have to be provided. Collingwood Recreation Ground is a ten minute walk away.
- This is a key site in delivering homes for Sutton and the development cost may on balance be too great.
- Full space provision potential capacity loss 344 dwellings (32% site); Minimum space provision potential capacity loss 107 dwellings (10% site)

6 Form Entry Secondary School

- Full outdoor space provision would require the full site.
- Were minimal space requirements met access to additional park/ playing field space would have to be provided. Collingwood Recreation Ground is a ten minute walk away.
- This is a key site in delivering homes for Sutton and the development cost may on balance be too great.
- Full space provision potential capacity loss 1,076 dwellings (100% site); Minimum space provision potential capacity loss 107 dwellings (10% site)

2.5 PART OF CHAUCER ESTATE

Site name	Local plan site reference	Area (ha)	Block	Residential Footprint	Storeys	GEA sqm	GIA sqm	NIA sqm	Dwellings	Density*
			A1	50	3	150	135	101	1	
			A2	50	3	150	135	101	1	
			A3	50	3	150	135	101	1	
			A4	50	3	150	135	101	1	
Chaucer Estate	STC42	2.20	C3	221	5	1,105	995	746	11	196
			C4	53	2	106	95	72	1	
			C5	53	2	106	95	72	1	
			C6	53	2	106	95	72	1	
			D1	221	4	884	796	597	9	
			D2	221	5	1,105	995	746	11	
			D3	574	5	2,870	2,583	1,937	28	
			I2	197	3	591	532	399	6	
			J1	364	4	1,456	1,310	983	14	
			J2	477	4	1,908	1,717	1,288	18	
			J3	472	4	1,888	1,699	1,274	18	
						52,016	46,814	35,111	502	

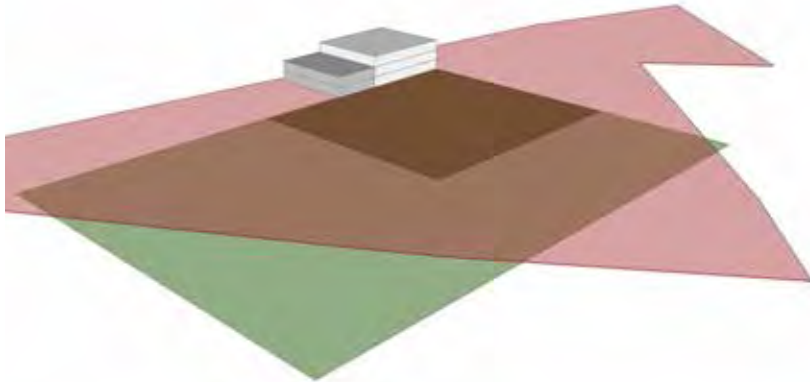
Extract from Site Capacity Schedule

Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?
(STC42)	Part of a regenerated Chaucer Estate	2.2	2	Council and Private	Residential	Residential	Yes	Yes

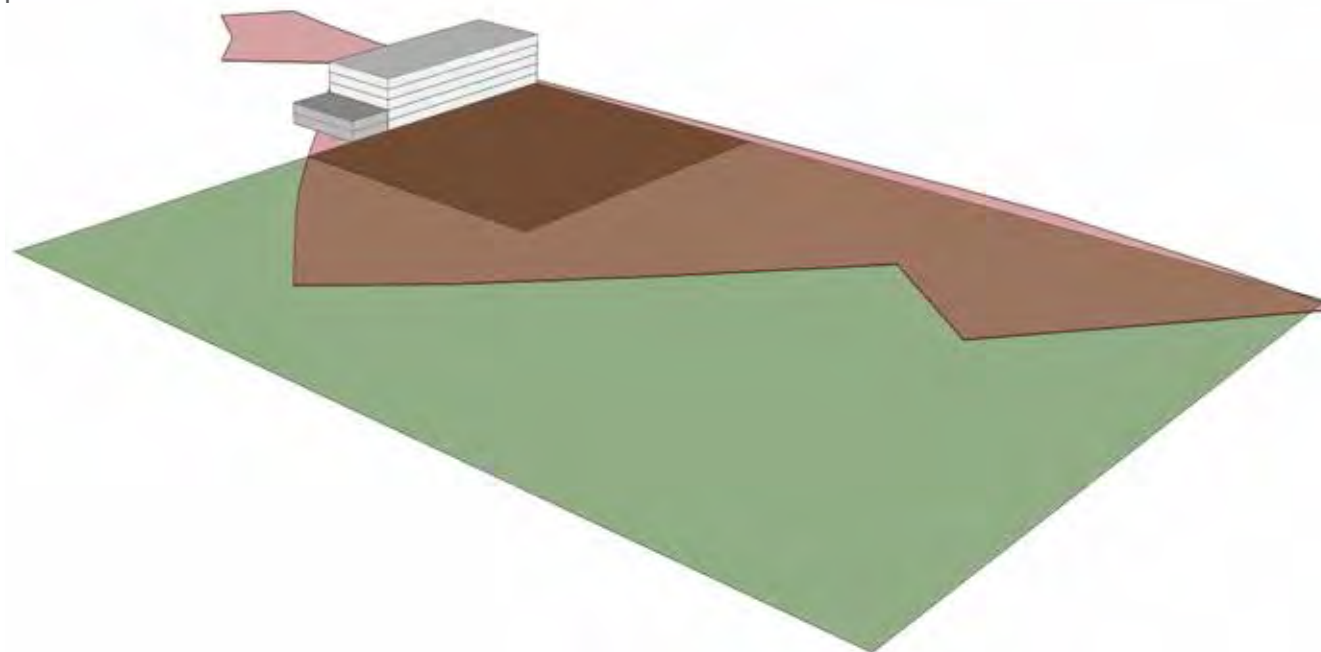
- No - site is too small for a school
- Yes - with all outdoor space provisions met
- Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.
- Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

Site School Suitability Assessment





Chaucer Estate Site Boundary overlaid (in red) on Minimum 2 form entry Primary School Site with all outdoor space provisions



Chaucer Estate Site Boundary overlaid (in red) on Minimum 6 form entry Secondary School Site with all outdoor space provisions

2 Form Entry Primary School

- Full outdoor space provision would require the majority of the site drastically reducing housing gain.
- Were minimal space requirements met access to additional park/ playing field space would have to be provided. Collingwood Recreation Ground is a five minute walk away.
- Full space provision potential capacity loss 281 dwellings (65% site); Minimum space provision potential capacity loss 95 dwellings (19% site)

6 Form Entry Secondary School

- The Chaucer Estate site meets the site area for minimal outdoor space provision.
- Collingwood Recreation Ground is a ten minute walk away and could provide the necessary access to outdoor space.
- Building a school here would significantly reduce the residential development potential of the site.
- Minimum space provision potential capacity loss 185 dwellings (37% site)

2.6 PART OF COLLINGWOOD ESTATE

Site name	Local plan site reference	Area (ha)	Block	Residential Footprint	Storeys	GEA sqm	GIA sqm	NIA sqm	Dwellings	Density*
			A1	341	3	1,023	921	691	10	
			B1	448	3	1,344	1,210	907	13	
			C1	468	3	1,404	1,264	948	14	
Collingwood Estate (comprehensive option)	STC46	2.25	E6	46	2	92	83	62	1	182
			F1	245	4	980	882	662	9	
			F2	821	6	4,926	4,433	3,325	48	
			F3	245	2	490	441	331	5	
			H3	679	5	3,395	3,056	2,292	33	
			H4	319	2	638	574	431	6	
			H5	828						
						55,435	49,892	37,419	535	

Extract from Site Capacity Schedule

Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?
(STC46)	Part of a regenerated Collingwood Estate	2.25	4	Council and Private	Residential	Residential and Retail	Yes - with all outdoor space provisions met	Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

■ No - site is too small for a school

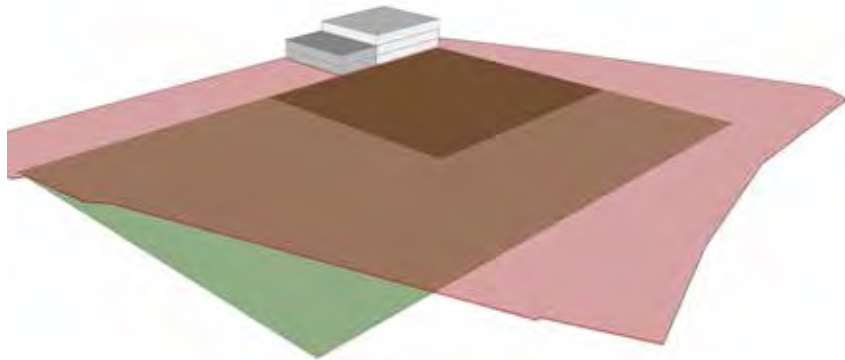
■ Yes - with all outdoor space provisions met

■ Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.

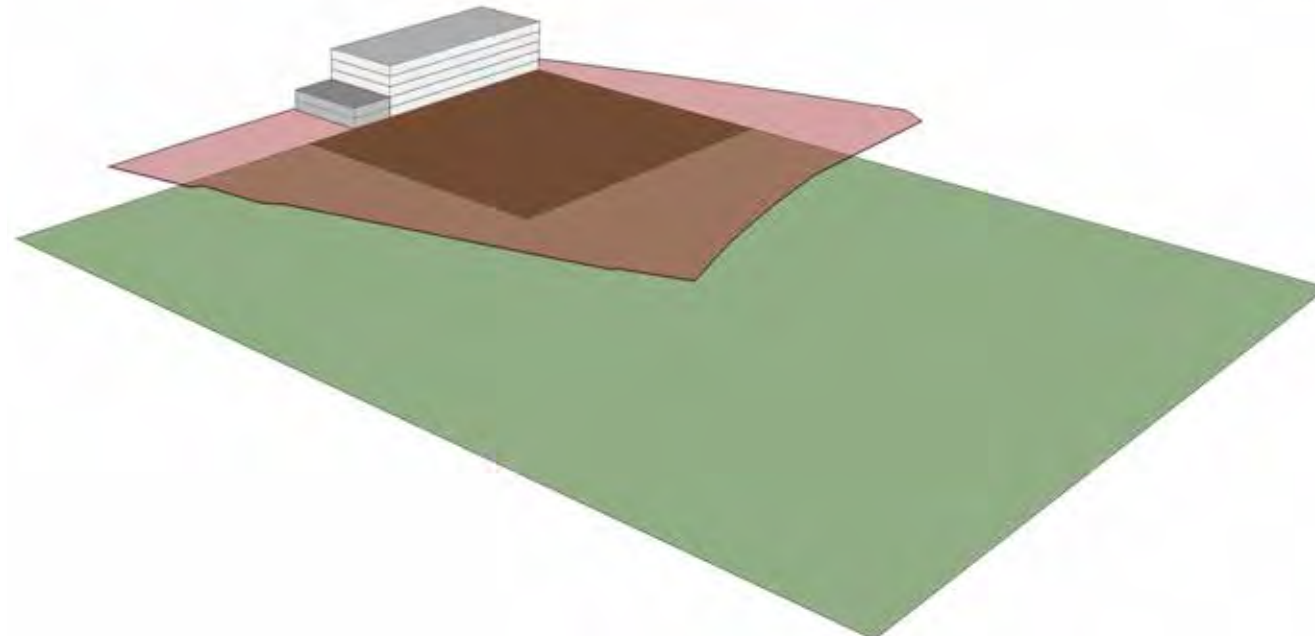
■ Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

Site School Suitability Assessment





Collingwood Estate Site Boundary overlaid (in red) on Minimum 2 form entry Primary School Site with all outdoor space provisions



Collingwood Estate Site Boundary overlaid (in red) on Minimum 6 form entry Secondary School Site with all outdoor space provisions

2 Form Entry Primary School

- The Collingwood Estate allows for full outdoor space provision, though this would depend on the development mix.
- Were minimal space requirements met access to additional park/ playing field space would have to be provided. Collingwood Recreation Ground is a ten minute walk away.
- This is a key site in delivering homes for Sutton and the development cost may on balance be too great.
- Full space provision potential capacity loss 342 dwellings (64% site); Minimum space provision potential capacity loss 102 dwellings (19% site)

6 Form Entry Secondary School

- Full outdoor space provision would require the full site.
- Were minimal space requirements met access to additional park/ playing field space would have to be provided. Collingwood Recreation Ground is a ten minute walk away.
- This is a key site in delivering homes for Sutton and the development cost may on balance be too great.
- Minimum space provision potential capacity loss 193 dwellings (36% site)

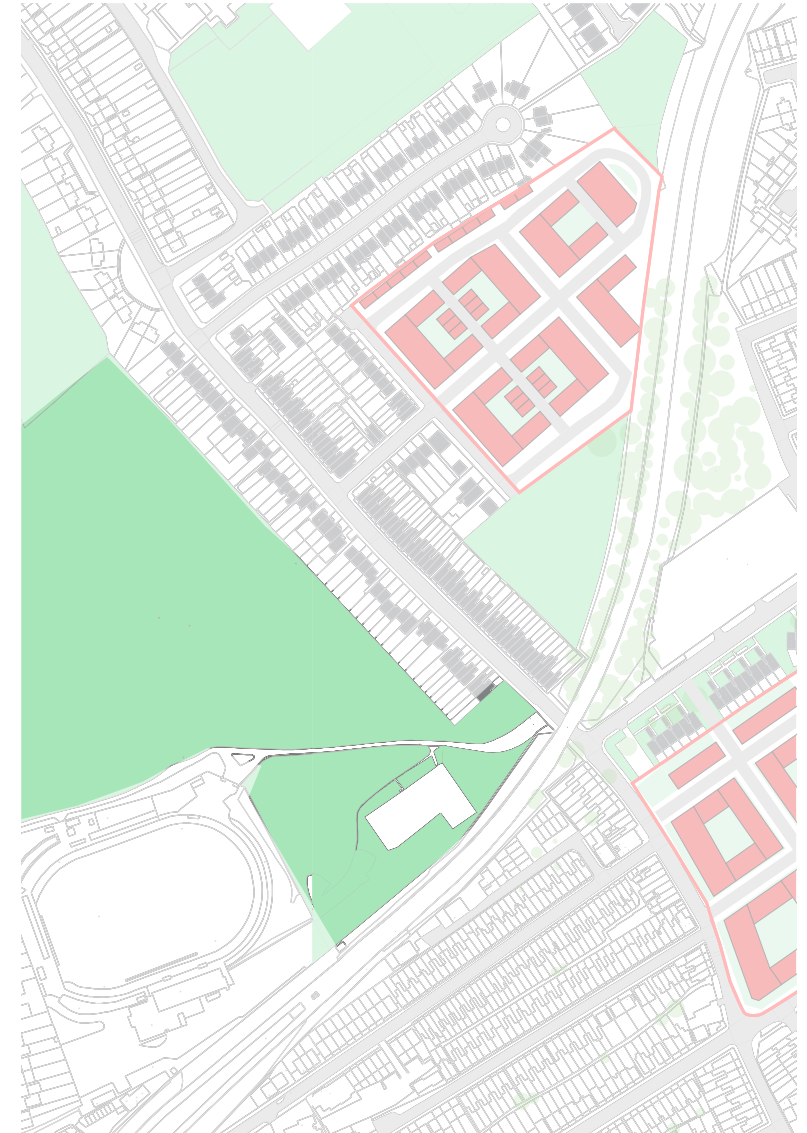
2.7 COLLINGWOOD RECREATION GROUND

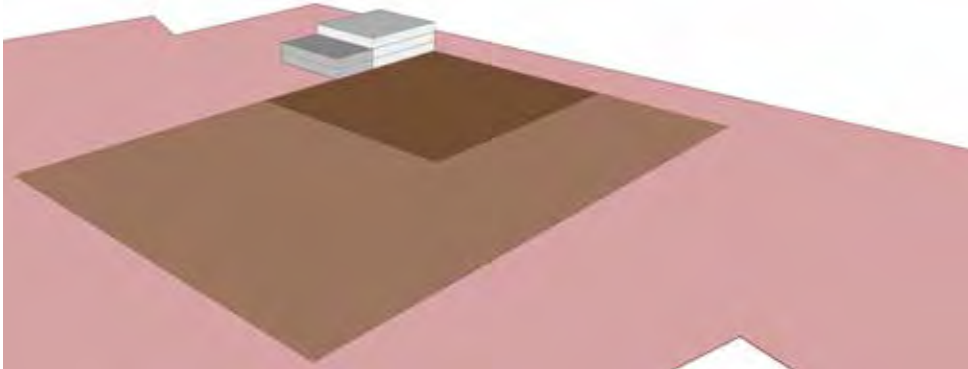
Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?
(S100)	Collingwood Recreation Ground	6.9	2	Council	Civic	N/A		

- No - site is too small for a school
- Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.

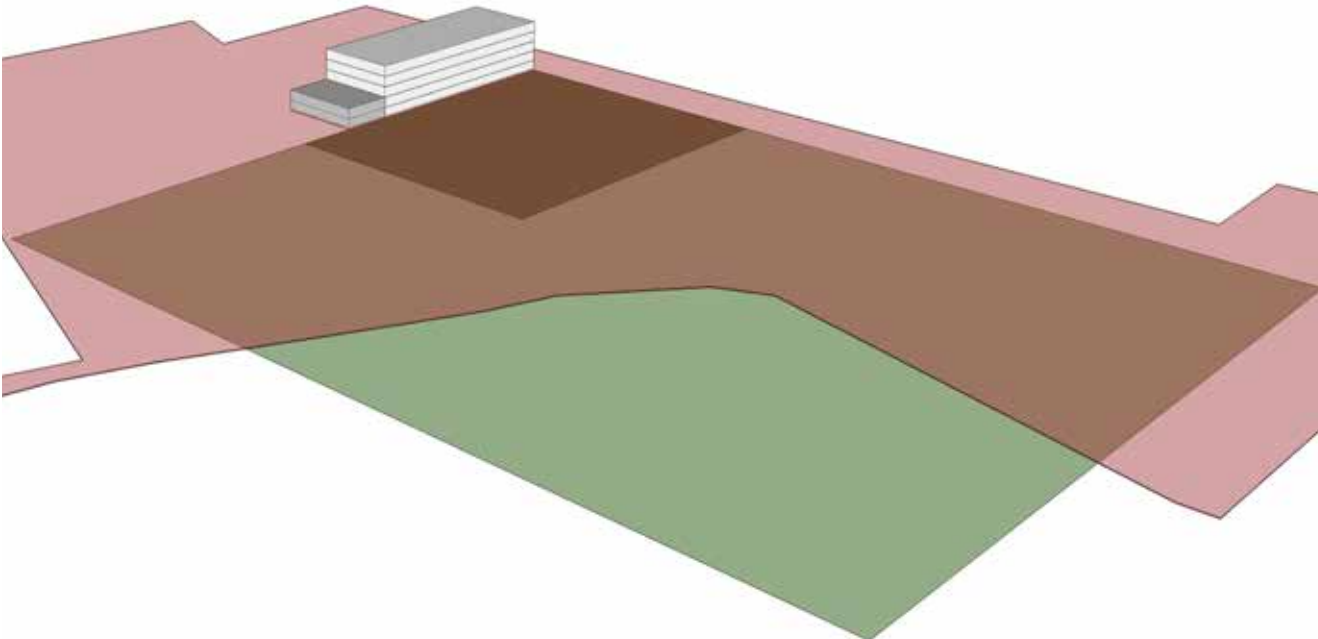
- Yes - with all outdoor space provisions met
- Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

Site School Suitability Assessment





Collingwood Recreation Ground Boundary overlaid (in red) on Minimum 2 form entry Primary School Site with all outdoor space provisions



Collingwood Recreation Ground Boundary overlaid (in red) on Minimum 6 form entry Secondary School Site with all outdoor space provisions

2 Form Entry Primary School

- Full outdoor space provision could be provided by building on the recreation ground.
- A significant public open space would be lost by building here. However, school buildings could be confined to the area adjacent to the football ground with public access to the ground after school hours to mitigate the loss of public open space and facilities.
- Full space provision 20% site; Minimum space provision 6% site

6 Form Entry Secondary School

- Full outdoor space provision could be provided by building on the recreation ground.
- A significant public open space would be lost by building here. However, school buildings could be confined to the area adjacent to the football ground with public access to the ground after school hours to mitigate the loss of public open space and facilities.
- Full space provision 70% site; Minimum space provision 11% site

2.8 SECOMBE THEATRE

Site name	Local plan site reference	Area (ha)	Block	Residential Footprint	Storeys	GFA sqm	G/A sqm	N/A sqm	Dwellings	Density*
Seacombe Theatre	STC10	0.28	A1	479	4	1,916	1,724	1,293	18	231
			A2	240	8	1,920	1,728	1,296	19	
			A3	479	6	2,874	2,587	1,940	28	
Subtotal						6,710	6,039	4,529	65	

Site Capacity Schedule

Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?
(STC10)	Secombe Theatre and adjacent Church	0.48	6a	Council	Theatre and Church	Residential	Yes - with outdoor space exceeding min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.	No - site is too small for a school

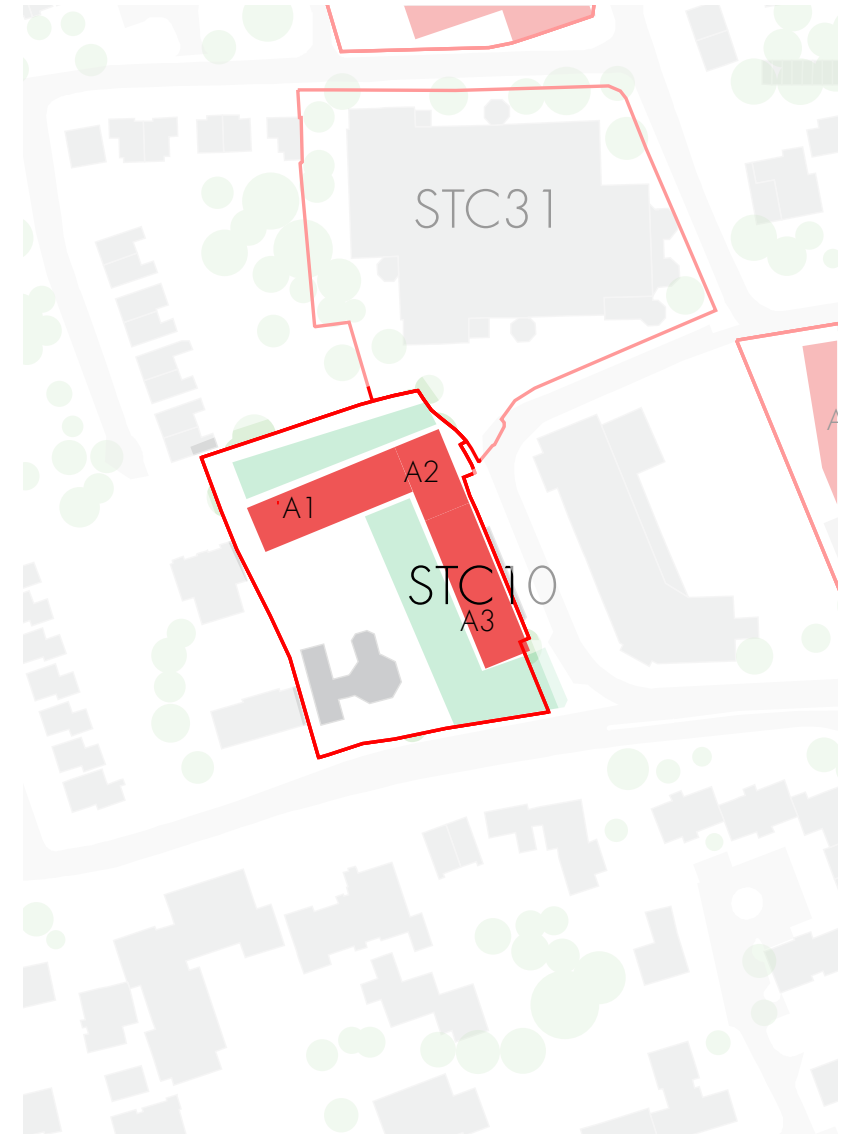
■ No - site is too small for a school

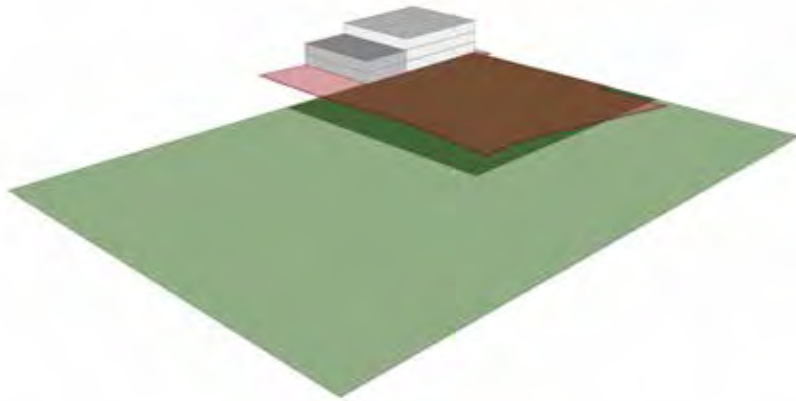
■ Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.

■ Yes - with all outdoor space provisions met

■ Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

Site School Suitability Assessment





Seacombe Theatre site overlaid (in red) on Minimum 2 form entry Primary School Site with all outdoor space provisions

2 Form Entry Primary School

- The site is on the threshold in terms of the size needed. Therefore it would either require an undersized open space provision or a school building with a smaller and taller footprint.
- Access to additional park/ playing field space would have to be provided. Manor Park is a five to six minute walk away.
- The walk along a busy road to Manor Park and the lack of current sports facilities.
- Potential capacity loss 65 dwellings (100% site)

2.9 HOUSES ADJACENT TO MANOR PARK

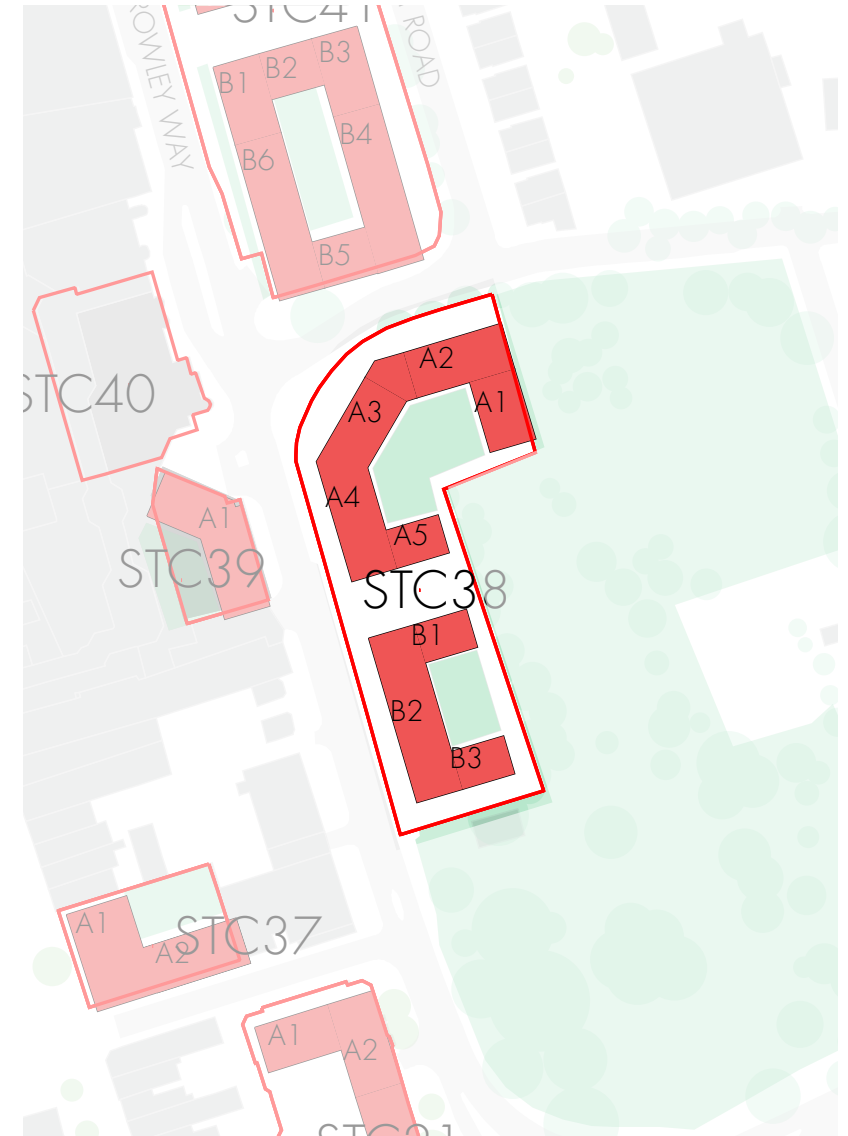
Site name	Local plan site reference	Area (ha)	Block	Residential Footprint	Storeys	GEA sqm	GIA sqm	NIA sqm	Dwellings	Density*
Houses adj Manor Park	STC38	0.52	A1	222	4	888	799	599	9	194
			A2	312	4	1,248	1,123	842	12	
			A3	91	4	364	328	246	4	
			A4	617	6	3,702	3,332	2,499	36	
			A5	138	2	276	248	186	3	
			B1	138	4	552	497	373	5	
			B2	522	6	3,132	2,819	2,114	30	
			B3	138	2	276	248	186	3	
Subtotal						10,438	9,394	7,046	101	

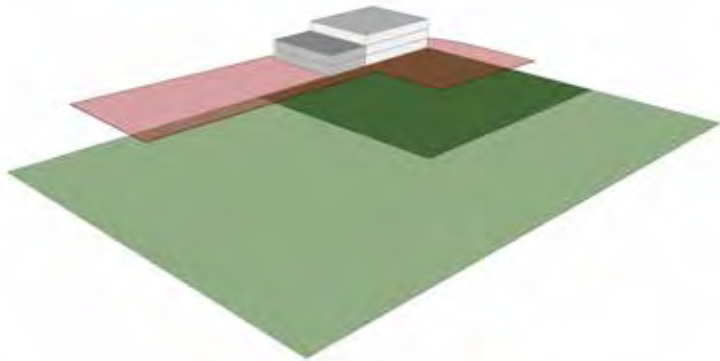
Site Capacity Schedule

Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?
(STC10)	Secombe Theatre and adjacent Church	0.48	6a	Council	Theatre and Church	Residential		

- No - site is too small for a school
- Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.
- Yes - with all outdoor space provisions met
- Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

Site School Suitability Assessment





Site of houses adjacent to Manor Park overlaid (in red) on Minimum 2 form entry Primary School Site with all outdoor space provisions

2 Form Entry Primary School

- The site would allow for minimal outdoor space provision.
- Access to additional park/ playing field space would have to be provided. Manor Park is adjacent though currently has no sports facilities.
- Its location along the town's gyratory means that the current residential frontage would be lost.
- Potential capacity loss 101 dwellings (100% site)

2.10 ROBIN HOOD LANE

Site name	Local plan site reference	Area (ha)	Block	Residential Footprint	Storeys	GEA sqm	G/A sqm	N/A sqm	Dwellings	Density*	
Robin Hood Lane Sites	STC30	0.57	A1	779	4	3,116	2,804	2,103	30	84	
			A2	206	3	624	562	421	6		
			A3	400	3	1,200	1,080	810	12		
			A4								
			B1	1,846	8						
Subtotal						4,940	4,446	3,335	48		

Civic/Office Footprint	Storeys	GEA sqm	G/A sqm	N/A sqm
1,046	5	4,707	3,530	
1,046	###	4,707	3,530	

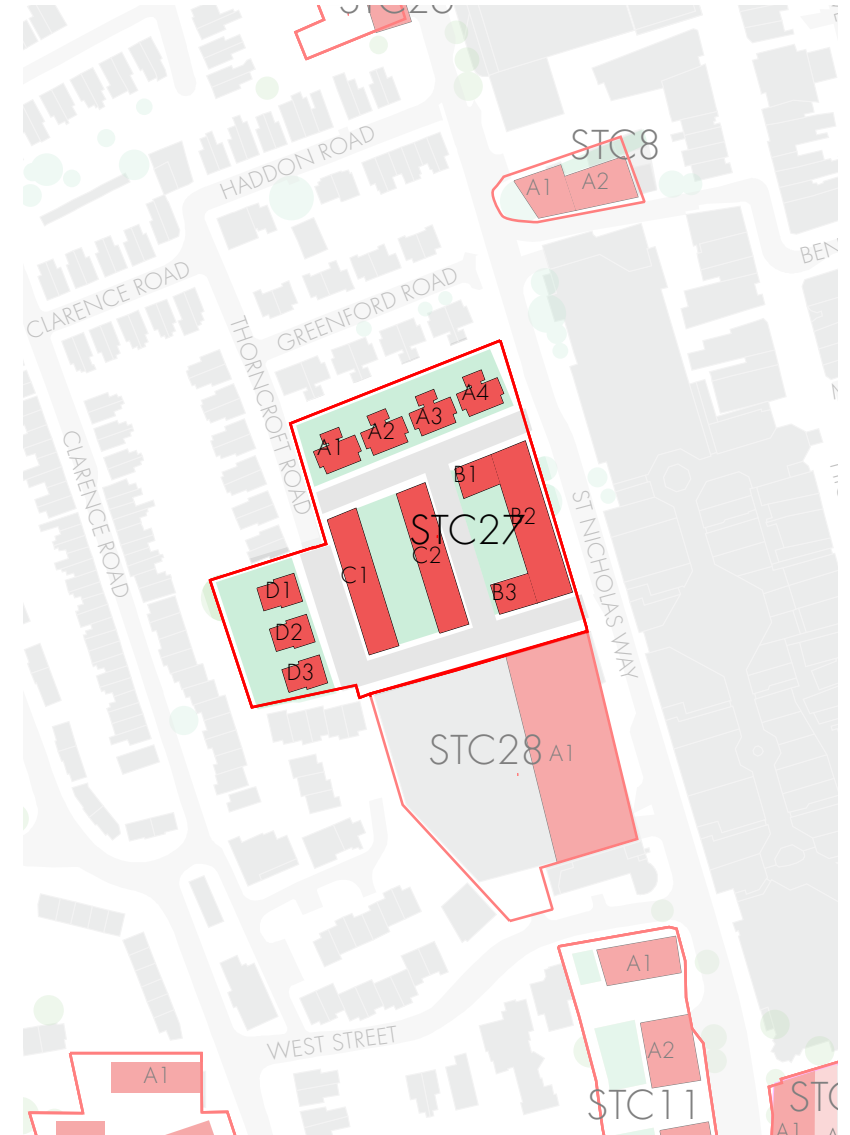
Site Capacity Schedule

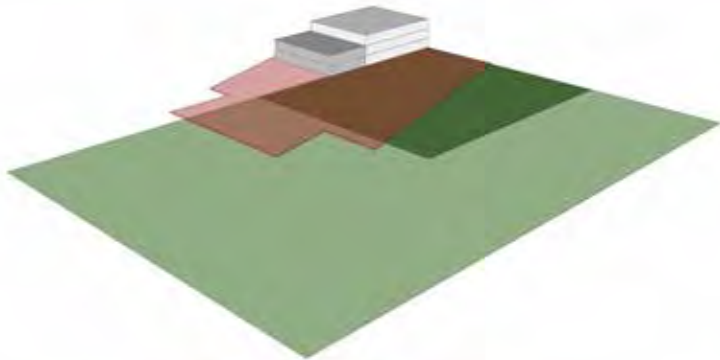
Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?
(STC30)	Robin Hood Lane Sites	0.567	5	NHS and private	Health centre, community facility, warehouse	Health Centre, community, retail, residential	Yes - with outdoor space exceeding min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.	No - site is too small for a school

- No - site is too small for a school
- Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.

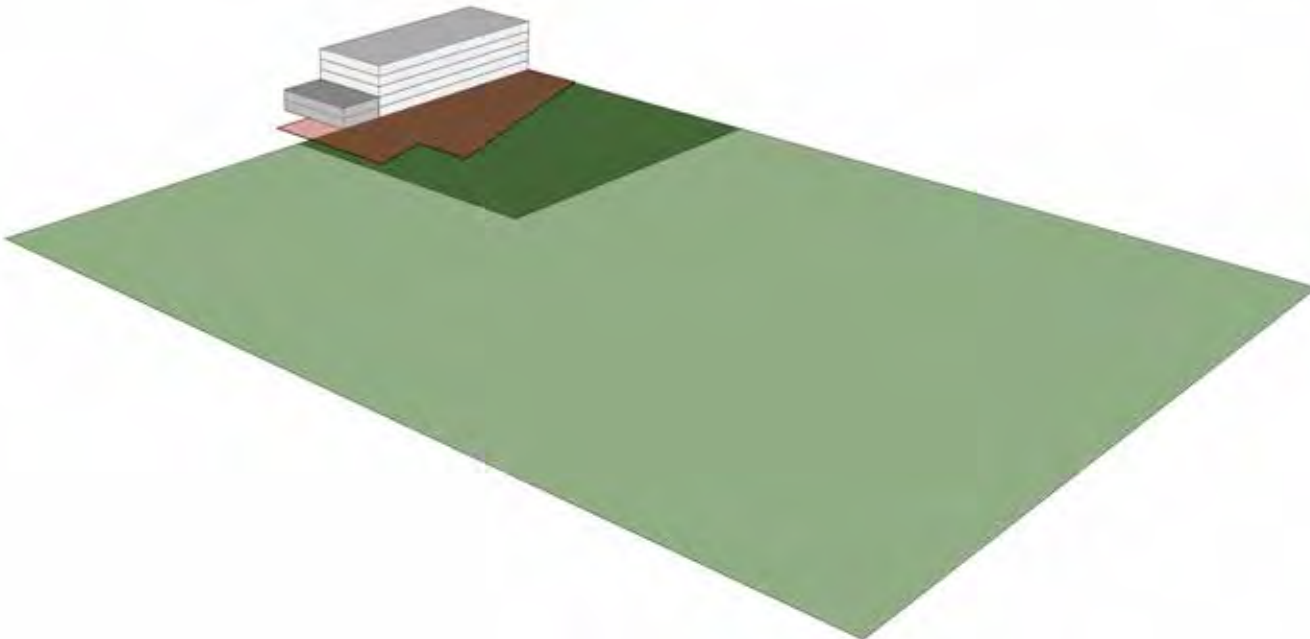
- Yes - with all outdoor space provisions met
- Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

Site School Suitability Assessment





Robin Hood Lane Site Boundary overlaid (in red) on Minimum 2 form entry Primary School Site with all outdoor space provisions



Robin Hood Lane Site Boundary overlaid (in red) on Minimum 6 form entry Secondary School Site with all outdoor space provisions

2 Form Entry Primary School

- The site would allow for minimal outdoor space provision.
- Access to additional park/ playing field space would have to be provided. Collingwood Recreation Ground is a six or seven minute walk away.
- Potential capacity loss 48 dwellings and 4,707 sq.m civic development (100% site)

6 Form Entry Secondary School

- Robin Hood Lane is too small to site a secondary school.

3 Conclusion

This concluding section presents the following:

- a) a collection of all the suitability assessments
- b) Assessment of the potential use of the site for a school on the strategic objectives of the emerging Sutton Town Centre Masterplan
- c) A qualitative ranking of the suitability of each site for the use as a new primary and the secondary school.

Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?	Assessment against masterplan Strategic projects									
									An ecology of immediate projects	Transform the St Nicholas Centre	Create a new South London destination	Redevelop the Civic Centre	Create a new residential neighbourhood to the North	A new Employment development at Sutton Rail Station				
(STC4)	Sutton West Centre	1.04	6a	Council	Community	Residential											Whilst not directly increasing residential provision a new school in this location would directly serve existing and new residents improving the quality of a new residential neighbourhood.	
(STC9)	Civic Centre	0.9	6a	Public	College, library, and Civic Offices	Residential, Retail and Civic											By utilising an important city centre site for a school key development, placemaking opportunities are lost.	Rebuilding this site as a school would redevelop the Civic Centre but key community assets would need to be relocated
(STC27)	Robin Hood School	1.02	6a	Council	Junior School	Residential/School											Building a Secondary School adjacent to the St Nicholas Centre may adversely affect its development potential.	By utilising an important city centre site for a school key development, placemaking opportunities are lost.
(STC43)	Part of a regenerated Benhill Estate	5.51	4	Council and Private	Residential	Residential												Whilst decreasing the residential development potential, a new school in this location would directly serve existing and new residents improving the quality of a new residential neighbourhood.

 No - site is too small for a school	 Yes - with all outdoor space provisions met
 Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.	 Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

	Other comments	Potential capacity lost if school came forward	Ranking
1. Transform the gyratory	Site is within a 10 minute walk of Collingwood Recreation Ground which could provide additional outdoor facilities. The site location should make it easy to create a secure school environment.	56 Dwellings (100% site)	1
Due to the security considerations of a school development a large amount of potentially highly active frontage at this gateway location would be lost.	Manor Park is a five minute walk away, though there are currently no sport facilities within this park. There is a large and busy road bordering one edge of the site and the town gyratory bordering another.	165 Dwellings, 13,896 sq.m Civic and 711 sq.m Retail development. (100% site)	3
Due to the security considerations of a school development a potentially active frontage would be lost.	Manor Park is less than a ten minute walk away, though there are currently no sport facilities within this park.	Junior School/ 105 Dwellings (100% site)	3
	The Benhill Estate provides space for full outdoor space provision. However, if minimal outdoor space provision was provided to allow residential development additional outdoor space would have to be identified. (Collingwood Recreation Ground is a 10 minute walk away)	Primary full space provision: 344 dwellings (32 % site) Primary min. space: 107 dwellings (10% site) Secondary full space: 1,076 dwellings (100% site) Secondary min. space: 107 dwellings (10% site)	3

1: Most suitable for a school

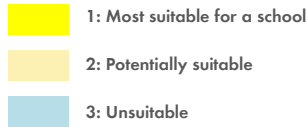
2: Potentially suitable

3: Unsuitable

Site School Suitability Assessment (Continued overleaf)

(STC42)	Part of a regenerated Chaucer Estate	3.13	2	Council and Private	Residential	Residential				Whilst decreasing the residential development potential, a new school in this location would directly serve existing and new residents improving the quality of a new residential neighbourhood.
(STC46)	Part of a regenerated Collingwood Estate	2.83	4	Council and Private	Residential	Residential and Retail				Whilst decreasing the residential development potential, a new school in this location would directly serve existing and new residents improving the quality of a new residential neighbourhood.
(S100)	Collingwood Recreation Ground	6.9	2	Council	Civic	N/A				This would have no impact on potential new development but would take a valuable community asset during school hours
(STC10)	Secombe Theatre and adjacent Church	0.48	6a	Council	Theatre and Church	Residential			Development here would reduce the cultural assets of the town, unless they were relocated.	
(STC38)	Houses on Throwley Way (16-38) and 2-8 Greyhound Road	0.52	6a	Council and Private	Residential	Residential				
(STC30)	Robin Hood Lane Sites	0.567	5	NHS and private	Health centre, community facility, warehouse	Health Centre, community, retail, residential				

- No - site is too small for a school
- Yes - with all outdoor space provisions met
- Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.
- Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.

	<p>The Chaucer Estate provides space for full outdoor space provision for a Primary School. However, if minimal outdoor space provision was provided to allow residential development additional outdoor space would have to be identified. (Collingwood Recreation Ground less than a 5 minute walk away)</p>	<p>Primary full space provision: 281 dwellings (65% site) Primary min. space: 95 dwellings (19% site) Secondary min. space: 185 dwellings (37% site)</p>	3	 <p>1: Most suitable for a school</p> <p>2: Potentially suitable</p> <p>3: Unsuitable</p>
	<p>The Collingwood Estate provides space for full Primary school outdoor space provision. If minimum space is provided Collingwood Recreation Ground could provide access to playing fields around 3 minutes walk away</p>	<p>Primary full space provision: 342 dwellings (64% site) Primary min. space: 102 dwellings (19% site) Secondary min. space: 193 dwellings (36% site) Retail space will also be lost, depending on development mix.</p>	3	
	<p>The Collingwood Recreation Ground would provide full space provision for either a Primary or Secondary school. However, this would result in the loss of a significant public green space.</p>	None	2	
	<p>The Theatre site would provide minimal space provision. There is a 5-6 minute walk to Manor Park along a busy road. Manor Park has no sports facilities.</p>	65 dwellings (100% site)	2	
Due to the security considerations of a school development the current more active (residential) frontages would be lost.	<p>This site would provide the minimum space provision , with Manor Park adjacent to potentially provide more space. The location of the site on the gyratory would impact upon the frontage to this key route.</p>	101 dwellings (100% site)	3	
	<p>This site would provide the minimum space provision.</p>	48 dwellings and 4,707 sq.m Civic Development (100% site)	3	

Site School Suitability Assessment Continued

CONCLUSION

In all of the sites under consideration there will be an element of compromise to ensure that school and community priorities are best served. In the instances in which the school is considered as part of an estate regeneration the potential residential capacity lost is relatively high and may affect the masterplan housing targets disproportionately.

The town centre sites seem to offer a good amount of accommodation, often close to some public green space. However, to use these central sites for a school may again negatively affect the masterplan priorities of creating a South London destination and transforming the gyratory.

This leads to the conclusion that the lower capacity residential sites to the North of the town centre (Sutton West) or on part of the Collingwood Recreation Ground may be the best location, with the caveat that community access should be provided to key facilities outside of school hours. A primary school would be best suited to the Sutton West Centre site (see schematic sketch), and a secondary school to the Collingwood Recreation Ground.



Schematic Sketch of a Primary School on the Sutton West Centre Site

Site ref	site name	Total site area	PTAL	Ownership	Existing use	Proposed uses	Capacity for Primary school?	Capacity for Secondary school?	An ecology of immediate projects	Transform the St Nicholas Centre	Create a new South London destination	Redevelop the Civic Centre	Create a new residential neighbourhood to the North	A new Employment development at Sutton Rail Station	Transform the gyratory	Other comments	Potential capacity lost if school came forward	Ranking
[STC4]	Sutton West Centre	1.04	6a	Council	Community	Residential							Whilst not directly increasing residential provision a new school in this location would directly serve existing and new residents improving the quality of a new residential neighbourhood.			Site is within a 10 minute walk of Collingwood Recreation Ground which could provide additional outdoor facilities. The site location should make it easy to create a secure school environment.	56 Dwellings (100% site)	1
[STC9]	Civic Centre	0.9	6a	Public	College, library, and Civic Offices	Residential, Retail and Civic						By utilising an important city centre site for a school key development, placemaking opportunities are lost.	Rebuilding this site as a school would redevelop the Civic Centre but key community assets would need to be relocated		Due to the security considerations of a school development a large amount of potentially highly active frontage at this gateway location would be lost.	Manor Park is a five minute walk away, though there are currently no sport facilities within this park. There is a large and busy road bordering one edge of the site and the town gyratory bordering another.	165 Dwellings, 13,896 sq.m Civic and 711 sq.m Retail development. (100% site)	3
[STC27]	Robin Hood School	1.02	6a	Council	Junior School	Residential/ School	Already a primary school			Building a Secondary School adjacent to the St Nicholas Centre may adversely affect its development potential.	By utilising an important city centre site for a school key development, placemaking opportunities are lost.				Due to the security considerations of a school development a potentially active frontage would be lost.	Manor Park is less than a ten minute walk away, though there are currently no sport facilities within this park.	Junior School/ 105 Dwellings (100% site)	3
[STC43]	Part of a regenerated Benhill Estate	5.51	4	Council and Private	Residential	Residential		(Very close to full space provision)					Whilst decreasing the residential development potential, a new school in this location would directly serve existing and new residents improving the quality of a new residential neighbourhood.			The Benhill Estate provides space for full outdoor space provision. However, if minimal outdoor space provision was provided to allow residential development additional outdoor space would have to be identified. (Collingwood Recreation Ground is a 10 minute walk away)	Primary full space provision: 344 dwellings (32 % site) Primary min. space: 107 dwellings (10% site) Secondary full space: 1,076 dwellings (100% site) Secondary min. space: 107 dwellings (10% site)	3
[STC42]	Part of a regenerated Chaucer Estate	3.13	2	Council and Private	Residential	Residential							Whilst decreasing the residential development potential, a new school in this location would directly serve existing and new residents improving the quality of a new residential neighbourhood.			The Chaucer Estate provides space for full outdoor space provision for a Primary School. However, if minimal outdoor space provision was provided to allow residential development additional outdoor space would have to be identified. (Collingwood Recreation Ground less than a 5 minute walk away)	Primary full space provision: 281 dwellings (63% site) Primary min. space: 95 dwellings (19% site) Secondary min. space: 185 dwellings (37% site)	3
[STC46]	Part of a regenerated Collingwood Estate	2.83	4	Council and Private	Residential	Residential and Retail							Whilst decreasing the residential development potential, a new school in this location would directly serve existing and new residents improving the quality of a new residential neighbourhood.			The Collingwood Estate provides space for full Primary school outdoor space provision. If minimum space is provided Collingwood Recreation Ground could provide access to playing fields around 3 minutes walk away	Primary full space provision: 342 dwellings (64% site) Primary min. space: 102 dwellings (19% site) Secondary min. space: 193 dwellings (36% site) Retail space will also be lost, depending on development mix.	3
[S100]	Collingwood Recreation Ground	6.9	2	Council	Civic	N/A							This would have no impact on potential new development but would take a valuable community asset during school hours			The Collingwood Recreation Ground would provide full space provision for either a Primary or Secondary school. However, this would result in the loss of a significant public green space.	None	2
[STC10]	Secombe Theatre and adjacent Church	0.48	6a	Council	Theatre and Church	Residential					Development here would reduce the cultural assets of the town, unless they were relocated.					The Theatre site would provide minimal space provision. There is a 5-6 minute walk to Manor Park along a busy road. Manor Park has no sports facilities.	65 dwellings (100% site)	2
[STC38]	Houses on Throwley Way (16-38) and 28 Greyhound Road	0.52	6a	Council and Private	Residential	Residential							Due to the security considerations of a school development the current more active (residential) frontages would be lost.			This site would provide the minimum space provision, with Manor Park adjacent to potentially provide more space. The location of the site on the gyratory would impact upon the frontage to this key route.	101 dwellings (100% site)	3
[STC30]	Robin Hood Lane Sites	0.567	5	NHS and private	Health centre, community facility, warehouse	Health Centre, community, retail, residential										This site would provide the minimum space provision.	48 dwellings and 4,707 sq.m Civic Development (100% site)	3

- 1: Most suitable for a school
- 2: Potentially suitable
- 3: Unsuitable

No - site is too small for a school
 Yes - with all outdoor space provisions met
 Yes - with outdoor space exceeding min. requirements but L.A. would need to identify other parks/ playing fields the school could access.
 Yes - with outdoor space theoretically meets min. requirements but may be difficult to plan. L.A. would need to identify other parks/ playing fields the school could access.

