

**London Borough of Sutton
Planning Advisory Group – 15 September 2009**

**Report of the Executive Head of Planning and Transportation
SUTTON TOWN CENTRE PLAN: PREFERRED OPTIONS DOCUMENT
– RESULTS OF PUBLIC CONSULTATION**

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Area Served: Sutton Town Centre **Lead Councillor:** Lyn Gleeson

Report for Key Decision

Summary

This Report outlines the main issues raised by the public consultation on the Sutton Town Centre Area Action Plan: Preferred Options Document, and sets out the officer response to these issues. It also outlines the next stages for the preparation of the Proposed Submission Document.

Recommendations

I recommend that the **Planning Advisory Group:**

- i. Agrees the broad approach to the main issues raised during the public consultation, as set out in the report;
- ii. Considers and comments on the detailed Schedule of Responses in Appendix 2, which sets out officers' views and recommendations in relation to each representation point, and will be used as the basis for preparing the final stage of the Sutton Town Centre Area Action Plan; and
- iii. Notes the next stages in the preparation of the Sutton Town Centre Area Action Plan.

1. Background

- 1.1 The Council is currently preparing its Local Development Framework (LDF), in accordance with the Planning and Compulsory Purchase Act (2004). It is preparing four Development Plan Documents, one of which will be an Area Action Plan (AAP) for Sutton town centre. The aim of the AAP is to set out a long-term vision and strategic objectives along with spatial policies for shaping the future growth and development of Sutton town centre. It will also identify potential sites for development and regeneration within the town centre.
- 1.2 The timetable for the preparation of the Sutton Town Centre Area Action Plan and other Local Development Framework documents is set out in the Council's Local Development Scheme (LDS). The *Preferred Options Document* was approved for the purposes of public consultation in April 2009.
- 1.3 Consultation on the *Preferred Options Document* took place over a six week period between 22 April and 2 June 2009 in accordance with the consultation arrangements set out in Sutton's *Statement of Community Involvement*. The consultation process included:

- Consultation letters sent (by post or email) to statutory bodies, organisations, groups, businesses and other parties who have previously expressed view or are known to have an interest in planning policy matters in the Borough and specifically the town centre.
- The Preferred Options Document sent to major stakeholders either as a hard copy or electronically on CD. The document was also available to download from the Council's website or to be posted on request.
- A leaflet entitled '*What do you think? Long-term Plans for Sutton Town Centre*' distributed through libraries and main Council offices, council forums, community champions and sent to groups and individuals on request. The summary leaflet was accompanied by a questionnaire form for responding to the consultation.
- Two public meetings for residents, community groups, land owners and businesses to discuss and consider aspects of the Preferred Options Document.
- The Preferred Options Document was presented and discussed at a number of forums, including the Sutton Town Centre Partnership, the Safer Sutton Town Centre Partnership, Sutton Housing Association Group, Faith and Belief Group, and Sutton LINK (Local Involvement Network).
- Officers meeting with "community champions" from a number of community groups to ensure they understood elements in the discussion document to enable them to disseminate information to their members.
- Sutton Youth Parliament helped Council officers with the creation of a questionnaire aimed at young people. This was sent to secondary schools in the Borough, as well as youth centres and the Youth Parliament to complete if interested.
- An exhibition in Sutton Central Library for the duration of the consultation, with a staffed exhibition in St Nicholas Shopping Centre at the following times:
 - Thursday 7 May, 1pm – 7pm;
 - Friday 8 May, 11am – 4pm; and
 - Saturday 9 May, 11am – 4pm.
- A hotline number to enable people to contact Council officers directly to discuss the document; and
- Further publicity through Public Notices in local newspapers, posters on Council notice boards and other town centre locations, articles in Sutton Scene, the Sutton Guardian, and the Sutton and the Epsom Advertiser. The Central Library, Local Libraries and main Council offices were supplied with publicity material and copies of the documents. The website carried further publicity information and additional supporting information.

1.4 Alongside the Preferred Options Document the Council sought comments on two separate but supporting documents: the *Sutton Town Centre Urban Design Framework* (UDF), prepared for the Council by consultants Gillespies and a third document, the *Sutton Town Centre Urban Design Guidelines: Consultation Draft*.

2. Consultation Response

- 2.1 A total of 405 representation points were received from 112 respondents. Respondents included local residents; government bodies (including the Government Office for London, the Greater London Authority, Transport for London and the Environment Agency); infrastructure providers (including Network Rail, Thames Water Utilities Plc, Sutton and Merton Primary Care Trust and Scotia Gas Networks,); private companies (including Barclays Bank, Champions Timber Yard, City Computing and Amazon Properties Plc); and local interest and residents groups (including Sutton Christian Centre, the Cycle Touring Club, Rotary Clubs in Sutton and Highfields Residents Association).
- 2.2 Of the representations received 131 were in support (67 of which were in support with conditions), 135 were objections and 139 were observations/general comments. The main issues are set out below in section 3.
- 2.3 Appendix 1 sets out a full list of organisations that responded on the Preferred Options Document (POD). The schedule in Appendix 2 is a full summary of representation points along with responding officer comments. Appendix 4 summarises the comments raised at the two workshops in relation to the POD.
- 2.4 In addition to the detailed representation points, 75 questionnaires were returned with high levels of support for a majority of the key policy objectives and proposals. A summary of questionnaire responses is attached in Appendix 3.
- 2.5 The Greater London Authority (GLA), Government Office for London (GoL) and the Environment Agency submitted numerous comments on the Town Centre Plan. Copies of the representations are attached (Appendix 6).
- 2.6 There were 44 youth questionnaires returned with high levels of support for the quarters concept and the specific proposals asked about. The responses are discussed further in section 4 below and a summary of the questionnaire responses is attached in Appendix 5.
- 2.7 This report chiefly considers the substantive issues raised in relation to the policy objectives and proposals contained in the *Preferred Options Document*.

3. Main Issues

General Issues: Sutton Town Centre Area Action Plan: Preferred Options Document

- 3.1 Thirty five general comments were made in relation to the POD as a whole. Seven points of support were received (some with conditions), including support from individuals and Surrey County Council. Twenty three points of 'observation' were received relating to a range of issues, and 5 points of objection were received. A number of the points of objection related to the scale of development proposed.

Officer comment:

- 3.2 Comments on the issues raised are dealt with below.

Consultation Arrangements

- 3.3 Four representation points were made in relation to Council's consultation arrangements. Two of these points were objections relating to who was directly consulted, one from a resident whose house is within a proposed development site and one from Sutton Team Ministry in relation to consultation with the Christian community. One comment related to the content and layout of the

consultation questionnaire and there was one observation in relation to youth consultation.

Officer comment:

- 3.4 The Council undertook a widespread general consultation exercise in accordance with its approved Statement of Community Involvement. By their nature, all questionnaires are somewhat restricted in their scope. All respondents had the opportunity to explain and expand on their views by adding comments. A separate youth questionnaire was developed in conjunction with Sutton Youth Parliament and was distributed widely to high schools, youth groups and the Youth Parliament for comments and completion.

Chapters 1- 4: Background & Context: Spatial Portrait: Outcomes from Previous Consultations: and Planning Policy Context

- 3.5 Seven representation points were received in relation to these four chapters. No substantive issues affecting the final AAP were raised. Details of individual comments are attached at Appendix 2.

Chapter 5: Vision & Objectives

- 3.6 This chapter contains an overarching vision which is broken down into seven *strategic objectives*. 130 representation points in total were received on this chapter, 6 of which were on the chapter as a whole. The remainder relate to the specific *strategic objectives* which are set out below.
- 3.7 Of the 6 representation points on the chapter as a whole, one point was from GOL who supported aspects of the plan but requested clarity on the structure of the document and the policy approach. There were three points of general support, one for the seven *strategic objectives*, one for the Town Centre Partnership's Vision and one from the PCT in relation to mixed developments.

Officer comment:

- 3.8 The support from consultees is welcomed. An officer meeting with GOL will be sought to clarify the points raised.

Strategic Objective 1

- 3.9 This relates to a Dynamic and Growing town centre and is an over-arching strategic objective for which 9 representation points were received. There was general support for the Preferred Policy Objectives under this *strategic objective* with 8 points in support (5 of which were in support with conditions), and one point of objection.
- 3.10 There was general support for the principle of mixed use development, for encouraging walking and cycling and for rebalancing the relationship between motor vehicles and pedestrians and cyclists. The one objection was in relation to the adoption of design codes for different parts of the town centre; the respondent felt that considering design on a site by site basis would result in better proposals and that the 'quarters' concept should not be applied too rigidly. Some concern was also expressed about an over reliance on the Station Quarter for development.

Officer comment:

- 3.11 Adopting the 'quarters' concept to provide the broad guidelines for future development offers considerable advantages, notably in clarifying policy

objectives and urban design principles. The guidelines would not be overly restrictive, and all development proposals would continue to be considered on their merits within the appropriate policy context.

Strategic Objective 2

- 3.12 This objective relates to creating a vibrant Retail and Leisure destination by improving the retail offer, providing for new leisure and cultural facilities, promoting a 'visitor circuit' and by diversifying the evening economy. Twenty three detailed representation points were received in relation to these issues, the majority of which were observations or general comments.

Evening Economy

- 3.13 Of those who responded to the questionnaire, 81% supported family friendly evening activities in the Civic Quarter, 7% disagreed and 12% were neutral¹. A significant number (9) of the more detailed representation points expressed concern over the nature of the evening economy, particularly in relation to perceptions of safety and the number of pubs, drinking establishments and clubs. The GLA expressed concern over potential noise conflict arising from the expansion of both the evening/night time economy and residential population.

Officer comment:

- 3.14 There is a perception that the town centre is not a safe environment or pleasant place to visit in the evenings. While crime statistics do not support this perception, the AAP should seek to ensure that new development contributes to the creation of a town centre that feels safer to residents and visitors. Hence, it is proposed to encourage a range of evening uses that appeals to a wide range of people and contributes to public confidence regarding safety at night. An increase in the town centre's residential population is also likely to deter anti-social behaviour, though new housing development should be planned to minimise the potential noise nuisance arising from night-time activities.

Retail Floorspace

- 3.15 In response to the questionnaire, 52% of respondents agreed that the High Street retail area should be extended into Lodge Place, 10.5% disagreed and 37.5% were neutral. Four detailed representation points questioned the need for new/additional retail floorspace. There were also three points in relation to the type of retail space with independent retailers as well as high-end retailers seen as needed. There was one representation point in relation to the need for a new, covered market.

Officer comment:

- 3.16 The 2006 Sutton Retail Assessment identified a need for additional floorspace if the town centre is to remain competitive. The AAP will facilitate the provision of units to attract both national retailers and independents. Although the current economic recession will delay retail expansion in the short term, it is assumed that demand will pick up again over the plan period by 2025. There is an existing street market which has potential for improvement.

¹ All percentages in relation to questionnaire responses are based on the number of respondents to a specific question, and exclude those who left a question blank.

Strategic Objective 3

- 3.17 This objective relates to supporting a prosperous Business and Employment location by making provision for employment premises and economic prosperity. Thirteen representation points were received in relation to these issues.

Office floorspace

- 3.18 The provision of new employment space, including offices, in most new developments was supported by 53% of questionnaire respondents, 18% disagreed and 29% were neutral in their response. Otherwise, only one respondent specifically supported the general approach of increasing town centre employment through additional employment space in offices, shops and other town centre premises. Seven representation points questioned the need for new office space while there is a large amount of unoccupied floorspace. Some developers questioned the need to provide office floorspace in mixed use developments.

Officer comment:

- 3.19 Vacant office floorspace appears to mainly comprise large outdated office blocks and smaller units awaiting reoccupation. While demand for this space is weak, especially in the current economic recession, research has indicated an ongoing need for new flexible office space that meets modern business requirements. A strong town centre employment offer is essential for town centre vitality and to provide a range of job opportunities for local residents. Accordingly, the policy objective seeks the provision of office floorspace as part of mixed-use developments on appropriate sites. Ongoing research will seek to further clarify the nature of the need for office space and its viability within mixed use developments.

Strategic Objective 4

- 3.20 There were 16 representation points made in relation to this strategic objective which relates to meeting the future need for housing and community infrastructure.

Housing

- 3.21 A number of respondents emphasised the importance of housing in the town centre, including housing for the elderly. One person questioned the need for more housing, particularly high-density housing. The GLA supported family housing being located within the town centre.

Officer comment:

- 3.22 Overall, the representations support the provision of a range of town centre housing.

Community Infrastructure

- 3.23 The PCT was concerned that primary health care facilities within the town centre are retained and developed. One individual expressed concern that education and health should be developed in line with growth in the town centre. Comments from Natural England were supportive of Open Space contributions and environmental improvements as well as sustainable transport schemes.

Officer comment:

- 3.24 Further research is needed to clarify the nature of the community infrastructure required to serve the existing and future population catchment.

Strategic Objective 5

- 3.25 This strategic objective relates to providing an accessible town centre, with transport infrastructure to support growth and encourage sustainable modes of transport. Questionnaire respondents generally supported these proposals with 72% agreeing, 8.5% disagreeing and 19.5% neutral. Comments on the transport aspects of the AAP relate to both this strategic objective and to the transport proposals set out in Chapter 6 – see paragraphs 3.47-3.64, below. Twenty nine representation points have been assigned to this strategic objective.

- 3.26 A number of the comments were made in relation to parking policy. The GLA emphasised the need to apply maximum parking standards, in accordance with the London Plan. A number of individuals were concerned with maintaining public parking in the town centre. Natural England raised points of support in relation to sustainable transport and environmental improvements to the gyratory.

Officer comment:

- 3.27 Comments on most transport aspects of the AAP are set out later in this report. A review of town centre parking will form part of the further research being carried out into transport issues.

Strategic Objective 6

- 3.28 This strategic objective relates to improving the design and layout of buildings and public spaces. A range of building heights (dependent on location and surrounding uses) was supported by 48% of respondents to the questionnaire, 24% disagreed and 27% were neutral. Protecting the small-scale character of the High Street was supported by 92% of questionnaire respondents, 7% were neutral and 1% were opposed. There were 26 detailed representation points made in relation to these issues.

- 3.29 Fourteen of these representation points relate to building heights, of which 11 were objections. Three were observations in relation to design aspects of tall buildings such as potential 'wind tunnels' and creating alleyways by blocking lighting. One land owner felt that the design guidance was too prescriptive and should be linked to individual sites. Comments from English Heritage supported a formal review of character and heritage and supported retention of the low-rise character of the High Street; they also expressed concern regarding new, tall buildings adjacent to listed buildings.

Officer comment:

- 3.30 Overall, respondents agreed the importance of a high quality town centre environment. The reservations expressed about tall buildings, typically reflecting fears about loss of character as well as environmental impact, will be taken into account in preparing the final version of the AAP. However, the principle of increasing densities in sustainable locations through the development of tall buildings remains valid.

Strategic Objective 7

- 3.31 There were 8 representation points made regarding this strategic objective which relates to sustainable development.
- 3.32 Three comments were made in support of decentralised combined heating and cooling systems. English Heritage noted that retrofitting historic buildings for renewable energy supply is possible. The GLA commented that these systems should be a fundamental requirement for new development. Three comments were made in general support of SUDS (from Thames Water, the Environment Agency and Natural England); however potential difficulties arising from contaminated land and different soil types should be considered. One developer commented that further research is required on these matters prior to any firm policy commitment being made.

Officer comment:

- 3.33 Further work is planned to investigate how Council's objectives can be achieved. The outcomes from this research will feed into the final AAP.

Chapter 6: Proposals – Sustainable Built Development, Public Realm and Transport

- 3.34 This Chapter contains proposals relating to Sustainable Built Development, Public Realm and Transport and received 79 representation points. One of these was a general point from an individual supporting sustainability as a key issue in the plan. The remainder of representations were split between three topic headings, as set out below.

Sustainable Built Development

- 3.35 There was a high level of support from questionnaire respondents in relation to sustainable built development, specifically a co-ordinated approach to energy use and generation, with 94% of respondents agreeing, 6% neutral and no respondents disagreeing. There were 17 detailed representation points received in relation to sustainable built development as a whole which covers zero carbon development, decentralised energy infrastructure and sustainable urban drainage systems.
- 3.36 There were three points of support for the general approach to sustainable built development and one point questioning the 'substance' of the phrase. There was general support for minimising energy use and decentralised energy infrastructure. GOL was supportive of further research being undertaken to inform an ambitious but balanced policy. One representation point expressed concern at the potential increase to building costs.
- 3.37 The Environment Agency and Natural England were in general support of a Sustainable Urban Drainage System. The Environment Agency was concerned about building in flood risk areas and emphasised the need for application of the 'Sequential Test'.
- 3.38 The GLA commented that the AAP should reflect the London Plan policies in relation to waste management and waste storage facilities.

Officer comment:

- 3.39 Further research into decentralised energy networks, SUDS and detailed site assessments will be undertaken prior to preparation of the final AAP document. Council officers will arrange meetings with the Environment Agency and GLA to discuss how the AAP can adequately accommodate their requirements.

Improving the Public Realm

- 3.40 In response to the questionnaire, 80.5% of respondents supported improved squares and public spaces, 5.5% objected and 14% were neutral. Greening of the gyratory was supported by 75%, 9% disagreed and 16% were neutral. Nineteen detailed representation points were received in relation to improving the public realm.
- 3.41 There was general support for 'greening' of the town centre however there was some concern from individuals and Thames Water regarding the impact that tree roots can have on infrastructure and housing. There was one representation calling for edible planting (e.g. fruit and nut trees). Natural England supported improving and linking green spaces to support natural habitats and wildlife.
- 3.42 The GLA welcomed a public realm strategy as part of the AAP and suggested a reference to the Legible London project should be included. The GLA also commented that opportunities to protect and enhance tranquillity and soundscapes in open public spaces should be included.
- 3.43 English Heritage commented that they would have liked to have seen more of the historical development context included in the POD.
- 3.44 There was general support for further pedestrian priority however there was some concern that this would be dangerous where it was proposed to have a mix of users and could result in more traffic congestion. There was one general comment relating to the effective use of lighting at night for pedestrian safety
- 3.45 One individual felt that there was too much emphasis on urban design matters. The Rotary Clubs of Sutton were concerned that public realm improvements would not protect the location of the Armillary in the town square.

Officer comment:

- 3.46 The support for the principles of 'greening' the town centre and improving the public realm is noted. If proposals to achieve these objectives are to be implemented successfully, they must take into account all the issues.

Sustainable Transport

- 3.47 There were 42 representations in relation to transport issues. The comments have been grouped under the topic headings below.

Tramlink

- 3.48 There were mixed responses in relation to Tramlink. The GLA and GOL acknowledge that the tram plays an important part in improving transport in Sutton but indicates that TfL are assessing transport needs in South London and if the tram did come forward, TfL would want to reappraise all options.
- 3.49 Several individuals supported an extension to Tramlink however there were some concerns about funding and the potential disruption to the town centre, particularly the road network. Two individuals felt that more tram stops were needed.
- 3.50 Scotia Gas Networks commented on the proximity of the gas works sites in relation to the proposed tram route and indicated that the vibration from trams can cause gas leaks. Several individuals were opposed to the extension of Tramlink into Sutton and felt that the POD placed too much emphasis on the extension when commitment and funding from TfL is uncertain. One individual objected to

Tramlink, instead promoting an extension to the London Underground. CTC commented that tram tracks are hazardous for pedal cycles.

Officer comment:

- 3.51 Tramlink would clearly improve the accessibility of the town centre and it is important that an alignment for Tramlink is identified at this stage. It is also important to consider and plan for other improvements to transport facilities and services until such a time as Tramlink is constructed.

Other public transport proposals

- 3.52 TfL stated that they have a network management duty for the gyratory at the southern end, as well as for the bus operation and any specific designs or proposals would need to be developed in consultation with TfL.

- 3.53 TfL and one individual expressed support for improved bus priority measures and infrastructure in the town centre. TfL would like to be involved in specific proposals.

Officer comment:

- 3.54 The involvement of TfL is welcomed.

Road link / diversion

- 3.55 In response to the questionnaire, 56% supported the northern road link/diversion and 61% supported the southern road link. The northern link diversion was opposed by 18%, and 25% were neutral. 17% disagreed with the southern road link proposal and 23% were neutral. There were mixed responses in relation to the proposed road links and traffic diversion. One individual opposed all road connections until they have been fully costed. One business opposed a road link and associated diversion of traffic in the north, while one individual supported it. There were also mixed views on the road link to the south. One individual suggested a new tunnelled east-west road link.

Officer comment:

- 3.56 Further design and investigation is needed in relation to road proposals and options, including effects on traffic flows, prior to completion of the AAP.

Walking and Cycling

- 3.57 Greater priority for pedestrians and cyclists on the main traffic routes was supported by 73%, of questionnaire respondents while 10% disagreed and 16% were neutral. There were mixed responses in relation to pedestrian and cycle activity on the High Street. Three individuals felt that in the interests of pedestrian safety, cyclists should have clearly marked separate cycle lanes. One individual commented that the current cycle lanes do not work because they are not continuous. CTC commented that while they support shared use of the High Street and surrounding area, there are inconsistencies with terminology used.

- 3.58 One individual and TfL agreed that links into the cycle network should be improved. TfL welcomed the intention to encourage the provision of secure cycle parking facilities and would like to see reference to their Cycle Parking Standards.

Officer comment:

- 3.59 The AAP aims to encourage both walking and cycling to and within the town centre. To help achieve this, shared use of traffic-free areas is proposed. This approach is being tested through the High Street Renewal Scheme which is currently allowing shared pedestrian and cycle areas on the High Street.

General comments

- 3.60 Natural England supported the sustainable transport options, including walking and cycling.
- 3.61 One individual commented that transport in Sutton is already very good.
- 3.62 The GLA commented that any proposals to reduce road capacity would require careful modelling. The GLA would also like to see more mention of Smarter Travel Sutton in the AAP and more emphasis on ensuring that new development has a travel plan that supports sustainable transport.
- 3.63 CTC would like to see the gyratory changed to two way traffic and restricted to 20mph. One individual would also like to see the gyratory changed to a 2-way single carriageway.

Officer comment:

- 3.64 The general support for the approach set out in the *Preferred Options Document* is welcomed. Further investigation of the options is planned in order to inform the final version of the AAP. It is accepted that Smarter Travel Sutton could feature more strongly in the package of town centre transport initiatives.

Chapter 7: Town Centre Quarters

- 3.65 There was general support for the 'quarters' concept, though English Heritage commented that it would have been useful to integrate them into their historical context.

Officer comment:

- 3.66 The importance of historical context is recognised and has been taken into account, e.g. in protecting the existing character of the High Street. It is proposed to undertake a 'heritage review' to help explain the context for these proposals.

North Sutton – Village Quarter

- 3.67 There were high levels of support (72%) from questionnaire respondents in relation to the 'Village Quarter', 10% disagreed with the proposed development and 18% were neutral. There were 9 representation points expressing general support for environmental improvements, improved shops and leisure activities in this area and enhancement of Sutton Green. There were two points in support of a landmark building adjacent to Sutton Green.

Officer comment:

- 3.68 Support for the regeneration of this northern part of the town centre is welcomed.

Central Sutton – Exchange Quarter

- 3.69 In relation to the 'Exchange Quarter', 70.5% of questionnaire respondents agreed with the proposals, 15.5% disagreed and 14% were neutral. There were 11 detailed representation points received in total, 4 in support and 7 objections. There was general support for improving cycle and pedestrian access, as well as

improvements to Manor Park. Three representation points questioned the need for expansion of the retail core.

Officer comment:

- 3.70 The case for expanding the retail core is based on research into retail needs and has been supported in the past by the Sutton Town Centre Partnership.

Central West Sutton – Civic Quarter

- 3.71 In relation to the 'Civic Quarter', 62.5% of questionnaire respondents agreed with the development proposals, 17.5% disagreed and 20% were neutral. There were 41 representation points relating to this quarter. There was support for the redevelopment of the Civic offices site, though some questioned the cost. There was also support for new cultural and leisure facilities. However, there were 29 objections to the removal and relocation of the St Nicholas Church Hall into a new Civic complex. There was also concern that new development should protect the setting of St Nicholas Church and other nearby listed church buildings.

Officer comment:

- 3.72 The demolition of the church hall and rectory was one of a number of ideas arising from Council's urban design consultants and was intended to enable the creation of an enlarged green space. It was put forward for consultation purposes only. The creation of a new green space would require the satisfactory relocation of all the displaced activities into new accommodation on the Civic Offices site or other nearby land. It could not proceed unless: a) suitable alternative provision is made available; b) the church authorities are in full agreement with the relocation. It should not be a proposal of the AAP, but could be retained as a possibility if the above conditions can be met. Any new development must respect the setting of all the listed buildings.

South Sutton – Station Quarter

- 3.73 In relation to the 'Station Quarter', 45% of questionnaire respondents agreed with the development proposals, 31% disagreed and 24% were neutral. There were 14 representation points received in relation to the 'Station Quarter' in the south of the town centre. There was general support for the package of proposals, though some respondents had reservations about the height of buildings, the nature of residential development and the new road link. One site owner wanted a higher building without any office component; another wanted a site allocated for a tall building.

Officer comment:

- 3.74 The general support for these proposals is welcomed. Detailed comments will be taken into account in preparing the final version of the AAP.

Primary Shopping Area and Retail Frontages

- 3.75 There were 11 representation points regarding the primary shopping area. Two respondents objected to the expansion of the Primary Shopping Area into Lodge Place, one of which is a landowner seeking to maximise development flexibility. The Metropolitan Police Authority wants a change to policy that allows the introduction of 'community uses' anywhere within the PSA. Barclays Bank is seeking a similar relaxation for A2 uses. Two respondents queried the inclusion of listed churches within a secondary shopping frontage.

Officer comment:

- 3.76 The expansion of the PSA is needed to accommodate the required increase in retail floorspace. Existing PSA policy does not prevent community and A2 uses finding suitable locations in the town centre; indeed, such uses are already present. A secondary shopping frontage reflects a policy objective that would apply to new development, and is normally drawn continuously along a street frontage; it does not override listed building constraints nor does it encourage change of use.

Chapter 8: Development Proposals – Opportunity Sites and Schedule of Development Opportunity Sites

- 3.77 This chapter and the associated schedule contain detailed information regarding the development potential of each of the Opportunity Sites. The sites discussed below have received substantive comments, full details of which can be found in Appendix 2.
- 3.78 The Environment Agency reminded the Council of the potential restrictions relating to protection of groundwater for many of the sites.
- 3.79 The GLA objected to inclusion of the Bushey Road Bus Garage in the town centre boundary.
- 3.80 There were three points of support for the redevelopment of Sutton station and car park (S4); two points of support for development of the Houses Adjoining Manor Park (site C5), and one point of support for each of the following sites: Secombe Theatre (CW2), North of Sutton Court Road (S2), South of Sutton Court Road (S3), Sutherland House (S6), Brighton Road MSCP (S7). However, some of these respondents queried the proposed height of buildings and housing mix.

N1: Gas Holder Site

- 3.81 There was general support for the development of this site however Scotia Gas Networks reminds the Council that this site is still needed for operational purposes and there are no plans to decommission the site at this time.

Officer comment:

- 3.82 This is a key site needed to unlock the development potential of the northern part of the town centre. It should remain as a development opportunity site and the Council should be pro-active in promoting its release and redevelopment.

C1: North of Lodge Place

- 3.83 One individual objected to the proposed height of buildings on this site and commented that traffic would need to be diverted off Throwley Way before there would be improved pedestrian areas. One representation emphasised the need for a replacement surgery after consultation with employees, patients and the PCT.

Officer comment:

- 3.84 Council officers will discuss the proposals directly with the PCT.

C2: South of Lodge Place

- 3.85 The owners of this site commented that uses should not be confined to retail, residential and office, and that urban design principles should not overly constrain development of the site.

Officer comment:

- 3.86 This site lies in the most suitable location for the expansion of the Primary Shopping Area, to meet future retail needs. It is also eminently suitable for housing, offices and other commercial uses within an overall mixed-use development. While AAP proposals are indicative, any development must not prejudice the objectives of the AAP.

C7: Robin Hood Junior School

- 3.87 Two points were made regarding the need for a school to serve the (growing) local population.

Officer comment:

- 3.88 Development of this site could not take place until the school is relocated into a suitable site within its catchment. This proposal will be retained only if there is a firm intention to do this.

CW1: Civic Centre Site

- 3.89 Ten comments were received in relation to this development site, all relating to the relocation of the St Nicholas church hall in order to create an enlarged green space – 8 in objection and 2 in support.

Officer comment:

- 3.90 See paragraph 3.72 above.

CW3: Beech Tree Place / West Street

- 3.91 There were two points expressing concern over the development of this site. One was in relation to building heights along St Nicholas Way and the other emphasised the need to re-house residents in another town centre location.

Officer comment:

- 3.92 It is considered that the redevelopment of this site would make a positive contribution to the urban character and function of this part of the town centre.

Chapter 9: Implementing the Area Action Plan

- 3.93 Thirteen representation points were made in relation to this chapter. Five of these points questioned how the proposals would be funded. GOL requested more information on implementation, delivery and timing in the plan. The GLA requested more information in relation to phasing, particularly of transport proposals. Natural England was supportive of the implementation approach adopted. Thames Water emphasised the need for developers to show that there is sufficient infrastructure capacity in order to prevent flooding problems. One representation point emphasised the need for a variety of engineering challenges to be overcome in order to successfully deliver the proposals in the plan.

Officer comment:

- 3.94 All these representations will be taken into account in preparing the final version of the AAP, which will have a greater focus on implementation issues.

4. Youth Response

- 4.1 There were high levels of support from youth in relation to all of the 'quarter' proposals. The 'Village Quarter' (95%) and the 'Exchange Quarter' (98%) received particularly strong support while the 'Civic Quarter' (88%) and the 'Station Quarter' (70%) received slightly less support. There were also high levels of support for sustainable development (88%), changes to the road system in the north (91%), redevelopment of the station (83%) and landmark buildings at town centre entrances (84%). Appendix 5 contains a summary of the youth questionnaire response.
- 4.2 Detailed comments requested a youth café, more 'high quality' shops (not £1 stores) and the provision of leisure facilities such as a swimming pool, fair rides, and animal park, a new cinema, space for boxing and kickboxing, football pitches, a youth club and space for karate.

5. Next Stages

- 5.1 Officers are now preparing a final version of the Sutton Town Centre Area Action Plan for Submission. A considerable amount of work will be necessary to produce this document involving, among other things, further meetings with landowners and key stakeholders. In particular, more research is needed on issues surrounding employment, transport, social and community infrastructure, energy and drainage infrastructure, housing, heritage and a public realm strategy. Further detailed investigation of the potential development sites is also needed.
- 5.2 The programme for the preparation of the AAP is set out in the Council's draft Revised Local Development Scheme (which was agreed by the Council for submission to the GLA for comment in April 2009). This proposes that public consultation on the Submission Version should commence in March 2010 followed by submission to the Secretary of State in June 2010. In view of the amount of further work still needed, and having regard to likely future staff resources, this is no longer be a realistic prospect, and a revised programme for producing the Submission Version will be forwarded to the Planning Advisory Group for consideration when the GLA's comments on the draft Revised Local Development Scheme are reported on in November 2009. A Report will also be presented to PAG in March 2010 for discussion on the next stage of the AAP.

6. One Planet Living

- 6.1 The AAP, and particularly the public realm strategy, can contribute to the Council's sustainability agenda by incorporating *One Planet Living* principles. In particular: *Natural Habitats and Wildlife* by improving and linking green spaces; *Culture and Heritage* by creating new spaces that contribute to local identity, while protecting the scale of the High Street and views of churches; *Health* by promoting healthy lifestyles through encouraging exercise in a safe and comfortable environment.

7. Financial Implications

- 7.1 This Report has no financial implications

8. Influences on the Council's Core Values

- 8.1 Producing and making available the draft local development framework documents for consultation with the local community and all stakeholders is contributing towards working in partnership with people living and working within the Borough and making the Council's services open and accessible.

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

- 9.1 Preparation of the Preferred Options Document has helped focus attention on issues of environmental quality and sustainability, thereby contributing to the Council's aim of Achieving Environmental Sustainability by protecting our environment now and in the future. Consultation on the document has contributed towards the aim of Achieving Social Inclusion.

10. Equality Impact Assessment

- 10.1 The Town Centre Plan will help implement the Core Planning Strategy objective of Creating Strong, Active and Inclusive Communities, promoting social inclusion by ensuring good access to town centre services and facilities for all sections of the community. Particular attention has been placed, during public consultation on Issues & Options, on contacting groups and individuals representing a wide range of locations, ages and ethnic communities.

Appendix 1 – List of organisations that made representations on the Preferred Options Document.

Full Name	Company / Organisation
Government Bodies	English Heritage
	Environment Agency
	Government Office For London
	Greater London Authority
	Metropolitan Police Authority
	Natural England
	Surrey County Council
	Sutton and Merton Primary Care Trust
Local Groups	Christ Church, Sutton
	Churches Uniting in Central Sutton
	Cyclists' Touring Club (CTC)
	Eco-Arts
	EcoLocal
	Friends of the Carshalton Water Tower / The Carshalton Water Tower and Historic Garden Trust
	Rachel Charitable Trust
	Rotary Clubs of Sutton
	SCILL (Sutton Centre For Independent Living and Learning)
	South Sutton Neighbourhood Association
	St Barnabas Church
	St Nicholas Church - Church of England
	St Nicholas pcc
	Sutton and Cheam Society
	Sutton Babylon Association / Sutton Minority Ethnic Forum
	Sutton Living Streets
	Sutton Vineyard Church
	The Montessori Children's House
	The Theatres Trust
	Trinity Church Sutton
Private Companies and Land Owners	A.W. Champion Ltd
	Amazon Properties plc
	Barclays Bank plc
	City Computing

	Garratt Court Properties Ltd
	Moat
	Royal Mail Group Limited
	Scotia Gas Networks
	Thames Water Property Services
	The Coal Authority
Residents Associations	Highfields Residents' Association

Appendix 2 – Schedule of representation points made to the Sutton Town Centre Area Action Plan: Preferred Options Document, incorporating officer comments.

Representation points in this schedule are grouped under the relevant chapter or paragraph, in the order that they appear in the Preferred Options Document.

Appendix 2: Sutton Town Centre Area Action Plan - Preferred Options

Sutton Town Centre Area Action Plan: Preferred Options

Consultee ID: 222877 **Full Name:** Ms Rachael Bust **Organisation:** The Coal Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO1 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Having reviewed your document, I confirm that we have no specific comments to make on this document at this stage. We look forward to receiving your emerging planning policy related documents; preferably in an electronic format. For your information, we can receive documents via our generic email address planningconsultation@coal.gov.uk, on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website. Alternatively, please mark all paper consultation documents and correspondence for the attention of the Planning and Local Authority Liaison Department. Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our departmental direct line.

Officer Response: N/A

Consultee ID: 302973 **Full Name:** Ms Christine Latham **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO120 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: When Redhill was divided into quarters many valued places eg. market were lost and there are now plans to re-vamp it.

Officer Response: The street market in Sutton High Street will be retained and improved.

Consultee ID: 302940 **Full Name:** Mr Roy Prytherch **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO126 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: I first moved to Sutton in 1965, having worked in the area for 40years I have seen some changes. I like the vision set out for the future. Jobs are a priority as well as flats, homes. We need the green spaces for the young and older families. So here's to the future of Sutton.

Officer Response: N/A

Consultee ID: 303595 **Full Name:** Mr Gary Miles **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO148 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The Sutton Armillary, donated by Sutton Rotary Clubs should remain where it is. It was provided to complement and be part of the High Street Renewal Plan 8/9 years ago.

Officer Response: The AAP does not contain detailed design proposals regarding the location of art work or other town centre furniture and fixtures. It is understood that an alternative position for the relocation of the Armillary in the Town Square has now been agreed.

Consultee ID: 34066 **Full Name:** Miss Juliet Chaplin **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Sutton Town Centre Area Action Plan: Preferred Options

Consultee ID: 34066 **Full Name:** Miss Juliet Chaplin **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO164 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: I see from Sutton Scene that businesses and residents seem to want all this so that's all right. Glad to see that TfL is paying part of the cost. I certainly hope that the cost is not going on my Council tax bills and I do wonder if the money could be better spent.

Officer Response: Funding for the development of privately owned sites would come from the private sector. This would require favourable market conditions. Private development would also be expected to help fund public infrastructure through planning agreements. Funding for the development of Council sites could only proceed if it was financially viable.

Consultee ID: 86781 **Full Name:** Mrs Y Carney **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO19 **Nature of Response:** Observation / General Comment **Officer Recommendation:** No Action - Not an LDF Issue

Representation: High Street and buildings need to be cleaner too!

Officer Response: These comments will be passed on to Council's Street Cleaning team.

Consultee ID: 293023 **Full Name:** **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO20 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: It is good news to hear of the long term planning for Sutton Town Centre. However, I feel it is 'high time' something was done about Wallington Town area which seems to have been neglected for a very long time. Having lived here for many years it is quite noticeable how run-down Wallington has become. Being very populated, there are very few useful shops for everybody, and little entertainment for young people. It would help to have more clothes shops, shoe shops, general 'handy store' and perhaps reasonably priced restaurant. Not to mention 'vandal-proof' public conveniences if there are such things. There are no public toilets and with many elderly here, surely this is a priority. The railway bridge is an eyesore with pigeon droppings everywhere. Some wire mesh fixed under the whole bridge would deter the birds from nesting there.

Officer Response: Preparation of a Wallington Town Centre DPD is scheduled to begin later this year. In the meantime, the Council has commissioned work on an integrated package of transport and public realm improvements for Wallington, to be delivered from next year.

Consultee ID: 67320 **Full Name:** Mr Andrew Grimes **Organisation:** Sutton and Merton Primary Care Trust
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO203 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - Propose Changes

Representation: The PCT is very supportive of the general direction of travel and the policies within the Sutton Town Centre Area Action Plan. However we make the following comments: We consider objective RC1 specifically and the whole document should be compliant with the LONDON BOROUGH OF SUTTON CORE STRATEGY STATEMENT OF COMMON GROUND between LONDON BOROUGH OF SUTTON And SUTTON AND MERTON PRIMARY CARE TRUST. Specifically the document should reflect the common ground on the housing development area and the design requirements for tall buildings.

Officer Response: The AAP must reflect and implement the policies and objectives of the Core Planning Strategy, as amended by the Statement of Common Ground between the Council and the PCT. The AAP will therefore take into account the need to promote health and well-being (e.g. by encouraging physical activity), provide suitable healthcare facilities, promote sustainable development and ensure that new developments support social interaction and cohesion. PCT representatives will be invited to meet with planning officers to discuss how the AAP can help meet their objectives in more detail.

Consultee ID: 107903 **Full Name:** Mr Philip Champion **Organisation:** A.W. Champion Ltd
Agent ID: 107899 **Agent Name:** Mr Adrian Keal **Agent Organisation:** Broadway Malyan

Sutton Town Centre Area Action Plan: Preferred Options

Consultee ID: 107903 **Full Name:** Mr Philip Champion **Organisation:** A.W. Champion Ltd

Agent ID: 107899 **Agent Name:** Mr Adrian Keal **Agent Organisation:** Broadway Malyan

Comment ID: STCPO208 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: A.W. Champion The site is one of nine timber yards operated by A.W. Champion throughout South West London. There has been a timber yard in use on this site since 1928. A.W. Champion import, machine and sell a wide range of timber and allied products, mainly to professional customers such as builders and shopfitters but also to discerning DIY customers. They have a well established reputation for quality and service. They employ over 200 staff, 20 of which are at Sutton; a key premises within their company. They have attended several strategy meetings. They wish to remain in Sutton and understand that because of the services they offer and the wide range of job skills that they offer they are welcome to do so. Their site consequently is not marked for redevelopment. Sutton Town Centre Area Action Plan DPD We welcome the efforts that are being made to enhance Sutton town centre, but are concerned that the current proposals will have some detrimental consequences for the town and for A.W. Champion. We are not therefore able to support the proposal, but are keen to maintain a positive dialogue with the Council.

Officer Response: While the company welcomes efforts to enhance Sutton town centre, it is concerned that the rerouting of the gyratory road system in the northern part of the town centre could have a detrimental effect on the operation of the business. Further investigative and design work would be needed if this proposal is to be pursued, and the company would be invited to comment on any detailed scheme as it evolves.

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO224 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The Sutton Town Centre Area Action Plan (AAP) We understand that the AAP will contain ambitious plans for the future of the town centre. It forms part of the Council's Local Development Framework (LDF) under the new development plan system, and is a particular kind of Development Plan Document (DPD) intended to provide the detailed planning framework for areas where significant change or conservation is needed. It will set out the Council's proposals for the scale and character of new development over the next 10-15 years. Promotion of the Plan is separate from the immediate programme to improve the town centre called the "Town Street Renewal Project". Detailed draft proposals in the latter gave rise to the earlier concerns expressed by the Rotary Clubs of Sutton about the prospect of the Armillary being removed from the Town Square.

Officer Response: N/A

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO225 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The Armillary The Clubs conceived, planned and together with other organisations funded the Armillary in response to the Council's request several years ago for Millennium projects that had a direct relationship with time. The Armillary is in the form of an historical timepiece, was designed to be durable for many more years as the centre piece of the Millennium Garden and has provided for 8-9 years an iconic focus for the Town Centre for which the Council expressed appreciation. The Clubs had expected the whole feature to remain as a permanent memorial in the Town Centre marking not just the new Millennium but also the central part that Rotary has been playing in the welfare of Sutton since 1923. After raising our concerns at the Sutton Local Committee on 5 February 2009 and being advised "that the Armillary did not have to be moved and consideration with the Rotarians needs to be given to find the best position", we understand that no decisions have yet been made on the detailed design of the Town Square. Our objective, therefore, in this submission is to ensure that decisions on the overall AAP and the design guidelines for the next 10-15 years do not prejudice the retention of the Armillary in the Town Square over that period.

Officer Response: The AAP does not contain detailed design proposals regarding the location of art work or other town centre furniture and fixtures. It is understood that an alternative position for the relocation of the Armillary in the Town Square has now been agreed.

Consultee ID: 117490 **Full Name:** Barclays Bank plc **Organisation:** Barclays Bank plc

Agent ID: 102052 **Agent Name:** Mr Michael Fearn **Agent Organisation:** Shire Consulting

Sutton Town Centre Area Action Plan: Preferred Options

Consultee ID: 117490 **Full Name:** Barclays Bank plc **Organisation:** Barclays Bank plc
Agent ID: 102052 **Agent Name:** Mr Michael Fearn **Agent Organisation:** Shire Consulting

Comment ID: STCPO235 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: We act as planning consultants for Barclays Bank plc ("The Bank") in respect of the emerging LDF for Sutton and have made representations on previous stages of the Core Strategy and other Development Plan Documents during the public consultations in February 2008, December 2008 and February 2009. On behalf of the Bank we have examined the Sutton Town Centre Area Action Plan (TCAAP) Preferred Options Document and set out our representations below. Those representations inevitably reflect our comments made on behalf of The Bank during those previous consultations on other DPDs and The Bank is concerned that the Council's response to date does not seem to acknowledge the matters that we raised. The Bank is a long-established business and has made a substantial contribution to the vitality and viability of the Borough's centres over the years that it has traded (it has branches in Sutton, Carshalton, Cheam, Wallington, Worcester Park). It is a significant stakeholder within the Council's area and is therefore concerned that development plan policies should not fetter the important contribution that it makes to the vitality and viability of town centres. Strategic Objectives SO12 & 13 of the Core Strategy set out to enhance the attractiveness of Sutton and other centres in the Borough. To succeed, town centres need to provide a full range of services and these often need to be located in ground floor premises in accessible locations. The alternative to diversity can be long-term vacancy and decline. Banks are important contributors to town centres and significant attractors of visitation in their own right, as accepted at paragraph 3.21 and Figure 16 "Purpose of Visit" of the Savills 2007 Retail Report. The Savills report also found (see Figure 17 "Views on centres") that in Sutton only 4% of shoppers surveyed thought that the existing provision of financial services was "good". This indicates that improvements to the provision of financial services would receive public support and should be a Council objective. As the Bank has stated in previous representation of Sutton's DPDs, this important role of banks in underpinning town centres and assisting in regeneration should be recognised in all LDF policies on the matter of promoting town centre vitality and viability.

Officer Response: While the Preferred Options Document does not identify the provision of additional Class A2 uses (including financial services) as a priority for the AAP, this does not mean that such uses are not an important element in the overall retail mix. Rather, it reflects the lack of any evidence to suggest that such uses experience difficulty in locating within the town centre.

Consultee ID: 297924 **Full Name:** Mr Kevin Pope **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO236 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: I actually quite like Sutton town centre as it is. I feel safe there, the variety of shops is good and there is not the crush that you find in places like Croydon or Kingston. During the week, I like to have a quiet drink and do some shopping after work before heading back to Wallington and in general I find the experience perfectly pleasant. It is for this reason that the heart sinks when I read about all the new exciting things that are proposed for Sutton because this will mean upheaval and the worrying tendency to modernise things that do not need to be modernised.

Officer Response: N/A

Consultee ID: 297924 **Full Name:** Mr Kevin Pope **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO237 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: From the artists impressions of the streets that I have seen on my development leaflet the new buildings seem to make the high street look like one giant canyon lined with trees. The architecture looks bland and uninspiring with all the heritage (old stuff ripped out). I disapprove.

Officer Response: The image in question relates to Throwley Way, not the High Street. It is intended to indicate potential building heights and mass along that corridor. The scale and appearance of buildings in the High Street would remain very much as at present.

Consultee ID: 299625 **Full Name:** Mrs S.M. Osborne **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Sutton Town Centre Area Action Plan: Preferred Options

Consultee ID: 299625 **Full Name:** Mrs S.M. Osborne **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO245 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: I am a resident of Sutton and have lived here my entire life. I am a pensioner and have seen many changes in Sutton, some good, some bad. I am now writing to comment on your long-term plans for Sutton Town Centre. Whilst I agree that we need to make Sutton a more thriving place to live and work, we also need to build for the existing community in Sutton.

Officer Response: N/A

Consultee ID: 293079 **Full Name:** Mrs Margaret Potter **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO25 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: New development OK as long as it's not too ambitious as Sutton is only a small area.

Officer Response: N/A

Consultee ID: 108006 **Full Name:** City Computing **Organisation:** City Computing

Agent ID: 229461 **Agent Name:** Mrs Natalie Rowland **Agent Organisation:** Gerald Eve

Comment ID: STCPO262 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Disagree - No Changes

Representation: We write to submit representations on the above document on behalf of our client City Computing. We are responding to this, and have done so to the previous, Sutton Town Centre Plan Issues and Options paper and other consultation documents, following meetings with planning officers regarding the site at City House, Sutton Park Road. We have put forward initial proposals for the redevelopment of this site for high-density mixed-use development and discussions with Andrew Webber and Eimear Murphy are ongoing. The site has the opportunity to be delivered in the short term and will meet the aspirations of the forthcoming Sutton Local Development Framework policy documents. I enclose a site plan showing the extent of the City House Site. We set out below our response to the Sutton Town Centre Area Action Plan DPD, Preferred Consultation Draft. Response In the previous consultation version of this document, the City House site was proposed to be included in "Area 13" (p98 and Fig 12.1, Issues and Options Paper). The area included the Morrison's store and car park in the centre of the block, small shop units fronting the High Street, Cheam Road and Grove Road, two office blocks on Sutton Park Road (one of which is now residential) and the Baptist Church buildings on Cheam Road. It had been identified as a potential development area because of the potential to replace low-rise buildings in order to increase densities and introduce high-density mixed-use development, possibly including landmark buildings, incorporating retail, residential and office uses. A site development brief was proposed to guide the scale, form and function of any redevelopment. Our previous representations supported this inclusion, particularly the potential for a mix of uses and the recognition that landmark buildings may be introduced. We further suggested that a landmark building on the northern part of Area 13 could complement the adjacent development area at the Civic Offices and together these could form a gateway to Sutton coming in from the west. We requested that the area indicated on Fig 12.1 should be delineated more clearly to fully include the areas discussed in the text description.

Officer Response: The Issues & Options Report did not identify individual development sites. Rather, for the purpose of consultation, it identified broader areas within which future development may be appropriate. Following this consultation, specific development opportunity sites have been proposed in the Preferred Options Document. In identifying suitable sites, the Council took into account a number of factors, including the potential effect of site redevelopment on the plan's objectives. This particular site was not identified because its redevelopment would mean the removal of a successful office building providing valuable town centre employment opportunities.

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Sutton Town Centre Area Action Plan: Preferred Options

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO277 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Whilst the Sutton Town Centre AAP Preferred Options positively contains many aspects in general conformity with the London Plan and includes a number of amendments raised at the Issues and Options stage, there remains a number of aspects that are not in general conformity with the London Plan. Of particular concern is the approach taken to re-location of the Bushey Road Bus Garage. General conformity issues are also raised with regard to housing and climate change. Additionally, it is important that the AAP should reference London Plan policies where relevant.

Officer Response: These issues are discussed and addressed elsewhere.

Consultee ID: 291940 **Full Name:** Mr Alexander Taylor **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO288 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: I had no specific comments on specific sites in Sutton town centre because it is reasonable to generalise that the entire town centre needs change. There are very few buildings worth protecting and the one way system creates a race track for jobs. I think the plan generally can be more ambitious, in that the considerations of protecting its 'small scale character' and 'protecting neighbours from overlooking/loss of light, etc.' are not that important. Firstly, Sutton town centre doesn't have any character, and recent buildings like the ASDA and Halfords have not helped. These buildings, along with the tower blocks and the two shopping centres mean that it doesn't have small scale character. It is a major shopping centre for south London, and is very long, so it is hardly like a village. Whilst not all the housing surrounding Sutton is unpleasant and those residents do have rights, I believe that the priorities of achieving high enough densities to improve public transport and deliver more sustainable lifestyles, providing affordable housing, promoting economic development and creating a vibrant and exciting town centre take precedence. Therefore, I believe that the Sutton town centre AAP should allocate policies for greater heights/more storeys to proposed sites, and that the proposed sites should extend into the areas immediately surrounding the town centre, therefore replacing what is currently housing. In particular this should happen around North sutton town centre, and could extend up to Hallmead Road. The policies should also allow greater densities around parks, so that people can enjoy views of green space. With this level of development Sutton could become a major business, cultural and retail hub that is actually interesting and enjoyable to go around, like Croydon. The Green spaces should be retained, enhanced and connected, with parkways featuring traffic calming measures replacing Throwley Way and St Nicholas way. With taller buildings there can be green space around them. Sutton also needs a good museum and art gallery, more public art and sculpture, a skate park (with graffiti wall), an indoor market and universal WiFi access. A tall version of BedZed would be good, and maybe some kind of leisure lake or nice large water feature.

Officer Response: N/A

Consultee ID: 294049 **Full Name:** Mrs Mary Goodlad **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO30 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: How many trees will be cut down?

Officer Response: The AAP envisages a significant increase in street trees as part of the 'greening' of the road corridors.

Consultee ID: 32863 **Full Name:** Miss Carmelle Bell **Organisation:** Thames Water Property Services

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO305 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Drainage areas do not fit neatly over local authority boundaries and therefore we also need to consider neighbouring boroughs ambitions as well as the allocations within Sutton as set out in the London Plan.

Officer Response: N/A

Sutton Town Centre Area Action Plan: Preferred Options

Consultee ID: 294049 **Full Name:** Mrs Mary Goodlad **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO31 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: How many buildings will be demolished (with subsequent discomfort for people who live in or near the town centre)? I am basically concerned that we have plenty of trees and good lighting.

Officer Response: Development of all sites would not happen at the same time, and as with any development, construction effects and disruption would be controlled . 'Greening' of the main roads and connecting routes in the town centre is proposed. New lighting along the High Street is being installed later this year under the short-term High Street Renewal Project.

Consultee ID: 302841 **Full Name:** Mr Alex Forrest **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO312 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Please retain the view of Wembley Arch from Cheam Road over the Holiday Inn/Civic Car Park.

Officer Response: There are no proposals for new buildings that would block this view.

Consultee ID: 302841 **Full Name:** Mr Alex Forrest **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO318 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Do not over-develop Sutton - retain its small/human scale.

Officer Response: New development will respect the existing scale and character of the different parts of the town centre.

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO328 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The Council is right to have a positive vision and policy objectives for Sutton Town Centre. We also recognise that this is preparatory to spatial plan proposals considering policy options before re-zoning or re-allocating land usage.

Officer Response: N/A

Consultee ID: 33924 **Full Name:** Ms Maureen Peglar **Organisation:** EcoLocal
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO4 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Overall the plans are well thought out. They should make central Sutton distinctive

Officer Response: N/A

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England
Agent ID: **Agent Name:** **Agent Organisation:**

Sutton Town Centre Area Action Plan: Preferred Options

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO416 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: I am concerned that nothing creative has been done to improve the quality of life for those more vulnerable members of the town. Some thing could be considered to help the older people in the comunity to get up and down the high street. Also I have concern about the increase required in health and education services associated with the plans. I am also concern that in the economic environment this maybe difficult to fund.

Officer Response: N/A

Consultee ID: 298038 **Full Name:** Mr David Beasley **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO418 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Wonderful ideas overall

Officer Response: N/A

Consultee ID: 297901 **Full Name:** **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO47 **Nature of Response:** Observation / General Comment **Officer Recommendation:** No Action - Not an LDF Issue

Representation: We hear and read how much money is being spent on Hackbridge, Rosehill and now Sutton town centre, isn't it about time some money was spent on North Cheam and the surrounding roads. (The gutters in this road - Abbotts Road are disgusting and the growth around the trees is fast becoming like small shrubs. When a road sweeper does appear - not often - he walks the length of the roads one side and back along the other and we are lucky if he lifets his broom from his barrow. You're quick to send in our council tax bills how about us having benefit from them.

Officer Response: These comments will be passed on to Council's Street Cleaning team.

Consultee ID: 297913 **Full Name:** Dr Peter R. Likeman **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO48 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Sutton has changed far enough. Stop trying to change Sutton into a second Croydon. STOP NOW! before it is too late and tear up these ridiculous plans. I was born in Sutton and remember it as a quiet almost semi rural town (when Cheam Village was a village). In these plans Sutton will lose the last of its individual character and become just one mass of concrete like so many and indistinguishable from so many towns today.

Officer Response: The aim of the AAP is to create a town centre that is distinctively Sutton. The AAP seeks to build on and enhance the positive aspects of the town centre, and protect areas of individual character such as the High Street. New development would be of a high quality and would respect the existing buildings and spaces.

Consultee ID: 299600 **Full Name:** Mr John Worton **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Sutton Town Centre Area Action Plan: Preferred Options

Consultee ID: 299600 **Full Name:** Mr John Worton **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO68 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Disagree - No Changes

Representation: We do not want another Croydon thank you very much. Improvements yes in keeping with Suttons size. Look at town square opposite Waterstones totally pathetic!! Do you remember the total blight and devastation caused to Croydon town centre - years of it and never totally recovered. And you want to impose this on Sutton. Let alone years of major construction on Rosehill Roundabout and central Sutton. Sutton would not recover shoppers etc would be lost for good. What has happened to the grandiose plans and schemes for Croydon Whitgift Centre - Scrapped!

Officer Response: The aim of the AAP is to create a town centre that is distinctively Sutton. The AAP seeks to build on and enhance the positive aspects of the town centre, and protect areas of individual character such as the High Street. New development would be of a high quality and would respect the existing buildings and spaces.

Consultee ID: 299608 **Full Name:** Edwina McCarthy **Organisation:** SCILL (Sutton Centre For Independent Living and Learning)

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO70 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The plans are quite general so it's difficult to comment on access issues at the present time but we are very happy to be involved when the plans are more specific.

Officer Response: N/A

Consultee ID: 32837 **Full Name:** Mr Richard Evans **Organisation:** Surrey County Council

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO72 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: The TC AAP Preferred Options document concerns a long term vision for retail, leisure, housing etc. over the next 15 years. We do not have any objections. The County Council therefore SUPPORT the preferred approach.

Officer Response: N/A

Consultee ID: 33535 **Full Name:** Mr Mark Chessell **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO73 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: As a long term resident of South Sutton living within ten minutes walk of Sutton Station I have developed considerable knowledge of the strengths and weaknesses of Sutton Town Centre and the opportunities to create a more vibrant and more attractive place over the next ten to fifteen years. In my opinion Sutton already has some of the key ingredients of being a successful Metropolitan Centre in South London (e.g. very good public transport - especially rail - services, an extensive range of shops, a fine selection of restaurants, bars and clubs, a large amount of office accommodation, reasonable community facilities and a leafy environment) but it is currently underperforming with regard to its potential.

Officer Response: N/A

Consultee ID: 33535 **Full Name:** Mr Mark Chessell **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Sutton Town Centre Area Action Plan: Preferred Options

Consultee ID: 33535 **Full Name:** Mr Mark Chessell **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO74 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: My overall view of the Preferred Options document is very positive. I believe that the Council has produced an excellent report that should form the basis of a strategic Development Plan Document that will help Sutton to become an economically prosperous centre within an exemplary sustainable suburb in London. I am particularly impressed by the imaginative and well focused "Town Centre Quarters" approach, by the emphasis on creating a more pedestrian-friendly environment and by the support for various key public transport improvements, including safeguarding a tramlink route to Sutton.

Officer Response: N/A

Consultation Arrangements

Consultee ID: 302937 **Full Name:** Mrs Joanne Bolton **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO127 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: After picking up a leaflet at one of the planning open days - I was a little shocked to find our house within the development. Obviously we are a little concerned at this - not only in the 6 years it is projected to happen but also as to the value of our property if we wish to sell in the future. I am disappointed the way this has been communicated to us - I also appreciate this is only the planning stage - but i would expect a letter informing us of any development thoughts before it became public and up for discussion. We are keen to attend any meetings regarding the development in particular our property and that of our neighbours, and insist that one of the planners arrange a personal meeting with us prior to any further plans being made.

Officer Response: The consultee's property falls within one of the Development Opportunity Sites proposed in the Preferred Options Document. It was not practicable to consult all those potentially affected by development on an individual basis. Rather, the Council undertook a widespread general consultation exercise in accordance with its approved Statement of Community Involvement. The consultee has been contacted in response to her request for a meeting with planning officers.

Consultee ID: 297922 **Full Name:** Revd Michael Hartland **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO213 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: I am a deacon in the Church of England who works in Sutton Team Ministry and am very concerned about what seems a major decision for the Christian community in Sutton. I live outside Sutton and have only become aware of this through members of the Christian community who worship in St. Nicholas, and am not aware of any direct consultation with the Church of England, Diocese of Southwark, or the local faith community served by Sutton Team Ministry. I do think there needs to be a special formal process which involves the above bodies considering the potential impact these decisions may have on Christians in Sutton and would like to know more about what plans you have in place to take their views into account.

Officer Response: Representatives of the Church of England in Sutton attended a public meeting as part of the formal public consultation on the Preferred Options Document. Subsequently, officers held a meeting with the St Nicholas Church Council to discuss planning and other issues affecting the church community.

Consultee ID: 33789 **Full Name:** Mr Vaskor Basak **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Consultation Arrangements

Consultee ID: 33789 **Full Name:** Mr Vaskor Basak **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO249 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: I made a comment to a very enthusiastic and helpful Sutton Council employee in attendance at the second consultation meeting that it would be very important for the Council to be proactive in getting feedback from younger people to find out what they wanted from the town centre redevelopment, for example, by speaking to the youths who congregate in the Millennium Gardens. He informed me that he had actually already consulted the Youth Parliament, and I understand from the consultation documents that there may be a skateboarding area put up in Manor Park, which seems good.

Officer Response: Consultation on this Preferred Options Document included consultation with youth. This involved a separate youth questionnaire which was developed in conjunction with the Youth Parliament and included questions about what uses would like to see on which sites. The youth questionnaire was distributed to high schools within the borough, as well as the Youth Parliament and Youth Groups. Council received 44 completed youth questionnaires. The AAP does not specifically mention a skateboarding area in Manor Park.

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO343 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Finally, whilst we have completed the questionnaire we deplore its content/layout. It crystallises our concerns about laying out future options without recognising challenges or implications (financial etc) in proceeding. It is particularly unhelpful to 'lump together' all the possible options in the section about the Town Centre Quarters.

Officer Response: By their nature, all questionnaires are somewhat restricted in their scope. All respondents had the opportunity to explain and expand on their views by adding comments.

Gillespies Portrait of Sutton Town Centre in 2025

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc

Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO153 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: In terms of the UDF, Fig E7 shows a 3D model which depicts heights of 14-16 storeys. In contrast, Fig E13, on pg 71 advises heights of between 4-6 and 7-10 storeys as appropriate.

Officer Response: The Urban Design Framework (UDF) is an advisory document, prepared by consultants to assist the Council. The Council is not responsible for any inconsistencies within the UDF. In Figure 7.5 of the Preferred Options Document, an indicative height of 7-10 storeys is shown for Site S2 (North of Sutton Court Road).

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton

Agent ID: **Agent Name:** **Agent Organisation:**

Gillespies Portrait of Sutton Town Centre in 2025

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO227 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Specific caveats and comments (All paragraph and page numbers relate to the POD.) The consultants' portrait of Sutton Town Centre in 2025 (POD p2) says:- "The focal point is the Town Square and Millennium Gardens which provide a meeting place for residents, shoppers and workers alike; they also play host to a variety of stalls, outdoor entertainers and events. The square also acts as a pedestrian friendly green link connecting into Manor Park and the new cultural quarter and completing a legible circuit of pleasant streets and spaces. Everything has been planned to be within easy walking distance of each other." The Rotary Clubs fully agree that the Town Square is and should be the focal point as described (repeated in para 6.11). We note the general view (reported in para 3.10) "that public realm improvements should be a priority" and that there was "general support for the idea of a '€boulevard' link between the Civic Offices and Manor Park." Although the Clubs have no objection to the principle, we are concerned that the Urban Design Framework to be adopted by the Council (para 3.12) might militate against the retention of the Armillary in its current effective setting. In particular, the imminent implementation of the Renewal Project is mentioned in para 5.12 and elsewhere suggesting that the principles have already been agreed. That is not the case as far as the Town Square is concerned. The Rotary Clubs took their objections to the Sutton Local Committee 5 Feb 09 and received assurances about the development of plans for the Town Square. Discussions with the Council's consultants on the details are still proceeding and until they have been resolved satisfactorily, the Clubs make the following points.

Officer Response: The AAP does not contain detailed design proposals regarding the location of art work or other town centre furniture and fixtures. It is understood that an alternative position for the relocation of the Armillary in the Town Square has now been agreed.

Consultee ID: 33357 **Full Name:** Mrs Shirley Quemby **Organisation:** Cyclists' Touring Club (CTC)

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO325 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: With reference to Gillespies' proposals, again there are many instances of the use of the misleading term 'pedestrianisation'. From your 1913 map, you will be aware of the many road closures which have led to the High Street being more like a tube. You make the point, pages 19 and 30, of the need to enable pedestrians and cyclists to access the High Street at more points (which we strongly endorse) but then omit the reference to cyclists on pages 31 and 32. We are concerned that readers could assume from your description of the Vision in 2025, first paragraph, (and on pages 39, 107 and 146) that cyclists only ride along designated routes whereas cyclists need safe access to all roads as well as access to individual shops along the High Street. In addition to most cyclists, there are many who are quite disabled and use their cycle as their shopping trolley or wheeled transport when moving between shops. On pages 107, 109 and 112, the proposed 'New direct pedestrian only connection' must in addition be for pedal cycles as cycles are conveyed on many trains and may also be parked at the bus interchange. You confirm the need for access to the Station in the fourth paragraph on page 112. Wheelchairs and pushchairs will also be wheeled along the 'direct pedestrian only connection' which must be designed for such use. We wish to question two items on your maps. On page 118 it appears the southern end of Robin Hood Lane has been closed. This path is used for access between Cheam Road and the Civic offices and Library and is likely to be needed for pedal cyclists, wheelchairs and pedestrians as now. During the Cycle Route Inspection Meeting, TfL expressed the intention to alter this path for shared use. On page 139 trees appear to have been planned for the space which is required by cyclists wishing to cycle northwards on the High Street, a route not at present available because it is on a one-way section of road. The alternative sends cyclists out onto St. Nicholas Way then the lane changing necessary on Crown Road. We are surprised to see a photograph (page 129) apparently recommending railings alongside a road carrying motor vehicles. If the railings are simply for cycle parking they are not of the best design and could obstruct pedestrians walking along in groups on the pavement. Particularly, however, drivers are tempted to travel fast past railings as they anticipate no pedestrians will endeavour to enter or cross the road. We trust no such installations are planned. We are of course in favour of small groups of Sheffield stands sited close to shops all along the High Street and other shopping parades. In the section entitled 'Connections' on page 131, please add 'cyclists' to all references to 'pedestrians'. In order to include cyclists (second paragraph) in the linkages from the surrounding areas, a contra-flow is required at the eastern end of Manor Lane.

Officer Response: Gillespies' UDF is the final version of a consultants' document commissioned by the Council to inform preparation of the AAP. Its detailed wording was a matter for the consultants and does not represent Council policy. The CTC's comments will be taken into account in preparing the final version of the AAP.

Background & Context

Chapter 1:

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Background & Context

Chapter 1:

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO264 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The need for the London Plan (Consolidated) to be properly and adequately referenced throughout the AAP but especially in Chapter 1 as the London Plan forms part of the development plan for Sutton. Whilst the Sub-Regional Development Framework provides more detail in relation to implementation it is important that the relevant London Plan policies are appropriately referenced.

Officer Response: The London Plan has been properly referenced elsewhere in the document, especially Chapter 4. Officers will seek a meeting with GLA officers to find out, inter alia, exactly how and where they would like the London Plan to be referenced.

Paragraph

1.1

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO278 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: This paragraph makes clear that this plan is an Area Action Plan under the new development plan system, which helps to reinforce the statutory nature of the document.

Officer Response: N/A

Proposed Boundary of Sutton Town Centre Area Action Plan

Figure 1.1

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO265 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: It is welcomed that the number of different boundaries for the APP without adequate explanation in the Issues and Options has been resolved to indicate one clearly defined boundary in the Preferred Options. The confusion over the boundary for the AAP is now addressed under the heading 'Area Action Plan Boundary' and figure 1.1 on page 6.

Officer Response: N/A

Spatial Portrait

Chapter 2:

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO382 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Environmental characteristics of the town centre have not been considered at all.

Officer Response: Environmental characteristics are summarised briefly in paragraphs 2.5-2.8 of the Preferred Options Document.

Paragraph

2.4

Paragraph

2.4

Consultee ID: 33789 **Full Name:** Mr Vaskor Basak **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO255 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - Propose Changes

Representation: 2.4 There is a factual error here, as there are no direct trains to Waterloo.

Officer Response: This will be corrected in the final version of the document.

Outcomes from Previous Consultations

Chapter 3:

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO105 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The London Borough of Sutton suggests that the proposals, which are presently out to consultation, have been widely discussed and have the support of business and community groups. We are disappointed that we were not consulted on plans which potentially affect the Church and its facilities. We have been informed that The Sutton Partnership was involved in the early stages of the consultation and had consulted with religious groups. However, we were not involved in this consultation.

Officer Response: Extensive public consultation was carried out in relation to both the Issues & Options Report and Preferred Options Document. Meetings have now been held with church representatives.

Paragraph

4.1

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO279 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: The AAP fails to reference the London Plan specific policies where relevant. The appropriate strategic policies should be referred to in the AAP policies.

Officer Response: See Officer Response to STCPO 264 on page 13.

Vision & Objectives

Chapter 5:

Consultee ID: 302843 **Full Name:** Mr Robert Moorhouse **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO135 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: Sutton needs an 'image' - it lacks one at present. When asked where I live I say between Epsom, Wimbledon, Kingston and Croydon. People have heard of these places - they've never heard of Sutton. The tramlink will be crucial to the regeneration of Sutton. We need to attract people that might otherwise want to live in Wimbledon or Kingston. There needs to be a reason to visit and live here in order to attract a range of residents.

Officer Response: The respondent makes a reasonable point. One consequence of the AAP may be to help raise the profile of the town centre, e.g. by encouraging new investment. The aim of the AAP is to create a town centre that is distinctively Sutton. The AAP seeks to build on and enhance the positive aspects of the town centre, and protect areas of individual character such as the High Street. New development would be of a high quality and would respect the existing buildings and spaces.

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO166 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Chapter 5: Vision and Objectives Preferred Policy Objectives provides a list of seven (7) main objectives which are then broken down in to more specific Preferred Policy Objectives, which can be broadly supported.

Officer Response: N/A

Consultee ID: 72077 **Full Name:** Ms Julie Shanahan **Organisation:** Government Office For London

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO195 **Nature of Response:** Support with Conditions **Officer Recommendation:** Agree - Propose Changes

Representation: The document presents a good spatial portrait of Sutton Town Centre in 2025. This provides a locally distinctive dimension and also gives a clear picture of how the town centre will look and what it will be like as a place to live and work in 2025. This supports the role of place shaping as promoted in PPS12. GOL also supports the approach of identifying quarters in Sutton Town Centre, each with its own locally distinctive character and development capacity. However, there are some elements of the AAP which are less clear. Chapter six includes proposals for sustainable built development, public realm and transport (6.1-6.11, p.40-50) - the status of the proposals in this section is unclear. Is each proposal a preferred policy approach? Will the proposals be presented as policy in the next version of the document? Also, with regard to the preferred policy objectives in chapter five, we are unclear, as to how these relate to strategic objectives and subsequent policy. GOL would welcome any further clarity on this.

Officer Response: The support from GOL is welcomed. An officer meeting will be sought with GOL in order to clarify the points they raise. It is intended that the AAP will contain development and infrastructure proposals. Related policies are to be included within the Site Development Policies DPD, though the AAP will provide additional clarification regarding the application of some policies within Sutton town centre.

Consultee ID: 67320 **Full Name:** Mr Andrew Grimes **Organisation:** Sutton and Merton Primary Care Trust

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO205 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Furthermore the PCT supports the principles of mixed development and wishes to support the boroughs intentions to prevent the concentration of premises whose primary purpose is for alcohol consumption.

Officer Response: Promoting a diverse range of evening uses in the town centre, that appeal to a wider range of people, will populate the area and provide alternatives the town centre offer which is currently dominated by pubs, clubs and restaurants.

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO331 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Disagree - No Changes

Representation: The fatal flaw of the options is that the Council, and apparently its consultants, have not put those options in a proper context. By context we mean looking at risk & feasibility; in short the old fashioned but still valid concept of SWOT analysis. Within that context the document is unbalanced because it does not set what may be nice or desirable against the potential challenges to be surmounted. In particular we consider that: c) the document also ignores certain alternative options - particularly in respect of transport - which your own consultants have said would be cheaper than some "preferred options".

Officer Response: These comments are not accepted. All the issues covered by a SWOT analysis were fully considered at the Issues & Options stage and are kept under review throughout the plan preparation process. The respondents do not elaborate upon which alternative options have allegedly been ignored. Risk and feasibility are key issues that are acknowledged in the Preferred Options Document and which will help determine the final content of the AAP.

Sutton Town Centre Partnerships Vision

Consultee ID: 299654 **Full Name:** Mrs Gill Ayres **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO99 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: I, like many other people who live in central Sutton, welcome plans that will make it an even better place to live. Your vision statement captures everything that local residents could wish for: "A town centre that is more attractive, thriving, vibrant, safe, diverse, welcoming and accessible with a high quality environment that provides a strong economic hub for Sutton and a pleasant living space that attracts and serves the current and future needs of Sutton and its wider area"

Officer Response: N/A

Strategic Objective 1

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust

Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO162 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: DG1 While establishing a multi-functional town centre is supported, the framework being promoted to support this - "the quarters" - should not be so rigid that it prevents or hinders individual proposals within the town centre from progressing if such proposals contribute to the overall Strategic Objectives of the Plan.

Officer Response: All development proposals are considered on their merits, within the appropriate policy context. The quarters are intended to help establish the broad guidelines for future development. These are to be indicative rather than rigid in their application.

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO167 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Sub Objective DG 3 Schemes encouraging and promoting sustainable transport options including walking and cycling are to be welcomed and commended.

Officer Response: N/A

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO168 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Sub Objective DG 4 This objective refers to new development helping to improve the Public Realm, including the provision of Green Links/Chains, Green Roofs/Walls and is welcomed and supported. This Objective also links in with and complies PPS 9 Biodiversity and Geological Conservation, as detailed below; Biodiversity Paragraph 14 of PPS9: Biodiversity and Geological Conservation states that "Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around developments, using planning obligations where appropriate." As stated in London Plan Policy 3D.14, "The planning of new development and regeneration should have regard to nature conservation and biodiversity, and opportunities should be taken to achieve positive gains for conservation through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitat and natural landscape and improving access to nature."

Officer Response: N/A

Consultee ID: 33650 **Full Name:** Mr Martin Rose **Organisation:** Highfields Residents' Association

Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 1

Consultee ID: 33650 **Full Name:** Mr Martin Rose **Organisation:** Highfields Residents' Association

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO206 **Nature of Response:** Support with Conditions **Officer Recommendation:** Agree - Propose Changes

Representation: The comments below are the HRA response to the Town Centre AAP consultation. Overall we agree with the Core Policy PMP6 for Sutton Town Centre but have a number of concerns about the detail on how that policy might be implemented as follows: Strategic Objective 1 paragraph 5.7. The sentiment encouraging mixed-use growth is right, but it is not clear in the rest of the document that growth in all areas on the scale suggested can be accommodated without over urbanisation of the town centre. The overall plan is hugely dependent on development of the Station quarter and it is clear that there will be serious difficulties in achieving this. It would be beneficial to have fall back position in the event of the Station area not being developed in the way set out in the AAP

Officer Response: Flexibility is needed to allow for future uncertainties, especially in relation to the availability of development sites. It will be necessary to allow for contingencies in the final AAP and to link this with robust systems for monitoring and review.

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust

Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO344 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: DG2 Mixed use development on all sites is welcomed in general, but with reference to DG1, these should not be too rigidly linked to the specific urban quarter in which any site is located.

Officer Response: See officer response to STCPO162 on page 16.

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust

Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO345 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: DG3 General approach is supported.

Officer Response: N/A

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust

Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO346 **Nature of Response:** Object **Officer Recommendation:** Undecided

Representation: DG4 The objective is supported but achieving this through specific design codes is not. The alternative option of considering design on a site by site basis is thought to be more appropriate and less likely to stifle exciting or innovative proposals from emerging.

Officer Response: Further consideration is needed to determine the most appropriate option. The respondents' comments will be taken into account

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust

Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO347 **Nature of Response:** Support with Conditions **Officer Recommendation:** Agree - No Changes

Representation: DG5 The introduction of any sustainable design and construction standards must be thoroughly tested and the implications/impact on development economics be understood before adoption.

Officer Response: Further research on the implications of creating a Low Carbon Zone is planned.

Strategic Objective 1

Consultee ID: 33650 **Full Name:** Mr Martin Rose **Organisation:** Highfields Residents' Association

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO371 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: DG3 - The idea of some rebalancing between motor vehicles and pedestrians / cyclists is right. However we would make two points. Firstly if the 'gyratory' road is made too slow then people will move more and more to rat runs to avoid the 'gyratory' and there are several alternative rat runs both east and west of the town centre. It is better to focus traffic on the 'gyratory' than the alternatives. Secondly you want to encourage shoppers to a vibrant town centre. Cycling is great for getting from a to b but people do not shop on a bicycle if they need to buy any bulky items.

Officer Response: The potential traffic impact of changes to the gyratory road network will be assessed prior to submission of the AAP. It is not intended to increase vehicle journey times to any material extent. It is considered that some people will use cycles for their daily shop if the conditions are supportive.

Strategic Objective 2

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO102 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: Overall we support investment into Sutton which improves the environment for those who work and live here. We are also encouraged by the objectives of creating an environment which supports children, family and young people. However, we are concerned that increasing the number of cultural and evening activities, unless specifically targeted at the family, will continue to increase the level of drinking which is presently seen in the area, and involves on many occasions people who are under age.

Officer Response: The plan seeks to address a perception that the town centre is not a safe place to visit after dark. Promoting a diverse range of evening uses in the town centre, that appeal to a wider range of people will populate the area and provide alternatives the town centre offer which is currently dominated by pubs, clubs and restaurants.

Consultee ID: 302973 **Full Name:** Ms Christine Latham **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO119 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Is more business, especially retail needed or sustainable?

Officer Response: The plan promotes a greater range of employment, retail, service, recreational and cultural uses at different times of the day and night. The 2006 Sutton Retail Assessment found that in order to maintain Sutton's position in relation to other centres, the retail offer must improve. The retail assessment identified a need for additional floorspace in the Borough by 2017. Although the current economic recession will delay retail expansion in the short term, it is assumed demand will pick up again over the plan period to 2025. There is a surplus of outdated floorspace, the demand for which is low. There is a shortfall in the supply of modern premises to meet identified needs, for example office space for smaller businesses seeking affordability.

Consultee ID: 138566 **Full Name:** Mrs Ann Murrells **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO141 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Shops, cafes etc. Present empty shops should be utilized. Many cafes already who do not get enough customers so not fair to have more. eg. Rosehill/Wrythe Lane - Development of shops and flats - many not taken yet and only one shop - Carphone Warehouse - rest empty for nearly 2 years!

Officer Response: The plan promotes a greater range of employment, retail, service, recreational and cultural uses at different times of the day and night.

Consultee ID: 293030 **Full Name:** Mr Roger Bowers **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 2

Consultee ID: 293030 **Full Name:** Mr Roger Bowers **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO21 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Sutton is a good place in which to live. BUT there are far too many Public Houses and Eating establishments. (If you take out from the High St the pubs, restaurants and cafes, banks and building societies, there isn't much left! Sutton cannot compete with either Kingston or Croydon for conventional shopping.)

Officer Response: The plan promotes a greater range of employment, retail, service, recreational and cultural uses at different times of the day and night.

Consultee ID: 297924 **Full Name:** Mr Kevin Pope **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO238 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: We have plenty of big shops such as Asda, Boots, Marks and Spencer etc. What town centres need are the smaller, independent shops which make the place interesting. Brighton is good example of this and a destination in its own right because of these quirky small businesses and thriving retail scene.

Officer Response: The plan promotes a greater range of retail spaces throughout the town centre. There should be opportunities for independents as well as multiples. The 'Village Quarter' to the north has the potential to accommodate specialist and independent shops.

Consultee ID: 293214 **Full Name:** Miss A. Anral **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO28 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Where is the arts and cultural centre of the plan? Sutton needs a coherent strategy that includes existing cultural provision - theatre, cinema and artists spaces.

Officer Response: The 'Civic Quarter' has the potential to accommodate cultural and entertainment activities, as well as being a focus for civic and community uses.

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO280 **Nature of Response:** Object **Officer Recommendation:** Agree - No Changes

Representation: Promoting growth in leisure facilities at the same time as significant residential expansion will objective 2 require careful spatial planning and management of late evening/night time leisure facilities if noise conflicts are to be avoided. Noise was acknowledged as a challenge in 6.2 of the Issues and Options document, but no specific proposals to address this potential conflict are put forward in the Preferred Options. A policy should address this issue preferably under strategic objective 2.

Officer Response: It is recognised that conflicts may arise between residential and night-time uses in the town centre. Policies to address these conflicts, especially arising from noise, are to be included in the Site Development Policies DPD.

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 2

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO330 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: In particular we consider that: b) big challenges also exist in the operation of the commercial property market wherever the Council does not control sites as landlords etc. The present system of separation of property ownership from the businesses that operate from the premises, and regular (apparently only upward) rent reviews, work against diversity and opportunity to change the character of an area. We often mourn the threadbare, monotonous nature of the British high street in general (not just Sutton's), when set against the Continental equivalents. We also remain unconvinced that greater size of units delivers improved levels of services or choice. We very often buy from small businesses either because they have what we want, or know where to get it, and also care about their customer base - alien concepts to bottom line maximisation of sales/m2.

Officer Response: One objective of preparing an Area Action Plan is to encourage the development of privately-owned sites in a sustainable manner that enhances the character and function of the town centre. A variety of retail units and businesses is needed, including larger units to attract and retain the major High Street retailers.

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO348 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: RL1 Any expansion of the primary shopping area should not be directly linked to the identification of specific opportunity sites.

Officer Response: The proposed expansion of the Primary Shopping Area reflects the location and suitability of development opportunity sites.

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO349 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: RL2 General approach is supported but proposals that support the Strategic Objectives for the town centre should not be too rigidly linked to the "quarters theme."

Officer Response: The quarters theme' will be applied flexibly.

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO350 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: RL3 General approach is supported.

Officer Response: N/A

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO351 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: RL4 General approach is supported.

Officer Response: N/A

Strategic Objective 2

Consultee ID: 297850 **Full Name:** Mr D. Wise **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO41 **Nature of Response:** Observation / General Comment **Officer Recommendation:** No Action - Not an LDF Issue

Representation: What we really need are public TOILETS!

Officer Response: The Council encourages town centre retail and other businesses to make their customer toilet facilities available to the public.

Consultee ID: 299605 **Full Name:** Mr Richard Stothard **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO69 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The main aim of the development must be to make Sutton a more upmarket destination for shopping and leisure activities. Higher end retail and restaurant/bars must be encouraged to the town centre eg. Wimbledon or Kingston. No more matalans, primarks or pound stretchers required!!

Officer Response: The AAP seeks to provide for a variety of retailing and leisure activities within the town centre by facilitating an increase in the amount and quality of comparison retail space and providing opportunities for the development of new leisure and cultural facilities.

Paragraph

5.11

Consultee ID: 299581 **Full Name:** Mr Christopher Bromage **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO66 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Disagree - No Changes

Representation: Do we need any more retail areas in the foreseeable future.

Officer Response: The 2006 Sutton Retail Assessment found that in order to maintain Sutton's position in relation to other centres, the retail offer must improve. The retail assessment identified a need for additional floorspace in the Borough by 2017. Although the current economic recession will delay retail expansion in the short term, it is assumed demand will pick up again over the plan period to 2025.

Paragraph

5.12

Consultee ID: 33535 **Full Name:** Mr Mark Chessell **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Paragraph

5.12

Consultee ID: 33535 **Full Name:** Mr Mark Chessell **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO76 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: I have identified a number of gaps in the Preferred Options document and have made some suggestions in my detailed comments as to how the Area Action Plan could contain some new proposals that would make Sutton a higher quality visitor destination both for local residents and for people from a wider catchment area. I believe that these proposed improvements would make a major contribution to helping Sutton Town Centre to maintain and increase its "market share" as a Metropolitan Centre in South London/ North Surrey. One of the biggest advantages that Kingston, Croydon and Epsom town centres have over Sutton is that they all possess large and vibrant street markets. These facilities are very attractive to shoppers because they offer a wide range of fresh and affordable food and goods. They also act as a magnet to the town centre as a whole and are likely to generate additional business for other shops in the towns. By comparison, Sutton's street market is very small and inadequate for a shopping centre of Sutton's size and surrounded by such a large (and growing) residential population. I consider that the Area Action Plan should contain a specific proposal for the provision of a dedicated market, ideally an indoor facility with ancillary cafes and public conveniences located close to the ASDA store. This should be in addition to the existing market stalls and occasional themed markets that take place in the High Street. It would act as a major boost to the economic vibrancy of the overall town centre and would provide additional job opportunities for local residents. The most suitably located site would probably be C6 (i.e. north of Greenford Road) although this is rather small with poor access. Alternatively a modern, purpose built market hall could be provided within a new mixed development at either C1 (north of Lodge Place) or C7 (Robin Hood Junior School).

Officer Response: The value of a successful retail market to town centre vitality is accepted. The Council's approach is to improve the existing street market and encourage occasional markets elsewhere in the town centre as part of the Town Centre Management initiative. A proposal for indoor market activities elsewhere in the town centre would be welcomed in principle.

Paragraph

5.14

Consultee ID: 299654 **Full Name:** Mrs Gill Ayres **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO100 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: I strongly agree that safety is a high priority where residents would like to see big improvements. With two knife incidents locally in as many weeks many older people simply do not feel able to go out in the evening.

Officer Response: N/A

Consultee ID: 302838 **Full Name:** Mrs T Norris **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO136 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Before you can claim to offer family-friendly evenings, you need to clean up Sutton of crime and drunkenness. I will not (as others I know) go into Sutton at night. There are too many clubs which in turn cause much disruption and police attendance. This should be your 1st step...then think about proposals.

Officer Response: There is a perception that the centre is not a safe environment or pleasant place to visit after dark. While published crime statistics do not support this perception, the Council will continue to work with the Safer Sutton Town Centre Partnership to minimise potential crime and disorder. A range of evening uses that appeal to a wide range of people is one way to encourage vitality in the town centre and contribute to public confidence regarding safety at night.

Consultee ID: 86781 **Full Name:** Mrs Y Carney **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO17 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Any improvement is to be welcomed to stop the area being a "no go" area at the end of the day.

Officer Response: N/A

Consultee ID: 107833	Full Name: Martin & Ann Wright	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO332	Nature of Response: Observation / General Comment	Officer Recommendation: Noted - No Action
Representation:	In particular we consider that: d) we also applaud the principle of making Sutton a more family friendly environment in the evenings. But apart from the commercial drivers (a & b above), how does the Council intend to engineer change socially to reverse the nasty, sordid appearance we see when we come back late from town, having been to a theatre or concert?	
Officer Response:	It is apparent from the above comment, and from previous consultations, that some residents have a very negative image of the town centre, a perception that does not appear to be shared by most visitors to the town centre. The approach of the AAP is to encourage environmental and public realm improvements, in association with new development, to improve the overall appearance of the town centre. This will be in conjunction with continuing efforts, through Town Centre management and the Safer Sutton Partnership, to reduce anti-social behaviour.	

Consultee ID: 297850	Full Name: Mr D. Wise	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO40	Nature of Response: Observation / General Comment	Officer Recommendation: Noted - No Action
Representation:	We also don't want more night clubs.	
Officer Response:	N/A	

Consultee ID: 297890	Full Name: Mrs Anne Fuller	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO45	Nature of Response: Observation / General Comment	Officer Recommendation: Noted - No Action
Representation:	Many older people avoid the town centre, particularly in the evening. If a wider variety of event were held, in the library, for example, more people would be about and the rather un-nerving effect of too many young people in the area would encourage older residents into the centre.	
Officer Response:	There is a perception that the centre is not a safe environment or pleasant place to visit after dark. While published crime statistics do not support this perception, the Council will continue to work with the Safer Sutton Town Centre Partnership to minimise potential crime and disorder. A range of evening uses that appeal to a wide range of people is one way to encourage vitality in the town centre and contribute to public confidence regarding safety at night.	

Consultee ID: 299570	Full Name: Mr Howard Barrett	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO63	Nature of Response: Observation / General Comment	Officer Recommendation: Noted - No Action
Representation:	Has adequate consideration been given to control of unruly behaviour at the north end of High St, especially during evening hours?	
Officer Response:	There is a perception that the centre is not a safe environment or pleasant place to visit after dark. While published crime statistics do not support this perception, the Council will continue to work with the Safer Sutton Town Centre Partnership to minimise potential crime and disorder. A range of evening uses that appeal to a wide range of people is one way to encourage vitality in the town centre and contribute to public confidence regarding safety at night.	

Strategic Objective 3

Consultee ID: 302871	Full Name: Mrs Jean Orton	Organisation:
Agent ID:	Agent Name:	Agent Organisation:

Strategic Objective 3

Consultee ID: 302871	Full Name: Mrs Jean Orton	Organisation:
Agent ID:	Agent Name:	Agent Organisation:

Comment ID: STCPO131 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Disagree - No Changes

Representation: Employment Space: Don't we have too many empty offices?

Officer Response: There is a surplus of outdated floorspace, the demand for which is low. Research has indicated a shortfall in the supply of modern premises to meet identified needs, for example office space for smaller businesses seeking affordability.

Consultee ID: 138566	Full Name: Mrs Ann Murrells	Organisation:
Agent ID:	Agent Name:	Agent Organisation:

Comment ID: STCPO142 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: Business space has not been used completely so why have extra that will remain empty.

Officer Response: There is a surplus of outdated floorspace, the demand for which is low. Research has indicated a shortfall in the supply of modern premises to meet identified needs, for example office space for smaller businesses seeking affordability.

Consultee ID: 108326	Full Name:	Organisation: Amazon Properties plc
Agent ID: 108330	Agent Name: Mr Paul O'Neal	Agent Organisation: Metropolis Planning & Design

Comment ID: STCPO156 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Policy BE1 also states that 2,000 town centre jobs are sought to be created over the plan period. Para 5.16 indicates half of this amount would be office based. Policy BE2 goes on to indicate that 9000 sqm of office floorspace would be required to accommodate this amount of jobs. The British Council for Offices 2009 (BCO) specification indicates that current office densities are between 8-13 sqm per employee whilst the London Plan indicates 16sqm is the standard. If 1,000 office based jobs is the target then 16,000 sqm of floorspace is required to meet London Plan guidance. The required floorspace of 9,000sqm stated in the AAP equates to 563 jobs under the London Plan guidance. The AAP requirement for floorspace is just within the minimum range of the BCO guidance and significantly less than the figure sought by the London Plan.

Officer Response: The indicative requirement for an additional 9,000 sq m office floorspace is a net figure that is additional to the re-use or replacement of existing floorspace. It relates to gross external floor area and is based on an office employment density of 19 sq m (net internal area) per job quoted in a recent GLA Technical Paper.

Consultee ID: 108326	Full Name:	Organisation: Amazon Properties plc
Agent ID: 108330	Agent Name: Mr Paul O'Neal	Agent Organisation: Metropolis Planning & Design

Strategic Objective 3

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc
Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO157 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: The AAP indicates that the emphasis should be on providing flexible office space for small and medium-sized businesses. The document makes no distinction between the occupiers of the proposed office space. It is considered that modern office space in the location would not be financially viable for small to medium sized start up businesses as many would be put off by the high overheads. Small to medium businesses would find refurbished office space more suitable due the lower rents. The Council's approach to retention and refurbishment of existing office space is evident on the opposite side of Sutton Court Road, where a recent permission at South Point proposes the refurbishment of the existing 20 storey office tower and the redevelopment of existing office floorspace to provide two wings of 14 storeys containing residential units with retail uses at ground floor. This permission resulted in the loss of a significant quantum of employment floorspace that could have been refurbished to provide economical space for small office occupiers and start up businesses. Permission was also granted in recent years to Barratt Homes for conversion of office space within the Town Centre to residential. In total, in the region of 9,000sqm of office floorspace has been replaced by residential development. If the requirement for office space now identified in the AAP was in existence at the time of the last survey of office occupiers, then refurbishment could have made the floorspace suitable for small to medium sized businesses and addressed this perceived need. It seems unreasonable for the Council to approve schemes in the town centre in recent years which have resulted in the loss of significant amounts of office floorspace and then seek to institute a policy which requires new developments to advance a proportion of office floorspace.

Officer Response: The AAP seeks to ensure the provision of both new and refurbished office space, to help secure town centre employment opportunities in accordance with the Council's objectives. In some cases, where existing space is no longer suited to modern office requirements, a reduction in the amount of office space may be acceptable to facilitate mixed use conversion or redevelopment. The consistent approach of the AAP is to ensure that new employment space is included in new town centre developments. The need for flexible office space has been identified by research commissioned the Council and recently updated. Additional research, to further test the viability of the policy approach, will take place before final submission of the AAP.

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc
Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO158 **Nature of Response:** Object **Officer Recommendation:** Undecided

Representation: If it is the intention of the Council to continue to advance this mixed use policy, then it is essential that the AAP identifies the specific floorspace need that it is seeking to address. Para 2.13 of the Sutton Town Centre AAP confirms that over half of the total vacant floor space in Sutton Town Centre is vacant office space. Whilst some of the vacant office space can be attributed to under-utilised or empty office buildings that no longer meets occupier requirements' as stated in the AAP. it should not be discounted that there is essentially an oversupply over office floorspace. The policy seems to imply that small office units are essential for the long term health of the town centre and that the area contains essentially the 'wrong type' of space. In order to provide clarity, the AAP should therefore define what is considered to be the preferred format of these small office units.

Officer Response: See response to Comment 157, above. The Council's additional research should help clarify these issues.

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc
Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO159 **Nature of Response:** Object **Officer Recommendation:** Undecided

Representation: It is reasonable to assume that start up office occupiers would be looking for the following attributes in new space: 1. Central location - yet the AAP confirms that there are is a large quantity of vacant space in the town centre 2. Low Rents - the asking rent for existing space is minimal, with landlords preferring to have space occupied for no rent providing the rates are covered 3. Car parking - existing office schemes such as South Point, Watermead House and the site of the Alto scheme contained parking spaces commensurate with the 1960s design approach. It is extremely unlikely that new office space could be so well provided. 4. Space to grow - in accordance with the comments on rents above, there is no shortage of office space at competitive rents 5. Modern Premises - although larger floorplates, the refurbishment of existing space could easily provide accommodation of an acceptable standard The above attributes are not exhaustive, but have been ranked in a perceived order of preference. Given the quantum of vacant space in Sutton Town Centre at present, it is apparent that any need could be met through existing provision.

Officer Response: See response to Comment 157, above. All these points will be taken into account in further testing the proposed policy approach of the AAP.

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc
Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Strategic Objective 3

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc
Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO160 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: With such a significant amount of office floorspace standing vacant, it is considered that building more office space will only add to the existing oversupply. A blanket requirement to provide employment space in Sutton Town Centre as part of mixed-use scheme could seriously prejudice the funding and delivery of redevelopment proposals across the Town Centre in the LDF Plan Period.

Officer Response: See response to Comment 157, above.

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc
Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO161 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: For the reasons set out above. We would suggest that the Council do not seek to pursue this policy. However, if it is to be taken forward, we would suggest that a further market assessment if undertaken and the Council consults with experts in the provision of small office units, such as Workspace Plc, to ascertain the viability of this policy approach.

Officer Response: See response to Comment 157, above.

Consultee ID: 302841 **Full Name:** Mr Alex Forrest **Organisation:** **Agent ID:** **Agent Name:** **Agent Organisation:**

Comment ID: STCPO309 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Disagree - No Changes

Representation: There seem to be a lot of vacant offices in Sutton so not sure it needs any more.

Officer Response: There is a surplus of outdated floorspace, the demand for which is low. There is a shortfall in the supply of modern premises to meet identified needs, for example office space for smaller businesses seeking affordability.

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO352 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: BE1 General approach is supported.

Officer Response: N/A

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO353 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: BE2 To require all mixed use proposals to provide office space as a requirement of policy cannot be supported. Most mixed use schemes will provide employment and employment space as a matter of course, primarily through other uses appropriate in town centres, and that should be the focus of the policy approach.

Officer Response: The policy approach of the AAP is to provide for additional employment space within mixed-use developments, to help ensure that the vitality and economic prosperity of the town centre is enhanced. While this may well involve new office space, especially in the Station Quarter, it may be that on some sites other employment-generation uses will be sufficient to meet policy objectives.

Paragraph**5.16****Consultee ID:** 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO281 **Nature of Response:** Object **Officer Recommendation:** Undecided**Representation:** The footnote [39] should recognise that the ELRU is incorrect to state 6 district centres. According to the London Plan there are only 5 in Sutton.**Officer Response:** The designation of district centres is being reviewed following the Core Planning Strategy Inquiry.**Paragraph****5.18****Consultee ID:** 33789 **Full Name:** Mr Vaskor Basak **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO256 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: It appears that Sutton Council places restrictions on developers based on quotas of different types of use for land either as a result of policies being developed as part of this consultation and/or higher level policies already in place set by Sutton Council or the Central Government. My general view is that the Council has a coordinating role between developers', residents' and businesses' desires and demands in terms of town planning, and that it should generally not intervene and set policies except where the natural market forces would fail to provide a solution in the best interests of all parties e.g. where developers fail to provide adequate infrastructure which will only come to light once residents have moved in to the new developments, or where a market solution may be unfair to one party e.g. a developer building a large development around residential properties and blocking the residents' views. The dividing of Sutton Town Centre into quarters is compatible with this view, as the market would probably produce a similar overall mix of commercial, residential and retail space across the Town Centre, but that having the separate quarters would bring enhanced benefits by adding interest and focus for visitors. Having said this, is there a specific reason for developers having to provide minimum levels of employment, for example?

Officer Response: Planning policies and proposals are needed to ensure that development meets the Council's legitimate planning objectives. Market forces are a key driver of new development but will not by themselves deliver the right balance of land use activities. Employment uses are an important part of the required town centre mix.

Strategic Objective 4**Consultee ID:** 302973 **Full Name:** Ms Christine Latham **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO118 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action**Representation:** Housing is the most important issue.**Officer Response:** N/A**Consultee ID:** 302871 **Full Name:** Mrs Jean Orton **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO132 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action**Representation:** What about more housing? But suitable.**Officer Response:** More housing is proposed throughout the town centre at a density and mix consistent with the location and good design.**Consultee ID:** 67320 **Full Name:** Mr Andrew Grimes **Organisation:** Sutton and Merton Primary Care Trust**Agent ID:** **Agent Name:** **Agent Organisation:**

Strategic Objective 4

Consultee ID: 67320 **Full Name:** Mr Andrew Grimes **Organisation:** Sutton and Merton Primary Care Trust

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO204 **Nature of Response:** Support with Conditions **Officer Recommendation:** Agree - Propose Changes

Representation: The PCT is very supportive of the general direction of travel and the policies within the Sutton Town Centre Area Action Plan. However we make the following comments: The PCT requires any redevelopment in Sutton Town Centre to support the retention and development of primary health care facilities within the town centre to meet modern spatial standards and the changing needs of the population. The development of replacement facilities, in the event of site C1 being redeveloped could be elsewhere in the northern part of the town and would be subject to agreement with local General Practices. Any relocation or redevelopment would require the continuous provision of primary care services.

Officer Response: A meeting will be requested with the PCT to clarify their requirements. The AAP will include suitable proposals for healthcare and related facilities.

Consultee ID: 244521 **Full Name:** Tony O'Connor **Organisation:** Moat

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO226 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: The proposals are generally ambitious and exciting. I do note that the proposals do set a target of 40% of the Borough's residential development to be within Sutton Town Centre. Care must be taken that a sustainable mix of both unit sizes and tenures is planned. Sutton's 'green' credentials and reputation as an exemplar Borough in this area would seem to be well to the fore in these proposals.

Officer Response: N/A

Consultee ID: 297924 **Full Name:** Mr Kevin Pope **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO240 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: I do not understand the pressing need for housing. High density housing creates social problems, traffic and rubbish. Flats are inevitably ugly and depressing especially social housing which is never maintained to high standards or with regard to other people and properties. I live near social housing and the contrast between that and the private homes is marked.

Officer Response: The Borough is required to meet the Mayor of London's housing targets for additional homes and considers that Sutton town centre, due to its transport links and sustainable location, is an important location for new housing. Regarding design and flatted development, the Council has policies requiring good design in the Core Planning Strategy, the Site Development Policies Document and this document is accompanied by Urban Design Guidelines. The Council is keen to provide affordable housing that is well managed and does not detract from the townscape.

Consultee ID: 293094 **Full Name:** Mrs Amy Jarvis **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO27 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: I would prefer for the Council to use the funding to build more Council accommodation and improve existing housing! Look after the residents you already have!

Officer Response: N/A

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 4

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO287 **Nature of Response:** Object **Officer Recommendation:** Undecided

Representation: Reference to the London Plan table 3A.1 regarding housing targets for Sutton should be included within the objective.

Officer Response: Officers will seek a meeting with GLA officers to clarify exactly how and where they would like the London Plan to be referenced.

Consultee ID: 302841 **Full Name:** Mr Alex Forrest **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO315 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: A high quality leisure centre / pool / spa bath would be good.

Officer Response: N/A

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO354 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: RC1 Residential development can often underpin mixed use developments but flexibility is required in recognising that in some mixed use developments, residential development is not always appropriate.

Officer Response: N/A

Consultee ID: 297897 **Full Name:** Mrs Kay Travarrow-Young **Organisation:** The Montessori Children's House
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO46 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: To support the growth in the area we hope Education / Health will be developed also.

Officer Response: Future requirements, stemming from population pressures, would be met through new development.

Consultee ID: 301816 **Full Name:** **Organisation:** Churches Uniting in Central Sutton
Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO88 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Disagree - No Changes

Representation: The demand for sheltered housing especially for the elderly within the 4 quarters and not as a part of mixed developments should be recognised. The Beech Tree Place location is ideal for this. Its use should be 100% residential and not 30%.

Officer Response: The principle of town centre mixed-use development underpins the Preferred Options Document. If put forward for development in the submitted AAP, the Beech Tree Close site would be eminently suitable for high density mixed-use development incorporating different forms of housing, including sheltered housing. It is not clear what the basis is for opposing the provision of sheltered housing within mixed use developments.

Consultee ID: 301806 **Full Name:** **Organisation:** Trinity Church Sutton
Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Strategic Objective 4

Consultee ID: 301806 **Full Name:** **Organisation:** Trinity Church Sutton

Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO95 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Disagree - No Changes

Representation: The demand for sheltered housing especially for the elderly within the 4 quarters and not as a part of mixed developments should be recognised. The Beech Tree Place location is ideal for this. Its use should be 100% residential and not 30%.

Officer Response: See response to Comment 88, above.

Paragraph

5.19

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO266 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Undecided

Representation: The AAP suggests a Borough wide target of "50% of new housing to be affordable". This statement should also refer to the 'maximum reasonable' amount of affordable housing a development site can provide. In this regard, strategic objective 4 of the AAP should also reference the Mayor's Affordable Housing DevelopmentControl Toolkit 2008/9 (as amended) to take financial viability into account for future major residential developments within the AAP boundary. Objective 4 should also specifically refer to London Plan policies 3A.9, 3A.10 and 3A.11 and include the appropriate wording.

Officer Response: Detailed policies for affordable housing will be included within the Site Development Policies DPD and will be applied to Sutton town centre. In this context, including detailed and extensive references to the London Plan within the AAP would amount to unjustifiable duplication.

Paragraph

5.20

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO169 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Paragraph 5.20 looks at the contribution levels of Open Space from new housing development and this is to be welcomed and supported.

Officer Response: N/A

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO267 **Nature of Response:** Support with Conditions **Officer Recommendation:** Undecided

Representation: It is welcomed that family housing can also be located in town centre locations, the document should specifically refer to London Plan policy 3A.5.

Officer Response: Officers will seek a meeting with GLA officers to clarify exactly how and where they would like the London Plan to be referenced.

Paragraph

5.22

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO170 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: The Council's support for environmental investment and improvements as well as sustainable transport schemes, as mentioned under paragraph 5.22 is also welcomed and supported.

Officer Response: N/A

Strategic Objective 5

Consultee ID: 302999 **Full Name:** Mr Gordon King **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO112 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: I am concerned that the proposed removal of car etc parking will prevent drivers visiting. Especially as there are proposals for more office space and therefore workers. Many people like to shop in the comfort of their car. I use both car and bus and on a cold day waiting 10 mins + for the 407 is painful as there is little shelter at Carshalton Rd and Throwley Way.

Officer Response: It is the aim of the London Plan and Sutton Council to reduce the dependence on the car for trip making in order to reduce congestion on the roads, to improve road safety and to improve air quality. While car parking will still be needed, the overall supply should be assessed.

Consultee ID: 33135 **Full Name:** Mr Tony Pattison **Organisation:** Sutton Living Streets

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO128 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: We are keen to see Tramlink extended into Sutton and pedestrian links to this and the train stations enhanced.

Officer Response: N/A

Consultee ID: 302848 **Full Name:** Mr Michael Ryan **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO134 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Reduce the speed limit from 30mph to 20mph along the Carshalton Rd between B&Q and King's Lane, as it is very dangerous to cross this road for the likes of disabled people like myself and my neighbours.

Officer Response: The AAP will seek to minimise the conflicts between vehicles and pedestrians while maintaining traffic flows. This is a TfL road, but the Council is seeking to improve crossing arrangements as part of its current High Street Renewal Project.

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO171 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Strategic Objective 5 This relates to encouraging sustainable transport options which are to be welcomed and commended.

Officer Response: N/A

Strategic Objective 5

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO172 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action
Representation: Natural England welcomes and commends the Council's proposals to promote and encourage sustainable transport options within the Town Centre as outlined in paragraphs 5.23 to 5.26.
Officer Response: N/A

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO177 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action
Representation: Sustainable Transport: Preferred Policy Objectives ST1 to ST7 is to be welcomed and encouraged.
Officer Response: N/A

Consultee ID: 293053 **Full Name:** Mr Dennis Parker **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO22 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Undecided
Representation: Buses from WEST to the station?
Officer Response: The consultee would like buses arriving in the town centre from Cheam Road to be able to reach the railway station without having to travel around the gyratory system. This issue should be considered in the context of potential improvements to bus operations and infrastructure.

Consultee ID: 33789 **Full Name:** Mr Vaskor Basak **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO252 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action
Representation: Agree, but there should not be a specific policy to deter car users. This should be dealt with by Central Government, who should charge car users for the cost of cleaning up pollution caused (and then spend the money on that). Other than the environmental factor, there should be no other deterrent for using cars.
Officer Response: N/A

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO268 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action
Representation: TfL supports policies in the document, which promote walking and cycling, including shared space schemes, although the needs for vulnerable groups such as visually impaired pedestrians need to be considered.
Officer Response: N/A

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 5

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO274 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action
Representation: More emphasis on Smarter Travel could be given in the document.
Officer Response: N/A

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO285 **Nature of Response:** Support with Conditions **Officer Recommendation:** Undecided
Representation: Preferred Policy Objective ST5 Restraint-based parking is welcomed; however, A2/A3/A4/AS developments in town centres or areas of very good public transport accessibility generally should not provide any non-operational parking. The level of car parking necessary for commercial viability would depend on the specific use of the site which generally cannot be predicted at the stage of a planning application without leading to a potential over-provision of parking, which is contrary to London Plan parking policies. Under London Plan Annex 4 standards, the existing public off-street car parking provision should be the starting point for the provision of town centre car parking; this should be considered first before provision of on-site parking (with the exception of required disabled parking). A communal approach, as suggested in Paragraph 6.33, would probably better suit Sutton town centre for retail and employment parking as it would be more flexible. Alternative option: generally, at least one disabled car parking space is required under London Plan standards for developments where no other off-street parking is provided.
Officer Response: Further investigation of this issue will be carried out, and a meeting will be sought with GLA officers. While seeking to minimise the need for car use in the town centre, it would not be desirable to deter needed commercial investment.

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO286 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action
Representation: Preferred Policy ST7 is welcomed. It is noted and supported that the preferred approach is to make walking easier and more comfortable by enhancing the quality of public spaces, improving the attractiveness and legibility of walking routes and reducing the adverse impact of road traffic. Capacities should also be taken into account.
Officer Response: N/A

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO292 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action
Representation: Various parts of the document relate to proposals which seek to reduce road space in the town centre. The main references are contained within policies ST3 and ST4. Whilst the policies may be seeking to promote more sustainable travel, it must be recognised that the A232 is a key radial route for London and it is essential that capacity is maintained. Any plans to reduce the amount of space allocated to traffic will need to be robustly modelled and assessed to ensure that this policy does not lead to congestion, which would have knock-on effects on the town centre environment, as well as to bus operations. In addition, whilst other roads in the town centre are under the control of the borough, robust assessment is still required to ensure there would be no negative impacts on bus operations. Servicing requirements should also be taken into account when considering reallocating road space, as many commercial units on the High Street have no rear access for servicing. Many of the preferred options would involve the construction of new road links. Such links would need to adhere to policy 3C.16 of the London Plan, which requires a criteria based approach to road schemes, which would allow them to go ahead if overall congestion reduces, there is local economic benefit, and conditions for pedestrians, cyclists and public transport improve.
Officer Response: Further transport studies and traffic modelling will be undertaken before the plan is finalised. The points raised would need to be considered as part of this further work.

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 5

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO303 **Nature of Response:** Object **Officer Recommendation:** Undecided

Representation: The AAP needs to include more emphasis on providing facilities for disabled users. A statement aiming to achieve a fully accessible pedestrian environment for people with disabilities should be included in the document, together with a reference to the "Inclusive Mobility" guidance.

Officer Response: Previous consultation revealed that the town centre performs reasonably well in relation to disabled access, but that improvements would be welcomed, especially at transport interchanges and car parks. Further consideration is needed as to how the AAP can help bring about real improvements.

Consultee ID: 33650 **Full Name:** Mr Martin Rose **Organisation:** Highfields Residents' Association

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO372 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Strategic Objective 5 para 5.28. While the strategy is fine we have concerns about the associated paragraphs. One of Suttons few advantages over Kingston and Croydon shopping centres is the ease of parking. Losing this could seriously reduce shopping visits to the town and discourage new retailers. It is difficult to comment further as the issue of parking has been left for further study, but shoppers normally want to have a car to transport purchases home. The fact that the parking issue is not fully addressed in the AAP makes it difficult to assess the overall practicality of the plan.

Officer Response: N/A

Consultee ID: 33650 **Full Name:** Mr Martin Rose **Organisation:** Highfields Residents' Association

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO373 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: ST1 - In the current climate we think it unlikely that the Tram will happen in the lifetime of this AAP. Therefore we prefer the alternative option to invest in the bus network and smaller scale improvements. We consider this option could be adopted and planning policy still ensure that changes were not made that would prevent a tramlink in the very long term.

Officer Response: It is acknowledged that Tramlink is a long-term scheme that would require funding from Transport for London (TfL), however it is important that an alignment for Tramlink is identified at this stage. The Town Centre Plan will need to safeguard land for the infrastructure associated with Tramlink. The Council recognises it is also important to consider and plan for improvements to transport facilities and services, until such a time as Tramlink is constructed. The support of TfL would be required to bring about improvements to the level of town centre bus operation in the short-term.

Consultee ID: 33650 **Full Name:** Mr Martin Rose **Organisation:** Highfields Residents' Association

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO374 **Nature of Response:** Object **Officer Recommendation:** Undecided

Representation: ST3 - We have concerns about re-routing traffic in the Northern end of the town along residentially focused streets. We therefore think that other alternatives need to be reviewed including a one way system through Zurich square area. (See also paragraph 6.30 proposal 6.11).

Officer Response: Further testing of options is needed.

Consultee ID: 33650 **Full Name:** Mr Martin Rose **Organisation:** Highfields Residents' Association

Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 5

Consultee ID: 33650 **Full Name:** Mr Martin Rose **Organisation:** Highfields Residents' Association

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO375 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: ST5 - While we agree with the words without including a policy on public car parking it is incomplete.

Officer Response: N/A

Consultee ID: 33650 **Full Name:** Mr Martin Rose **Organisation:** Highfields Residents' Association

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO376 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: ST6 - Cycling in pedestrian areas can be dangerous. It is not very clear what this policy means but generally there should be clear separation between cyclists and pedestrians. The Councils needs to think of imaginative ways of doing this as the current approach in the town centre does not work..

Officer Response: The Area Action Plan aims to encourage both cycling and walking to and within the town centre. The principle of shared use, to encourage walking and cycling, is being tested through the High Street Renewal Scheme, which is already allowing shared pedestrian and cycle areas on the High Street.

Consultee ID: 294052 **Full Name:** Canon Martin Goodlad **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO38 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: We live on Cheam Road near the Secombe Theatre. It would be an advantage to ease the speed of the traffic as it enters the town centre. There seems to be an increase in heavy delivery vehicles. I'm not sure what you can do about emergency vehicles who always put on their sirens as they approach the area around the Secombe Theatre at any time night or day. I'm very keen on reducing pollution but this should include noise pollution.

Officer Response: N/A

Consultee ID: 34034 **Full Name:** Mrs Patricia Tremlin **Organisation:** South Sutton Neighbourhood Association

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO6 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: I attended the meeting at the Civic Centre on Monday evening 11th May. The small group session I chose to join was 'Topic 3' -access and transport. Although I mentioned the following I didn't make my views strong enough regarding my suggestion of a 'Travelator' travelling North to South up the rather steep incline of the High Street. If one considers Croydon and Kingston, both of these retail areas are flat - Sutton isn't which doesn't encourage shoppers. I suggest a 'Travelator' in say 4 or 5 (or more) sections allowing shoppers to access different areas of the High Street. It would need to be covered. This alone would attract many more shoppers and visitors I am sure - especially linking up to the newly planned station area.

Officer Response: It is unlikely that funding would be available to install and manage such a facility. However, innovative approaches to helping people manage the slope of the High Street would add to the attractiveness of the town centre.

Consultee ID: 299570 **Full Name:** Mr Howard Barrett **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO62 **Nature of Response:** Observation / General Comment **Officer Recommendation:** No Action - Not an LDF Issue

Representation: There should be provision for cars carrying physically disabled pedestrians to the front entrance of service providers eg opticians, health centres etc at all times.

Officer Response: N/A

Strategic Objective 5

Consultee ID: 33535	Full Name: Mr Mark Chessell	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO80	Nature of Response: Support with Conditions	Officer Recommendation: Noted - No Action
Representation: Car parking. I broadly agree with Sutton Council's town centre car parking policies, but would stress that these need to be accompanied by major improvements in public transport provision if shoppers are not to be lost to competing centres. Perhaps one way forward would be to reserve some of the multi-storey car parking spaces for environmentally friendly vehicles?		
Officer Response: N/A		

Paragraph

5.26

Consultee ID: 32782	Full Name: Mr Giles Dolphin	Organisation: Greater London Authority
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO282	Nature of Response: Support with Conditions	Officer Recommendation: Noted - No Action
Representation: The emphasis on improving the environment for pedestrians and cyclists to encourage use of these sustainable modes is supported. TfL supports boroughs working on shared surface type schemes, which result in reducing barriers and restrictions for cyclists, pedestrians and other road users. TfL is currently undertaking research in relation to the impacts of shared spaces on visually impaired pedestrians. It would be important to take into account the needs of vulnerable pedestrians including this group when undertaking detailed design. TfL would be able to offer advice on this issue as the results of the research emerge. TfL recommend that paragraph 5.26 and policy ST6 includes a reference to the importance of taking into account the needs of vulnerable and visually impaired pedestrians.		
Officer Response: A meeting will be sought with GLA officers to discuss these issues.		

Paragraph

5.27

Consultee ID: 32881	Full Name: Mr David Hammond	Organisation: Natural England
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO176	Nature of Response: Support	Officer Recommendation: Noted - No Action
Representation: The potential for environmental improvements in respect of proposed changes to the Town Centre's gyratory road are welcomed and supported, as outlined in paragraph 5.27.		
Officer Response: N/A		

Paragraph

5.28

Consultee ID: 32782	Full Name: Mr Giles Dolphin	Organisation: Greater London Authority
Agent ID:	Agent Name:	Agent Organisation:

Paragraph

5.28

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO283 **Nature of Response:** Object **Officer Recommendation:** Undecided

Representation: Whilst it is stated that a restraint based system of parking standards is proposed, office developments are required to provide parking at the maximum standard, and would not be allowed to require fewer spaces than the maximum. This is a contradiction to the concept of maximum standards, and is applying parking standards as a minimum requirement. This is contrary to policy 3C.23 of the London Plan and TfL therefore objects to this proposal. There should be flexibility in applying maximum parking standards according to the public transport accessibility level (PTAL) and car free developments should be promoted in locations where levels of PTALs are highest. The document should be amended to remove the requirement for car parking to be provided at the prescribed "maximum" level and clearly state that maximum car parking standards, in line with the London Plan, will be applied for employment uses, the specific level to be determined according to PTAL.

Officer Response: See response to Comment 285 on page 33.

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO336 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: We regularly walk the 3/4 to 1 mile in to the Town Centre for non-heavy shopping etc. But it is essential to retain adequate car parking for buying heavier shopping and for visitors (support parts of ST5).

Officer Response: N/A

Consultee ID: 301339 **Full Name:** Fiona Rowe **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO81 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Parking in Manor Place; I would be anxious to keep parking for residents in these 9 houses available. Parking in this road is limited already to our residents parking places. Any alternative would be quite a walk away and I am not able to walk far due to my disability.

Officer Response: N/A

Paragraph

5.30

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO284 **Nature of Response:** Support with Conditions **Officer Recommendation:** Agree - No Changes

Representation: The commitment to further comprehensive research into the transport implications of the AAP before its completion is welcomed; and TfL would like the opportunity to have some input into this study. This study should include background growth as well as trips associated with the indicative development capacities outlined in the AAP, and consider current and proposed parking stock. The study should consider impacts on all transport modes in the town centre.

Officer Response: The Council welcomes discussion with TfL in relation to these comments.

Strategic Objective 6

Consultee ID: 33783 **Full Name:** Mrs Carol Salter **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 6

Consultee ID: 33783 **Full Name:** Mrs Carol Salter **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO125 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Although not opposed to re-developments in Sutton High Street area, I would not wish to see any more high rise buildings than are already in existence. It is difficult to 'agree' to developments without a good deal more information than given in the leaflet.

Officer Response: As outlined in the full AAP document, the plan seeks to protect the small-scale character of the High Street. New development should reflect the scale, height and massing of existing buildings.

Consultee ID: 302871 **Full Name:** Mrs Jean Orton **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO130 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Building heights: Some of these are too tall.

Officer Response: N/A

Consultee ID: 302838 **Full Name:** Mrs T Norris **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO139 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Any building over 4-6 storeys is unacceptable. We do NOT want to become another Croydon.

Officer Response: The aim of the AAP is to create a town centre that is distinctively Sutton. The AAP seeks to build on and enhance the positive aspects of the town centre, and protect areas of individual character such as the High Street. New development would be of a high quality and would respect the existing buildings and spaces.

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO178 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Sub Strategy BS 2 Ensure that all new developments contribute towards the implementation of a comprehensive public realm strategy, which includes the creation of new and improved public spaces. Although it is not clear if these 'public spaces' include green/open spaces rather than hard landscape spaces, which is imitated. The provision of green/open spaces and green chains/corridors would, link in with Sub Objective DG 4 and comply with PPS 9 as mentioned previously above.

Officer Response: The public realm strategy will encompass both hard spaces and green spaces/corridors.

Consultee ID: 33924 **Full Name:** Ms Maureen Peglar **Organisation:** EcoLocal
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO2 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Tall buildings around South Sutton, there is already a considerable 'wind tunnel' effect around the Reed business building, Sutherland House and the tall buildings in Sutton Court Road all have high wind speeds around them. This is a factor you will need to consider when creating a square around Sutton Station. Last night it was difficult to walk along Throwley Way near Manor Park because of the 'wind tunnel effect'. It was too dangerous for my son to cycle there too!

Officer Response: There are design and building techniques that try to prevent wind tunnels occurring and any proposal for a tall building would have to undergo wind modelling & impact assessments which includes the impact on and with existing buildings.

Strategic Objective 6

Consultee ID: 32844 **Full Name:** Claire Craig **Organisation:** English Heritage
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO218 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action
Representation: English Heritage welcomes the focus on retaining the low-rise character of the High Street as stated on page 16 and as incorporated in proposed strategic policy BS3 on page 35.
Officer Response: N/A

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO228 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action
Representation: Strategic Objective 6 (p33 onwards) We generally support the specific design principles (set out in para 5.33) for the town centre's future development as a distinctive Metropolitan Town Centre. These important urban design principles relate to: Sustainability - including a mix of uses and well connected public open spaces and the expansion of a green network throughout the town centre. Accessibility and Linkages - a clear structure of routes, especially for pedestrians and cyclists, reducing existing barriers to movement and establishing an attractive 'visitor circuit'. Improved Public Realm - creating high quality streets and public spaces and enhancing the connections between key spaces, landmarks and destinations. Exemplary Development - creating a quality visual experience through street and building design, revealing and creating landmarks that contribute to the town centre's identity. Quarters Theme - creating different character areas that encourage diversity and interest. However, we strongly regard the Armillary which was provided as part of the last High Street Renewal plan just 8/9 years ago, as a key landmark of light and excellent design: accordingly it is not an "obstacle" which should be removed. We believe it adds to the identity of, and interest in, the Town Centre and enhances the connections along the east-west link. As the Armillary is basically a large sun-dial, it is imperative that any "greening" of the link, or provision of extra seating and other "enhancements" do not render the Armillary's position in the Town Square ineffective. Rather, we believe that application of the design principles in a suitably appropriate and sensitive way should enhance the setting of the Armillary to meet the objectives above. We, therefore, strongly believe that the Armillary should be treated as one of the "the distinctive €'landmarks' that help define the town centre's identity" whose importance the UDF emphasises (para 5.35).

Officer Response: See response to comment STCPO148 on page 1.

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO229 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action
Representation: Preferred Policy Objective BS1 (p 34) On the basis of the above, we believe that the design guidelines to be adopted should specifically include reference to the need to apply the guidelines with sensitivity to the setting of the Armillary in the Town Square.
Officer Response: See response to comment STCPO148 on page 1.

Consultee ID: 293086 **Full Name:** Mrs G. Billy **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO26 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes
Representation: Need to make sure height of buildings especially in the "Village Quarter" does not block lighting or create an alleyway where especially females feel intimidated.
Officer Response: The AAP and accompanying Urban Design Guidelines set out guidance for achieving built development of a high quality that is appropriate to its location and function. In addition, safety aspects are contained in SPD1 Designing Out Crime, which is one of the Supplementary Planning Documents in the Local Development Framework.

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 6

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO341 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: There is an over-emphasis on policies & proposals which would increase the heights of many buildings in future redevelopments. Some would be appropriate (e.g. site S3), others less so (e.g. see para. 1 above in relation to site C1 & para. 5 for S5).

Officer Response: N/A

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO355 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: BS1 High quality design should be promoted but this can be achieved by a less prescriptive approach that takes account not only of the general context but also the specific nature of individual redevelopment proposals.

Officer Response: N/A

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO356 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: BS2 In order that improvements can be secured as quickly as possible, any public realm improvement strategy should be linked to individual sites.

Officer Response: N/A

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO357 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: BS3 As a general policy approach this is not supported - it is too simplistic. Good design (which should be the goal) is not just about scale, height and massing in relation to immediate neighbours.

Officer Response: N/A

Consultee ID: 292170 **Full Name:** Mr Paul Lawrie **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO37 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Any new buildings proposed should of course be based on the latest modern designs for sustainable living, but they should also look in character with the older and in my opinion 'nicer' Edwardian style buildings already in the high street to allow the town to maintain its appearance and character. These old buildings have already lasted the test of time. I would not want to see modern glass or concrete buildings that will look not 'old fashioned', but 'out of fashion' in ten years time - for example buildings from the 60's and 70's.

Officer Response: N/A

Consultee ID: 297856 **Full Name:** Miss Susan Beaumont **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 6

Consultee ID: 297856 **Full Name:** Miss Susan Beaumont **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO43 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: My only comment is that any new buildings should not be over 4 storeys high as Sutton will end up looking more like Croydon. There are enough high rise buildings now - any more and the whole place will feel dark and closed in.

Officer Response: The aim of the AAP is to create a town centre that is distinctively Sutton. The AAP seeks to build on and enhance the positive aspects of the town centre, and protect areas of individual character such as the High Street. New development would be of a high quality and would respect the existing buildings and spaces.

Consultee ID: 297890 **Full Name:** Mrs Anne Fuller **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO44 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: If Sutton is to have an identity of it's own it needs to be distinctive. Many of the proposals seem to be based on a Croydon style of building - a style which many people seriously dislike. the sketch on the front of your leaflet is exactly like Croydon. Should the proposal go ahead with even high buildings down the hill of the High Street it would create a very unpleasant wind tunnel. In order to change the rather bland, unfriendly feel of the current town centre the buildings need to be smaller, less stark and inviting to all - small pockets of interest - village green areas - water features - more trees - children's play areas - places for people to sit and read.

Officer Response: The aim of the AAP is to create a town centre that is distinctively Sutton. The AAP seeks to build on and enhance the positive aspects of the town centre, and protect areas of individual character such as the High Street. New development would be of a high quality and would respect the existing buildings and spaces.

Consultee ID: 298435 **Full Name:** Mr Richard Broadbent **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO55 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Very concerned about the large number of tall buildings proposed all over the place - the indicative pictures look horrifying! I do not want Sutton looking like Croydon. If good parts of proposals can only happen if there are lots of tall buildings, leave things mostly as they are.

Officer Response: The aim of the AAP is to create a town centre that is distinctively Sutton. The AAP seeks to build on and enhance the positive aspects of the town centre, and protect areas of individual character such as the High Street. New development would be of a high quality and would respect the existing buildings and spaces.

Consultee ID: 298436 **Full Name:** Miss Kate Johnson **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO57 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: High buildings over 10 storeys in height would dominate and spoil an otherwise good plan. Maximum 8 storeys advised.

Officer Response: N/A

Consultee ID: 299581 **Full Name:** Mr Christopher Bromage **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO65 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Urban Design - taller buildings will be an eyesore and intrude on other areas. Is a town judged on height of its buildings. Some of the existing ones are out of scale and dwarf churches in the centre. 'Greening' of not much interest to passing motorist. WHO PAYS?

Officer Response: The aim of the AAP is to create a town centre that is distinctively Sutton. The AAP seeks to build on and enhance the positive aspects of the town centre, and protect areas of individual character such as the High Street. New development would be of a high quality and would respect the existing buildings and spaces.

Strategic Objective 6

Consultee ID: 299581 **Full Name:** Mr Christopher Bromage **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**
Comment ID: STCPO67 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action
Representation: What actually are 'landmark' buildings and vibrant areas except grandiose catch phrases?
Officer Response: N/A

Paragraph 5.34

Consultee ID: 86781 **Full Name:** Mrs Y Carney **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**
Comment ID: STCPO18 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action
Representation: I do not approve of High Rise buildings at all. Certainly not above 10 storeys.
Officer Response: N/A

Consultee ID: 67396 **Full Name:** Ms Penny Spirling **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**
Comment ID: STCPO207 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action
Representation: I have been a resident in Sutton for 36 years and the charm of living here is that the town centre does not replicate Croydon. Croydon's high rise buildings have turned that borough into an ugly mess that never induce me to shop there. It is a hard landscape and not one that encourages family well being. The proposed plans for Sutton include 5,6, and 10 storey buildings that will cause a wind tunnel effect and recreate all the bad things of Croydon. We should not do this. Sutton will lose it low rise charm.
Officer Response: The aim of the AAP is to create a town centre that is distinctively Sutton. The AAP seeks to build on and enhance the positive aspects of the town centre, and protect areas of individual character such as the High Street. New development would be of a high quality and would respect the existing buildings and spaces.

Consultee ID: 297850 **Full Name:** Mr D. Wise **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**
Comment ID: STCPO39 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action
Representation: We don't want any more high-rise offices or flats.
Officer Response: N/A

Paragraph 5.35

Consultee ID: 32844 **Full Name:** Claire Craig **Organisation:** English Heritage
Agent ID: **Agent Name:** **Agent Organisation:**

Paragraph**5.35****Consultee ID:** 32844 **Full Name:** Claire Craig **Organisation:** English Heritage**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO219 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action**Representation:** We support the consideration of a formal review of character and heritage values in paragraph 5.35 on page 34 and consideration of additional designation of an Area of Special Local Character.**Officer Response:** N/A**Consultee ID:** 32844 **Full Name:** Claire Craig **Organisation:** English Heritage**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO222 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action**Representation:** Sites CW1 and S2 in particular are notable for being surrounded by Grade II listed buildings and both of these sites are suggested as being suitable for buildings of 10+ storeys.**Officer Response:** The sites are near one or more listed buildings rather than being 'surrounded'. Any development proposals would have to take into account impact on listed buildings.**Consultee ID:** 33789 **Full Name:** Mr Vaskor Basak **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO254 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action**Representation:** After reading the full documents, I can now see the purpose of the landmark buildings, so I am less opposed to them than at the consultation meeting.**Officer Response:** N/A**Strategic Objective 7****Consultee ID:** 32844 **Full Name:** Claire Craig **Organisation:** English Heritage**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO221 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action**Representation:** English Heritage supports the Strategic Policy SL2 focus on town centre wide heating and cooling networks. Although this policy is focused on new development, it is worth noting that such systems present the optimal opportunity for networking to existing development as well making this potentially the most desirable form of retrofitting historic buildings for renewable energy supply.**Officer Response:** N/A**Consultee ID:** 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority**Agent ID:** **Agent Name:** **Agent Organisation:**

Strategic Objective 7

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO276 **Nature of Response:** Object **Officer Recommendation:** Undecided

Representation: Given the scale of redevelopment envisaged by the AAP on a series of sites in close proximity within similar time scales, the development of a decentralised heating and cooling network should be a fundamental requirement in order to maximise the reduction in carbon emissions and therefore tackle climate change. It is positive that the AAP Preferred Option now includes specific policy SL2 encouraging a heating and cooling network for the MP area and requiring each development site to link in to it. However the word encourage should be replaced with the word 'ensure' and the policy should specifically reference London Plan policy 4A.5 to 'ensure' that all new development is designed to connect to an existing or future network.

Officer Response: An officer meeting will be sought to discuss this issue.

Consultee ID: 33924 **Full Name:** Ms Maureen Peglar **Organisation:** EcoLocal
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO3 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: All new build should be sustainable: renewable energy/CHP, good insulation, green roofs. Planting edible trees (could be a community harvest to bring community together). Native trees / drought resistant.

Officer Response: The AAP includes policies to encourage sustainable development within the town centre. The Core Planning Strategy and the Site Development Policies DPD contain Boroughwide standards. General 'greening' of the town centre has been proposed in the town centre plan however the details of the type and location of trees/planting within town centre has not been considered at this stage.

Consultee ID: 32863 **Full Name:** Miss Carmelle Bell **Organisation:** Thames Water Property Services
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO307 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: SUDS (Objective 7 on p36 and Section 6.4 p39) Thames Water support the use of sustainable drainage systems in appropriate circumstances. However, it should also stated that sustainable drainage systems are not appropriate for use in all areas, for example areas with high ground water levels or clay soils which do not allow free drainage. A well maintained and managed sustainable drainage system is also required to prevent it becoming ineffective, potentially increasing overland flows, and consequently having an impact on the sewerage network.

Officer Response: N/A

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust
Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO358 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: SL1 SL2 SL3 Further research is required on each of these three options prior to any firm policy commitment being made.

Officer Response: N/A

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency
Agent ID: **Agent Name:** **Agent Organisation:**

Strategic Objective 7

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO383 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Strategic Objective 7 should aim at encouraging environmental protection and enhancement whilst tackling other sustainable development issues.

Officer Response: N/A

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO384 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Groundwater and Land Contamination We would like to see a proactive approach to land contamination. Where development is on a brownfield site, a preliminary risk assessment should be required as a minimum so as to ensure all developments comply with PPS 23 (Planning and Pollution Control, Annex 2: Land Affected by Contamination). Given the sensitive nature of the groundwater in this area, this would be effective at protecting this resource from land contamination. Although we acknowledge the promotion of SUDS in policy objective SL3, it is important to remember that their use may be constrained by land contamination and it is important to consider this at an early stage in the planning process.

Officer Response: N/A

Paragraph

5.40

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO179 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: The inclusion of grey water recycling and Sustainable Urban Drainage Systems (SUDS) as mentioned under paragraph 5.40 is welcomed and commended, and the potential to link SUDS to enhanced biodiversity as per paragraph 5.41 is to be supported.

Officer Response: N/A

Proposals Sustainable Built Development, Public Realm and Transport

Chapter 6:

Consultee ID: 33789 **Full Name:** Mr Vaskor Basak **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO250 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Sutton Borough has been a leader in environmental sustainability since I moved here in 1992, and when I attended an Area meeting at St Anthony's Hospital a while back and we were consulted on planning and development across the Borough as a whole, I suggested that this needed to be built in to the planning and development process as a key element to distinguish Sutton from other boroughs. I was therefore very pleased to see that environmental sustainability had been incorporated as a key issue in the current consultation documents.

Officer Response: N/A

Sustainable Built Development

Sustainable Built Development

Consultee ID: 72077 **Full Name:** Ms Julie Shanahan **Organisation:** Government Office For London

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO197 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: The LPA intends to make Sutton Town Centre a Low Carbon Zone. A balance needs to be struck between this proposal and ensuring that proposed policy is not overly prescriptive. You have commissioned consultants to advise on the technical feasibility and commercial viability of achieving zero carbon development. The outcome of this research will assist in achieving an ambitious but balanced policy.

Officer Response: N/A

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO297 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: Policy 4A.22 of the London Plan requires new developments to provide suitable storage facilities for waste and recycling. Sutton's Town Centre Plan needs to reflect this policy.

Officer Response: The appropriate place for such a policy is the Site Development Policies DPD.

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO298 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: In addition to this document stating that waste during construction should be minimised it needs to reflect the requirement of policy 4A.3 of the London Plan and require developers to produce site waste management plans to arrange for efficient materials and waste handling and set out how materials can be imported and waste exported in the most sustainable way possible. This could supplement AAP policy SLI on page 36 or be a new sustainable policy could be provided within this chapter.

Officer Response: The appropriate place for such a policy is the Site Development Policies DPD.

Consultee ID: 34054 **Full Name:** Mr Simon Honey **Organisation:** Eco-Arts

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO32 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: You need to plan that all new build is future proof and can cope with energy decent. as fossil fuels decline over this century. Do you have an energy decent. strategy for the High Street?

Officer Response: Strategic Objective 7 and Proposal 6.2 in the Preferred Options Document relate to the implementation of a decentralised energy system for the town centre. Further research regarding the details of the system is needed and will be included in the AAP.

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO381 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: Sustainable drainage schemes to be mandatory for new development Within the next two years sustainable drainage systems will be required from all new development. The Government will publish in 2011 new national standards for the construction and operation of surface water drainage for new developments and re-developments. Developers will have to demonstrate they have met the national standards before they can connect any residual surface water drainage to a public sewer. These standards will become a material consideration in local authority planning decisions. Under these plans SUDS will be adopted and maintained by local authorities.

Officer Response: N/A

Sustainable Built Development

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO398 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: It's not clear that the impact these constraints will have on development is well understood. Within an SPZ I, we will object to all discharges to ground with the exception of clean roof water so as to protect groundwater supplies for the future. This will impact upon the design of surface water schemes where infiltration of surface water is proposed as a flood mitigation measure. In addition, land contamination may be a constraint to infiltration-type SUDS due to the potential for remobilisation of contaminants that could migrate into underlying groundwater.

Officer Response: N/A

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO399 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: We will also oppose developments which involve underground storage of hazardous chemicals, landfilling, new sewage effluents, cemeteries as well as others. Refer to our Groundwater Protection: Policy & Practice (2008) document for more information.

Officer Response: N/A

Consultee ID: 298436 **Full Name:** Miss Kate Johnson **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO58 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: "Sustainable built development"? a nice phrase without much substance.

Officer Response: N/A

Consultee ID: 33535 **Full Name:** Mr Mark Chessell **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO79 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: I would wholeheartedly support the Council's efforts to promote Sutton Town Centre as a showcase for sustainable design and construction. This could be an important aspect of Sutton's new identity that helps to set it apart from the other Metropolitan Centres in South London.

Officer Response: N/A

Paragraph

6.2

Consultee ID: 102091 **Full Name:** Mr Stephen Baker **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO7 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: We welcome the encouragement of sustainable development in accordance with the principle of One Planet Living and buildings designed to minimise energy use and the wasteful use of resources

Officer Response: N/A

Paragraph**6.5****Consultee ID:** 102091 **Full Name:** Mr Stephen Baker **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO9 **Nature of Response:** Support with Conditions **Officer Recommendation:** Agree - No Changes**Representation:** We welcome the idea of accommodating renewable or low carbon technologies and evaluation of the potential of decentralised energy infrastructure, such as CHP systems. However, we feel that the increased build cost is a significant factor and the evaluation referred to in the text must carefully consider the source of both the funding and maintenance of these systems.**Officer Response:** Further research regarding the details and viability of these systems is needed and will be included in the town centre plan.**Paragraph****6.6****Consultee ID:** 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO181 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action**Representation:** Paragraph 6.6 refers to maximising the role of Green Infrastructure to assist in adapting to Climate Change which together with the SUDS proposals is welcomed and supported.**Officer Response:** N/A**Consultee ID:** 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO380 **Nature of Response:** Object **Officer Recommendation:** Agree - No Changes**Representation:** However we are concerned with the text on paragraph 6.6 which appears to suggest that development would be acceptable in the town centre in some of the locations which are at risk of flooding. This paragraph also notes that surface water flooding occurs occasionally. Current climate change predictions anticipate that the intensity of storms is likely to increase. This will mean that the threat from surface water flooding is likely to increase and the sporadic nature is likely to continue. The application of the London Plan drainage hierarchy should improve the ability of the urban area as a whole to cope with such storm events but individual locations will still be affected. Paragraphs 8 and D.5 of PPS25 require decision-makers to steer new development to areas at the lowest probability of flooding by applying a 'Sequential Test'. For any development to be acceptable there will be need to apply the sequential test informed by the findings and recommendations of the SFRA. Only if the council can demonstrate through the sequential process that a site with a lower probability of flood risk is not reasonably available can a case be put forward as to why a site could be considered as an exception. If this can be achieved, then, in accordance with PPS25, for the exception test to be passed it must be demonstrated that the development provides wider benefits to the community that outweigh flood risk, the site is previously-developed land, and a Flood Risk Assessment must demonstrate that the development will be safe without increasing flood risk elsewhere. Also a surface water management plan would be required demonstrating how the risk of surface water flooding would be mitigated.**Officer Response:** These are general principles. The Council applied the sequential test in preparing the Core Strategy, which identifies the town centre as a main location for new high density development.**Paragraph****6.7****Consultee ID:** 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO182 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action**Representation:** Paragraph 6.7 refers to green roofs, soft landscaping, and rain water recycling and restoring natural flood flow pathways (de-culverting) all of which can be supported together with the SUDS proposals.**Officer Response:** N/A

Paragraph**6.7****Consultee ID:** 292170 **Full Name:** Mr Paul Lawrie **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO36 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Undecided

Representation: Sustainable Urban Drainage should be another important requirement for a modern plan. I propose that the Council considers re-creating the old pond in Sutton Green, which could be used as a balancing pond for storm water, as well as an ornamental water feature/duck pond or even fountain feature. Perhaps the currently culverted Pyl Brook stream, that runs between the gas works and the Collingwood estate could be opened up to the air, to create a water feature and extend this wildlife corridor. Some recirculation of the water maybe required in times of low flow (summer etc) so this may not be viable.

Officer Response: These detailed proposals are worthy of further consideration.

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO379 **Nature of Response:** Support **Officer Recommendation:** Agree - No Changes

Representation: We trust as indicated on proposal 6.3 that further investigation for a town centre SUDS for all new development will be in place before the next stage of the town centre area action plan. We welcome the area action plan opportunity to explore de-culverting and restoring natural flood-flow pathways.

Officer Response: N/A

Improving the Public Realm**Consultee ID:** 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO103 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: We support the improvement in pedestrian areas and the diversion of traffic to improve the environment. However, the proposed transport and road system completely fails to address this and putting pedestrians with cars, buses and trams on St Nicholas Way holds many risks.

Officer Response: Further investigation of the options and their implications is planned. The idea of 'shared space' appears to have worked successfully elsewhere. Safety issues would be an important consideration.

Consultee ID: 302990 **Full Name:** Mrs Pamela R. Smith **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO114 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Make Throwley Way two way and pedestrianise the Southern half of St. Nicholas Way to make a better connection between the Civic Quarter and the High Street Area.

Officer Response: N/A

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton**Agent ID:** **Agent Name:** **Agent Organisation:**

Improving the Public Realm

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO231 **Nature of Response:** Support with Conditions **Officer Recommendation:** Agree - No Changes

Representation: Proposals - Public Realm (p39 onwards) For similar reasons, whilst we agree with the statement in para 6.8 that "The quality of the public realm is of vital importance to town centre character, attractiveness and success", we are concerned about comments in para 6.15 that the High Street Renewal Project ..exemplifies the kinds of improvement that could be encouraged throughout the town centre ... and "The town square will be enlarged, with bigger areas for performances and events"

Officer Response: N/A

Consultee ID: 297924 **Full Name:** Mr Kevin Pope **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO241 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The simplest things are often the most appealing which is why Holland scores highly in my book for being the kind of place where the environment is highly manipulated yet very, very green and incredibly sustainable. Quality of life in Dutch cities seems far nicer than British ones for the simple reason that the Dutch care about their local environment, take pride in it and plant it up with trees, flowering plants bulbs etc which makes people want to stay in it. Everywhere there is colour and it is incredibly inviting to be in. I love it and so do most people which is why gardens and parks are so popular here but our streets are so grim. Sutton should be awash with flowers for their cheerfulness, their calming influence and their wildlife value. (Wallington used to be the centre for lavender growing but you'd never know it. Why is this heritage not promoted and celebrated? There should be lavender everywhere in Wallington but there isn't.) Flowers are cheap, but they do need some maintenance over time. I would welcome far more creative planting schemes in the new development to make the pedestrian experience more interesting especially if there are to be more out door cafes and places to sit and relax. Small things like this make an incredible difference. Our urban environment shapes the way we think and feel about life. I moved to Sutton because I wanted to get away from the festering city sprawl where too many ugly buildings, too many cars and too little nature makes for a very hostile place where people are unhappy, stressed and disconnected from their roots. Please do not let this happen to Sutton.

Officer Response: N/A

Consultee ID: 32863 **Full Name:** Miss Carmelle Bell **Organisation:** Thames Water Property Services

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO308 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Public Realm Improvements The document shows areas for public realm improvements including the provision of pedestrianised areas and the planting of trees. Thames Water recognises the environmental benefits of trees and encourages the planting of them. However, the indiscriminate planting of trees and shrubs can cause serious damage to sewerage infrastructure. In order for the public sewers to operate satisfactorily, trees, and shrubs should not be planted over the route of the sewers or water pipes. The provision of new street furniture and pedestrianised areas can impede access to sewerage infrastructure. Thames Water will require 24 hour vehicular access to any pedestrianised area to undertake emergency works. Access to sewerage infrastructure must not be impeded by street furniture. This will enable Thames Water to operate the network with as little interruption to the service as is possible.

Officer Response: N/A

Consultee ID: 33357 **Full Name:** Mrs Shirley Quembly **Organisation:** Cyclists' Touring Club (CTC)

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO327 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Finally, although it has not been possible to discuss this proposal with the other local cyclists, we doubt whether the Sutton Guardian's campaign for a 'landmark' will meet with approval. More important is to retain the variety of older buildings which give the High Street character along much of its length. It is probable money spent on such a landmark as a pseudo Eiffel Tower could be much better used for the benefit of residents and visitors passing along the whole Street.

Officer Response: N/A

Improving the Public Realm

Consultee ID: 34054 **Full Name:** Mr Simon Honey **Organisation:** Eco-Arts

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO33 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Any new planting in green spaces with grass would be edible landscapes, nuts, fruit etc planted for maximum yield (see permaculture).

Officer Response: N/A

Consultee ID: 102042 **Full Name:** Ms Seren Razak **Organisation:** Sutton Babylon Association / Sutton Minority Ethnic Forum

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO34 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: There needs to be more focus on the 'greening' of the whole area and improving the current park, having/creating a leisure/play area for children and cafe also for the whole family.

Officer Response: This plan proposes 'greening' along main roads and key connecting roads within the town centre. Connections from the High Street out to key green spaces (Manor Park and Sutton Green) on the edge of town centre is proposed.

Consultee ID: 298435 **Full Name:** Mr Richard Broadbent **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO54 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Lots of good ideas especially more pedestrianisation of High St and more/improved public squares etc

Officer Response: N/A

Consultee ID: 299570 **Full Name:** Mr Howard Barrett **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO61 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The greening proposals do not appear to take into consideration tree root effects on buried surfaces.

Officer Response: N/A

Consultee ID: 33535 **Full Name:** Mr Mark Chessell **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO75 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: There is very little in the overall vision or objectives that I would wish to criticise apart from the undue priority that has been given to urban design considerations. I agree that high quality and distinctive design will be an important element of an improved and upgraded Sutton Town Centre but form needs to follow function and not vice versa. The Urban Design Framework produced by consultants Gillespies is a useful background document but it should be seen as a tool for implementation rather than a blueprint for how the town centre should change in the future.

Officer Response: N/A

Paragraph

6.10

Paragraph**6.10****Consultee ID:** 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO183 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action**Representation:** Paragraph 6.10 refers to Natural Habitats and wildlife and the improvements, creation and protection of natural habitats and links between them which are to be welcomed and supported. The provision of new environmental features and green links between new and existing spaces is welcomed and supported.**Officer Response:** N/A**Paragraph****6.11****Consultee ID:** 32844 **Full Name:** Claire Craig **Organisation:** English Heritage**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO216 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action**Representation:** English Heritage recognises that the borough has undertaken an intensive range of urban design studies of Sutton Town Centre and consideration of these alongside this document gives a comprehensive view of how it is envisaged that this place should develop. It would have been useful to integrate some of the historic development context into the preferred options document. For example, at paragraph 6.11 on page 42 which talks about poorly integrated green spaces, it would have been useful to understand how these spaces developed and what seems to have occurred that has disconnected them.**Officer Response:** The Preferred Options Document identified the need for a €'heritage review' of the town centre, the outcomes of which could be included in the Report of Studies.**Paragraph****6.12****Consultee ID:** 33789 **Full Name:** Mr Vaskor Basak **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO257 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action**Representation:** In terms of lighting, is there any way of incorporating lighting that would only be activated at night when movement is detected? This would help conserve energy, and may act as a deterrent to troublemakers, whilst providing some safety to pedestrians at night.**Officer Response:** This idea could be explored at a detailed design stage.**Paragraph****6.13****Consultee ID:** 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO232 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action**Representation:** Proposal 6.4 (p43) Accordingly, we object to the inclusion in the specific proposals of para 6.13 (d) "Continued improvements to the pedestrianised High Street and adjoining routes, on the model of the current Town Centre Renewal Project" until the urban design guidelines for the relevant Town Centre Quarters have been modified as requested above.**Officer Response:** N/A**Consultee ID:** 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority**Agent ID:** **Agent Name:** **Agent Organisation:**

Paragraph**6.13****Consultee ID:** 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO290 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action**Representation:** The proposal to agree a public realm strategy as part of the AAP is welcomed, particularly as it will include measures such as improving east/west pedestrian routes, and upgraded pedestrian priority crossings at key junctions. It is also stated that improved 'legibility' and a comfortable pedestrian environment would be an essential part of the town centre public realm strategy. A reference should be included to the Legible London project currently being piloted. These principles can provide inspiration for future way finding proposals.**Officer Response:** N/A**Consultee ID:** 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO296 **Nature of Response:** Object **Officer Recommendation:** Undecided**Representation:** Taking advantage of the opportunities to protect and enhance tranquillity and soundscapes in open public spaces should be included alongside those for visual improvements. This could be under additional letter 'g' under proposal 6.4.**Officer Response:** The scope for introducing such a proposal will be examined.**Consultee ID:** 301339 **Full Name:** Fiona Rowe **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO82 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action**Representation:** Tree planting in Manor Place; Although I am in favour of tree planting and raising the quality of the environment in Manor Place, the trees which are currently here already have had some impact on these houses through root damage etc. The current trees are on the opposite side of the road, and I hope that consideration is given not just to the aesthetics, but also to the future growth of any trees and how they may impact on our little cottages.**Officer Response:** The potential impact of tree planting on properties will have to be taken into account.**Paragraph****6.15****Consultee ID:** 33789 **Full Name:** Mr Vaskor Basak **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO258 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action**Representation:** Care needs to be taken that the higher pedestrian priority proposed at crossings does not result in so much extra congestion or waiting time that people are deterred from visiting the town centre.**Officer Response:** Further research is needed into transport aspects prior to the completion of the AAP.**Sustainable Transport****Consultee ID:** 34129 **Full Name:** Mr Leslie Murrells **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:**

Sustainable Transport

Consultee ID: 34129 **Full Name:** Mr Leslie Murrells **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO111 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Agree that public transport should be encouraged but NO TRAMS.

Officer Response: Tramlink would clearly improve the accessibility of the town centre and it is important that an alignment for Tramlink is identified at this stage. The Town Centre Plan will need to safeguard land for the infrastructure associated with Tramlink. The Council recognises it is also important to consider and plan for improvements to transport facilities and services, until such a time as Tramlink is constructed.

Consultee ID: 302973 **Full Name:** Ms Christine Latham **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO122 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Transport is already very good.

Officer Response: N/A

Consultee ID: 138566 **Full Name:** Mrs Ann Murrells **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO140 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: NO TRAMS! Bus Service - very good at present - frequent with good access into High Street, Station etc.

Officer Response: Tramlink would clearly improve the accessibility of the town centre and it is important that an alignment for Tramlink is identified at this stage. The Town Centre Plan will need to safeguard land for the infrastructure associated with Tramlink. The Council recognises it is also important to consider and plan for improvements to transport facilities and services, until such a time as Tramlink is constructed.

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO184 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Sustainable Transport The promotion and encouragement of sustainable transport options, including walking and cycling are to be welcomed and commended.

Officer Response: N/A

Consultee ID: 72077 **Full Name:** Ms Julie Shanahan **Organisation:** Government Office For London
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO196 **Nature of Response:** Support with Conditions **Officer Recommendation:** Agree - Propose Changes

Representation: Tramlink is put forward as part of future town centre infrastructure in Sutton. The LPA acknowledges that further research is needed in to the transport aspects of the AAP, particularly in relation to Tramlink options. As far as we are aware TfL has no current plans or funding to bring forward the proposals, although we acknowledge that TfL do support the tramlink extension in principle. GOL acknowledges that this is a key project in Sutton and therefore should be included in the AAP but in the absence of commitment from TfL, scenarios could be included which examine the consequences of Tramlink not being delivered and how this would impact on the AAP and its objectives.

Officer Response: The consequences of Tramlink not being delivered should be investigated as part of the planned transport research. The AAP should be sufficiently robust to deal with future uncertainty.

Sustainable Transport

Consultee ID: 33441 **Full Name:** Mr Alan Moody **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO234 **Nature of Response:** Object **Officer Recommendation:** No Action - Not an LDF Issue

Representation: I'm fed up with saying its cheaper to get the District Line to Sutton than a tram and no one listening. But for Northern Line over crowding it also can come to Sutton and cheaper still. The Underground Rlys Act of 1911 suffered Kaiser Bill and post WW1 the District lacked finance. They Souther Rly completed it as a 'blocking line' that it, BR & Thameslink never wanted, but it kept the District out of Sutton . All that's needed is a District Line to St Helier Line link at Wimbledon and the District can come via Sutton to terminate at Wallington Goods Yard (carpark) and one platform at West Croydon. GO FOR THE CHEAP OPTION! The Northern Line my also have termini platforms at Morden South station but any link is more for engineering reasons and sidling access. Trams to Sutton are very expensive and disruptive with roads dug up for 3 years and cars will be permanently banned from Angel Hill. Cars and Trams mix badly and 75% of Croydon trams unpredicted problems are due to 5% of routh shared with traffic. Sutton's trams will need the European right to ram through traffic and charge damage to the tram to the car owner whose car hit it. Check German law etc. Why not complete Sutton Station as proposed for nearly a century with a platform behind platform 1. That requires rebuilding of Sutton High St Bridge. Consider another platform behind platform 2. Consider restoring removed 3rd and 4th Sutton-Cheam tracks. Consider Sutton getting its coastal expresses back. I used to go to my boat at Arundel rather than Bognor or Portsmouth from Sutton. More likely now is to Little Hampton and revercial to Brighton as relief to the congested Brighton line and I'd suggest Thameslink via Herne Hill if the District has the St Helier Line. Formerly expresses overtook slowtrains between Cheam and Sutton and such would have to occur again. GET SOME TRANSPORT AMBITION. If Sutton really must have trams consider Epsom Downs line conversion then streetrunning to Tuttenham Corner and the Tuttenham Corner line becoming joint user mainly with trams but pantograph trains in rush hours and race days. European regulations allow this. Trams can ride beside the Brighton Line near South Croydon and then access the former Woodside Line and tram route 3 for Croydon. Not too much streetrunning for the police to control on racedays. I've looked at Sutton-Morden tram proposals many times and it's very very disruptive. The best of a bad job is via Green Lane St Heliers Stn and the Underground Depot to use a Northern Line Platform and go over the top of tunnels and through houses. The Northern Line will need a new terminus (i.e, Morden South). I stress rebuild High St Bridge and add platforms to Sutton Station. Get the District Line to Sutton as intended in the Underground Railways Act of 1911 that the District couldn't find when 1/2 built. The Southern Rly completed it with their own act as a 'blocking line' to stop the District coming to Sutton but agreed to the Northern Line coming to Morden and no further. The northern line gets overcrowded so can't come to Sutton as intended. The District has 50% spare capacity Wimbledon to West Brompton and High St Kensington to Paddington. Earls Court can be improved query Paddington to Edgware Rd where there's sidling space for new platforms. Wallington has carpark space for new platforms as a District Line terminus.

Officer Response: N/A

Consultee ID: 297924 **Full Name:** Mr Kevin Pope **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO239 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: I like the idea of the trams coming to Sutton. Trams are good.

Officer Response: N/A

Consultee ID: 292995 **Full Name:** Mr David Munro **Organisation:** Scotia Gas Networks

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO244 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: A tram/rail network extension is proposed - This may require significant diversions to remove any plant or infrastructure out of the trams DKE (Dynamic Kinematic Envelope) as vibrations etc can cause gas leaks.

Officer Response: N/A

Consultee ID: 33789 **Full Name:** Mr Vaskor Basak **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Sustainable Transport

Consultee ID: 33789 **Full Name:** Mr Vaskor Basak **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO253 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: If the pedestrianised area is to be extended North and South, there needs to be at least one link road East to West/West to East (or a one way road in each direction) around the middle of the High Street available to cars to prevent cars having to go all the way round the town centre to reach certain destinations. This would reduce congestion and pollution on the ring road. If maintaining the continuity of the High Street is important for the pedestrian experience, this link road could theoretically be built as a tunnel underneath retail units on the high street rather than a crossing with traffic lights. I guess this would incur additional cost, although the benefit would be free flowing traffic in the tunnel resulting in possibly less congestion than if traffic had to stop at the lights at the High Street intersection.

Officer Response: N/A

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO270 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: TfL are assessing the transport needs of the South London region that may include possible extensions to the tram network. At present it is premature to say whether a tram extension to Sutton Town Centre is a preferred solution.

Officer Response: The town centre plan will need to safeguard land for the infrastructure associated with Tramlink. The Council recognises it is also important to consider and plan for improvements to transport facilities and services, until such a time as Tramlink is constructed.

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO271 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: Proposals to reduce road capacity require careful modelling and would need to be assessed against policy 3C.16 of the London Plan.

Officer Response: It is proposed to carry out more detailed modelling.

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO301 **Nature of Response:** Object **Officer Recommendation:** Agree - Propose Changes

Representation: The plan mentions the Smarter Travel Sutton project that has been implemented in the area over the past two years; this project delivered a successful integrated approach to smarter travel initiatives. This project included an area wide approach to personal travel planning, workplace and school travel plans and encouraging sustainable travel choices through a number of marketing methods. It is therefore disappointing that there is only one mention of this in the AAP. It would be considered best practice to include the lessons learned from this project and apply them to this area, so that any new development will include smarter travel programmes and deliverables developed.

Officer Response: The lessons arising from Smarter Travel Sutton will be incorporated into the AAP.

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority
Agent ID: **Agent Name:** **Agent Organisation:**

Sustainable Transport

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO302 **Nature of Response:** Object **Officer Recommendation:** Undecided

Representation: Whilst there is inclusion of sustainable transport initiatives in section 6 of the plan and individual modes are highlighted, there needs to be more emphasis on ensuring that any new development or change of use has a travel plan that supports sustainable transport and reduces congestion and pollution. The inclusion of an area wide travel plan or Transport Management Association should also be included in these proposals to strengthen area-wide and individual workplaces and residential developments commitment to smarter travel. Whilst TfL thresholds are set to ensure certain size developments are covered by a travel plan, these thresholds should be lowered in this area to ensure smaller developments do not have an adverse cumulative impact.

Officer Response: The implications of this suggestion will be considered.

Consultee ID: 302841 **Full Name:** Mr Alex Forrest **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO314 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Improve pedestrian and cycle routes to the Town Centre.

Officer Response: The scope for such improvements, and their implications for the AAP, should be considered.

Consultee ID: 33357 **Full Name:** Mrs Shirley Quemby **Organisation:** Cyclists' Touring Club (CTC)

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO322 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: You will be aware that we responded to the LDF consultation in 2008. It appears not all of our points have been included in the latest documents. We are particularly concerned that the work 'pedestrianisation' has continued in use without a definition. This is in spite of a number of (welcome) statements that shared use of the High Street and surrounding area, for pedestrians, pedal cycles and other vehicles, will continue. We wish to stress the importance of describing the vehicle restricted area in some other way so that all users are aware that others, moving at different speeds and in any direction, are present. These comments relate particularly to Section Six. We note in 6.35 the term ' traffic free area ' is used but in our view this is almost as misleading and inappropriate as 'pedestrianised'.

Officer Response: N/A

Consultee ID: 33357 **Full Name:** Mrs Shirley Quemby **Organisation:** Cyclists' Touring Club (CTC)

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO323 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: We wish to see St. Nicholas and Throwley Ways changed to two way traffic and restricted to a 20mph speed limit. This would not only encourage a reduction in speed but could discourage use by through traffic. Bus passengers would be able to alight on the town side of vehicles.

Officer Response: Further research is needed into transport aspects prior to the completion of the AAP.

Consultee ID: 33357 **Full Name:** Mrs Shirley Quemby **Organisation:** Cyclists' Touring Club (CTC)

Agent ID: **Agent Name:** **Agent Organisation:**

Sustainable Transport

Consultee ID: 33357 **Full Name:** Mrs Shirley Quemby **Organisation:** Cyclists' Touring Club (CTC)

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO324 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Some of our members believe that the introduction of trams to Sutton Town Centre would not be an advantage. Tram lines are seriously hazardous for pedal cycles.

Officer Response: N/A

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO339 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: We oppose the Council's over-reliance on a hypothetical Tralink extension (proposal 6.5 & ST1). a) Reserving the land for the possible future route in effect sterilises space for existing bus and car users. b) It is admitted (paras. 6.20, 6.26) that TfL does not currently support or offer funding for this project. Atkins' Transport Study evidently found a 'bus only option' would be cheaper (6.26). c) Tralink would improve access to the Town Centre only for a proportion of those residents in the N & E parts of the Borough. How many - no estimates are provided? It will be of no/limited value for those living in the S & W areas. Yet these residents will be the main ones disadvantaged (6.23) by increased journey times and reduced capacity of the road network.

Officer Response: N/A

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO340 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: We oppose the proposals for changes to the main route network (proposals 6.9, 6.10, 6.11 & ST3). None has been fully costed. The proposed southern link (6.9), together with the long-term redevelopment of site S5, could also destroy one of the few areas of useful, varied independent shops & restaurants in Sutton. It is stated that the landowner of the sites affected by 6.11 and development site N1 opposes both concepts.

Officer Response: Cost and viability will be a key considerations determining whether transport schemes should be proposed in the final version of the AAP.

Consultee ID: 297850 **Full Name:** Mr D. Wise **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO42 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Cycle tracks don't work because they suddenly start and then stop!

Officer Response: N/A

Consultee ID: 298010 **Full Name:** Ms Valerie Scouler **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Sustainable Transport

Consultee ID: 298010 **Full Name:** Ms Valerie Scouler **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO51 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: I cannot understand why it is thought necessary to have trams in Sutton. I love trams because they are a speedy means of travelling but Sutton is adequately covered by buses. Laying tram tracks would cause a great deal of upheaval and I wonder if Sutton would be able to cope, because of the narrowness of some roads. If Sutton Council want to put trams into Sutton, I am suggesting that these vehicles are put along Reigate Avenue which is not presently covered by any buses. It is a wide road which could easily take trams; also it would help people who want to go to St Helier Hospital.

Officer Response: N/A

Consultee ID: 298436 **Full Name:** Miss Kate Johnson **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO59 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Tramlink - with good train services to central London and good bus services, how significant would tramlink be - the cost seems to be prohibitive when all the other developments are more important? If finance O.K yes I would like a tramlink! Needs more tramstops indicated!

Officer Response: N/A

Consultee ID: 299581 **Full Name:** Mr Christopher Bromage **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO64 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Transport - perhaps cars and pedestrians should be separated.

Officer Response: N/A

Paragraph

6.19

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO291 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: This paragraph mentions the results of the transport consultants' options for the regeneration of Sutton town centre and in particular, to introduce trams into the town centre by extending the Croydon Tramlink. The Mayor is committed to improving transport in outer London, and recognises the important role played by the tram. The Statement of Intent for the new Mayors Transport Strategy (MTS) supports transport improvements in Outer London and sets out the process TfL will be going through to develop a more detailed Transport Plan for the South London region. This Plan will identify potential priority schemes for South London based on an assessment of the longer term needs for the area. This will include consideration of possible extensions to the tram network and the potential for securing funding. This work is at an early stage and it would be premature to say whether a tram extension to Sutton town centre is a preferred solution but TfL will be working closely with the Borough to take forward plans for improving public transport in Outer London. TfL suggests the Area Action Plan refers to the work being done on the MTS and preparation of a Regional Transport Plan for south London. If the tram were to come forward for further development at some point in the future, TfL would wish to fully reappraise all of the options as the scheme would need to be considered on a whole route basis including assessing the impact on all road users.

Officer Response: N/A

Paragraph

6.21

Paragraph**6.21****Consultee ID:** 297921 **Full Name:** Mrs Celia Granger **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO242 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action**Representation:** Having just received and read Sutton Scene magazine June/July 09, I would like to mention that I hope you will be including the possibility of the Tram being extended to Sutton, mention of which I came across recently. I hope you will not have to dig up expensive work soon after completion to make the Tram possible just because it was not included in the beginning - or even worse, we lose the chance of the tram altogether.**Officer Response:** N/A**Consultee ID:** 298434 **Full Name:** Mrs Christine Giffiths **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO52 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action**Representation:** I like trams using old railway lines as in Mitcham - but NOT on road they are big etc, roads will get more crowded it will get like Croydon. i never want to go to Croydon unless I really have to.**Officer Response:** N/A**Paragraph****6.24****Consultee ID:** 302838 **Full Name:** Mrs T Norris **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO138 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action**Representation:** Need a few more tram stops.**Officer Response:** N/A**Paragraph****6.25****Consultee ID:** 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO293 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action**Representation:** TfL welcomes the intention to improve public transport interchange in Sutton town centre. However, TfL has a network management duty for the gyratory at the southern end of the high street as well as responsibility for the bus operations. Any specific proposals/designs will need to be developed in consultation with TfL.**Officer Response:** Representatives from TfL will be invited to discuss all the transport proposals.**Consultee ID:** 302841 **Full Name:** Mr Alex Forrest **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:**

Paragraph**6.25****Consultee ID:** 302841 **Full Name:** Mr Alex Forrest **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO317 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action**Representation:** Improve station area / access & interchange.**Officer Response:** This is proposed as part of the development of the Station Quarter.**Paragraph****6.26****Consultee ID:** 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO294 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action**Representation:** TfL welcomes the intention to improve bus priority measures in the town centre. Any specific proposals/designs should be developed in consultation with TfL London Buses.**Officer Response:** Representatives from TfL will be invited to discuss the possibility of bus priority measures.**Consultee ID:** 107833 **Full Name:** Martin & Ann Wright **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO338 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action**Representation:** We agree with encouraging an improved bus infrastructure and possible new routes.**Officer Response:** N/A**Paragraph****6.28****Consultee ID:** 301478 **Full Name:** Peter Wallis **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO199 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action**Representation:** I do not think a new road from the Station area to Grove Road is appropriate. Too much of Sutton Town Centre has already been demolished to build roads and car parks. A Town Centre needs a core from which to expand.**Officer Response:** N/A**Consultee ID:** 302841 **Full Name:** Mr Alex Forrest **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO310 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action**Representation:** Support in principle but would be a shame for old buildings such as the Mason's Hall to be demolished. Perhaps new road should go other side via The Quadrant?**Officer Response:** N/A

Paragraph**6.29**

Consultee ID: 302981	Full Name: Mrs Jenny Smith	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO117	Nature of Response: Support with Conditions	Officer Recommendation: Noted - No Action
Representation: Re-routing of traffic in 'Village Quarter' - well overdue - but only if it would really ease the constant bottleneck at High St / Crown Road / Marshalls Rd / Oakhill.		
Officer Response: Further research is needed into transport aspects, including effects on traffic flows, prior to the completion of the AAP.		

Consultee ID: 107903	Full Name: Mr Philip Champion	Organisation: A.W. Champion Ltd
Agent ID: 107899	Agent Name: Mr Adrian Keal	Agent Organisation: Broadway Malyan
Comment ID: STCPO209	Nature of Response: Object	Officer Recommendation: Noted - No Action
Representation: We consider that the proposal to create a new road link through Zurich Square and along Lewis Road will have a detrimental effect on the quality of the urban environment within the town centre. The existing gyratory is, for much of its length, not much more than a service road to the High Street. Many of the shops that front on to the High Street turn their backs to the gyratory. It is not pedestrian friendly and encourages high vehicle speeds. The High Street is severed from the surrounding areas by the gyratory. The proposal to increase the length of the gyratory will exacerbate this unsatisfactory situation. The Area Action Plan should address this fundamental issue if it is to enhance the town centre.		
Officer Response: A proposed objective of the AAP is to change the character of the gyratory road system, to make the town centre more pedestrian-friendly. Extending the gyratory system to the north would enable the removal of traffic from Zurich Square. More detailed analysis of the traffic impact of these changes is proposed.		

Paragraph**6.30**

Consultee ID: 107903	Full Name: Mr Philip Champion	Organisation: A.W. Champion Ltd
Agent ID: 107899	Agent Name: Mr Adrian Keal	Agent Organisation: Broadway Malyan
Comment ID: STCPO210	Nature of Response: Object	Officer Recommendation: Noted - No Action
Representation: Proposal 6 : 11 The town centre gyratory road network should be modified by diverting southbound traffic via Burnell Road and Lewis Road. We object to the proposal to lengthen the gyratory road network for the reasons set out in 1. above. In addition, we object because it is not implementable due to the restricted width of Burnell Road. Burnell Road is a vibrant, pedestrian friendly, little street that provides access to a range of shops, offices and residential properties. The character of the street will be destroyed if it becomes part of a gyratory system. Burnell Road is currently a two way road and it is proposed to make it one way. It will sever properties on the south side of the road from properties on the north side. Similarly, Lewis Road, which has a number of residential properties on its western boundary, will suffer from being incorporated into a one way gyratory system.		
Officer Response: See response to comment 208 on page 3.		

Consultee ID: 107903	Full Name: Mr Philip Champion	Organisation: A.W. Champion Ltd
Agent ID: 107899	Agent Name: Mr Adrian Keal	Agent Organisation: Broadway Malyan
Comment ID: STCPO211	Nature of Response: Object	Officer Recommendation: Noted - No Action
Representation: A.W. Champion's customer vehicle entrance and suppliers' unloading bay is accessed from Burnell Road. Customers can approach the site from either direction. The proposal to include Burnell Road within the gyratory network will mean that customers from the east will need to drive around the entire gyratory system in order to access the site. This will be a major detour and will deter some customers from using the site. Hence it could affect the viability of the site. As timber merchants the bulk of A W Champion's calling customers use vehicles to be able to transport away their often very bulky purchases. In addition, we consider that large delivery vehicles that service the site will block higher levels of one way traffic when they enter and leave the site if Burnell Road were to become one way, as is proposed by Proposal 6 : 11. For these reasons, we object to those elements of the Area Action Plan that incorporate Proposal 6 : 11.		
Officer Response: See response to comment 208 on page 3.		

Paragraph**6.30****Consultee ID:** 293067 **Full Name:** Mr Dean Ayres **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO5 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action**Representation:** I do not think the complete abolition of the one way system would be a good idea - Rather make St Nicholas Way or Throwley Way into a 2 way single carriageway. This is because I think the closure of the one way system would push traffic into the Lewis Road area - this may irritate residents.**Officer Response:** Further investigation of the impact of the options is planned.**Paragraph****6.35****Consultee ID:** 293079 **Full Name:** Mrs Margaret Potter **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO24 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action**Representation:** The push bike situation should be really sorted out - Very dangerous the way people cycle down the High Street - The cycle track outside Morrison in a joke - people walk on it and cycles use the big left.**Officer Response:** The Area Action Plan aims to encourage both cycling and walking to and within the town centre. This approach is being tested through the High Street Renewal Scheme which is already allowing shared pedestrian and cycle areas on the High Street.**Consultee ID:** 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO295 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action**Representation:** It is stated that Sutton High Street now forms part of the London Cycle Network. TfL agrees that improving links into the cycle network and providing convenient and secure cycle parking facilities can encourage cycling. A reference should be included to providing cycle parking in line with TfL's Cycle Parking Standards.**Officer Response:** N/A**Consultee ID:** 107833 **Full Name:** Martin & Ann Wright **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO337 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action**Representation:** Whilst agreeing the need for some easier routes/access for pedestrians and cyclists, we do not wish to have greater 'mixing' of the two in the main part of the High Street. Irresponsible cycling is already a danger to older pedestrians and to mothers with young children. We therefore support the alternative option to ST6 , and oppose the concepts in para. 6.35.**Officer Response:** The Area Action Plan aims to encourage both cycling and walking to and within the town centre. This approach is being tested through the High Street Renewal Scheme which is already allowing shared pedestrian and cycle areas on the High Street.**Consultee ID:** 298010 **Full Name:** Ms Valerie Scouler **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:**

Consultee ID: 298010	Full Name: Ms Valerie Scouler	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO50	Nature of Response: Object	Officer Recommendation: Noted - No Action
Representation: CYCLING IN SUTTON HIGH STREET If cyclists are to continue using the High Street, it is very important that it is indicated CLEARLY on the roadway where cyclists are permitted to ride, with CLEAR indications where they are not permitted to cycle. "Cyclists dismount" signs are useless - they are too small. Tell them to slow down Presently cyclists race down Sutton High Street without bothering who they might hit. Their speeds, I would estimate, to be about twenty miles per hour and this frightens me. Pedestrians and cyclists don't mix. We need good signage to indicate that this is a pedestrian area and cyclists should ride with care. Pavement cycling Strategic signs must be placed, perhaps on lamp-posts, to warn cyclists that they are doing something illegal and to stop it. We also need a good police presence to show that we are prepared to prosecute those who offend in this way. So, to reiterate, CLEAR SIGNS must be put in place on the roadway to indicate where they can cycle and where they can't. Pedestrians need to be protected. They are not at present. With the growth of pavement cafes, people must feel safe when they have a meal outside.		
Officer Response: The Area Action Plan aims to encourage both cycling and walking to and within the town centre. This approach is being tested through the High Street Renewal Scheme which is already allowing shared pedestrian and cycle areas on the High Street.		

Consultee ID: 34217	Full Name: Mrs Jean Knight	Organisation: Friends of the Carshalton Water Tower / The Carshalton Water Tower and Historic Garden Trust
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO144	Nature of Response: Observation / General Comment	Officer Recommendation: Agree - No Changes
Representation: What we would like is that each of the 4 Quarters has as a distinct a character as possible.		
Officer Response: N/A		
Consultee ID: 32844	Full Name: Claire Craig	Organisation: English Heritage
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO217	Nature of Response: Observation / General Comment	Officer Recommendation: Noted - No Action
Representation: English Heritage recognises that the borough has undertaken an intensive range of urban design studies of Sutton Town Centre and consideration of these alongside this document gives a comprehensive view of how it is envisaged that this place should develop. It would have been useful to integrate some of the historic development context into the preferred options document. In addition, English Heritage is of the view that particularly the quarters' concept would be enhanced if it could be anchored in terms of continuity.		
Officer Response: N/A		
Consultee ID: 33789	Full Name: Mr Vaskor Basak	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO251	Nature of Response: Support	Officer Recommendation: Noted - No Action
Representation: I liked the idea of having the different quarters to add focus and variety.		
Officer Response: N/A		
Consultee ID: 33357	Full Name: Mrs Shirley Quemby	Organisation: Cyclists' Touring Club (CTC)
Agent ID:	Agent Name:	Agent Organisation:

Town Centre Quarters

Chapter 7:

Consultee ID: 33357 **Full Name:** Mrs Shirley Quemby **Organisation:** Cyclists' Touring Club (CTC)

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO326 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: We are puzzled why the High Street should be divided up into areas, or Quarters, for different types of business and believe commercial organisations will select the area for their business which they believe will be the most profitable at the time of choosing the site. It appears unfair to concentrate certain types of activity a distance from residents who are near to, or remote from, one end or the other.

Officer Response: N/A

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO342 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: The Plan's differentiation into the 4 different 'quarters' is helpful. But realisation of many of the key objectives on important 'opportunity sites' is very uncertain, and this is underplayed in most of the text - clearly recognised only in the section in paras. 8.37 to 8.46. Hence our comment in para. 2 above about needing to have cheaper alternative to improve e.g the Civic Quarter.

Officer Response: N/A

Paragraph

7.8

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO233 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The above comments should also be taken as our responses to para 7.8 on the more detailed urban design principles for the Town Centre Quarters. (See comments STCPO224 - STCPO232).

Officer Response: N/A

North Sutton Village Quarter

Consultee ID: 302981 **Full Name:** Mrs Jenny Smith **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO115 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Zurich Sq - High time to redevelop it - it is dull and ugly. Would be improved by removal of Zurich 1st story overhang.

Officer Response: N/A

Consultee ID: 302981 **Full Name:** Mrs Jenny Smith **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

North Sutton Village Quarter

Consultee ID: 302981 **Full Name:** Mrs Jenny Smith **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO116 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Proposed Landmark building on corner of Sutton Green - OK if it doesn't remove part of the actual green.

Officer Response: A new building would be within the site boundary and would not encroach onto Sutton Green.

Consultee ID: 302951 **Full Name:** Ms Caroline Watson **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO124 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The North end of the High Street should not be used for more housing - particularly social housing. This end of the High St is choka block with Balaam House, Chaucer House etc. If you build more social housing here you will create a ghetto and a North/South divide in Sutton. This area needs to be promoted with decent restaurants, bars, leisure and sports facilities as well as some private housing this will encourage use of the northern end and stop it from becoming a 'no go' area.

Officer Response: N/A

Consultee ID: 34217 **Full Name:** Mrs Jean Knight **Organisation:** Friends of the Carshalton Water Tower / The Carshalton Water Tower and Historic Garden Trust
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO143 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: We are not certain about the name 'Zurich' Square. It does not evoke the sense of village and would like a name which would reflect more the history of the area.

Officer Response: N/A

Consultee ID: 244521 **Full Name:** Tony O'Connor **Organisation:** Moat
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO173 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: The 'urban village' concept is very attractive. I am particularly supportive of the need for a landmark building. I support the proposal for family homes and specialist shops. Care must be taken that the family homes have sufficient amenity space.

Officer Response: N/A

Consultee ID: 293077 **Full Name:** Ms Julie Monteith **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO23 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Undecided

Representation: As a local resident, my concerns are that if you are doing improvements to Vale Rd, Gas Works etc then Collingwood Rd Estate should be incorporated into these works. I for one would like to look out, into my vision of greenery and not everybody's bedroom or bathroom. I am seven floors up and have no privacy so would like something done.

Officer Response: Further consideration should be given to possible proposals to improve the environment of the Collingwood Estate.

Consultee ID: 299625 **Full Name:** Mrs S.M. Osborne **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

North Sutton Village Quarter

Consultee ID: 299625 **Full Name:** Mrs S.M. Osborne **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO246 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: I especially think that the bottom of Sutton from Asda down to the Green needs to be made safer and more attractive.

Officer Response: N/A

Consultee ID: 67396 **Full Name:** Ms Penny Spirling **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO365 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: The North part of the Town Centre does need redeveloping and any plans that make this a nicer place to be will be good.

Officer Response: N/A

Paragraph

7.12

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO185 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Paragraph 7.12 refers to improvements to Sutton Green which would be welcomed and supported.

Officer Response: N/A

Central Sutton Exchange Quarter

Consultee ID: 302871 **Full Name:** Mrs Jean Orton **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO129 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Lodge Place : Yes, provided adequate and safe cycle access (route 75) is maintained. (Ditto all other pedestrianising).

Officer Response: N/A

Consultee ID: 33508 **Full Name:** Mr Tony Gollidge **Organisation:** Sutton and Cheam Society

Agent ID: **Agent Name:** **Agent Organisation:**

Central Sutton Exchange Quarter

Consultee ID: 33508 **Full Name:** Mr Tony Gollodge **Organisation:** Sutton and Cheam Society

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO149 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Any aims or plans to broaden the STC by eastward or westward expansion/development are unrealistic and unlikely to succeed. They defy not only the topography and road layout but also the history of STC. We used to have several shops in Grove Road, Hill Road, St Nicholas Road, West Street, Benhill Avenue etc. We also had an Arcade, albeit a somewhat sham affair. Those in Grove Road were of high quality - something very lacking in STC nowadays. The gyratory system and its attendant pedestrianisation though welcome emphasised the linear nature of STC (it is on quite a steep hill after all!).

Officer Response: N/A

Consultee ID: 34066 **Full Name:** Miss Juliet Chaplin **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO165 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: The southern part of Throwley Way needs some attention so I hope that will be improved. But I don't think rebuilding is necessarily the answer to all the problems.

Officer Response: N/A

Consultee ID: 244521 **Full Name:** Tony O'Connor **Organisation:** Moat

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO174 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Again the proposal for a landmark building and the creation of a larger park are exciting. I assume that there will be further consultation on the continuing High Street improvements?

Officer Response: Consultation on the separate short-term High Street Renewal Project has taken place and the works are now underway. Further consultation on the 'soundness' of the final version of this AAP (Submission Version) will take place in early 2010.

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO186 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Central Sutton - Exchange Quarter Improvements to pedestrian and cycling facilities are welcomed and the provision of new 'native' planting within the Quarter would be supported.

Officer Response: N/A

Consultee ID: 302841 **Full Name:** Mr Alex Forrest **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO311 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Not sure the retail core needs expanding as there are already lots of vacant shop units in the High Street.

Officer Response: The 2006 Sutton Retail Assessment found that in order to maintain Sutton's position in relation to other centres, the retail offer must improve. The retail assessment identified a need for additional floorspace in the Borough by 2017. Although the current economic recession will delay retail expansion in the short term, it is assumed demand will pick up again over the plan period to 2025.

Central Sutton Exchange Quarter

Consultee ID: 229169 **Full Name:** Mr Paul Killoughery **Organisation:** Garratt Court Properties Ltd

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO319 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: It appears that trees are to be placed directly outside our car park entrance and next to our office block This seems at odds with the sight lines for our car park and in close proximity to the commercial buildings The other side of the road is residential and I would have thought this is more appropriate to have trees on that side of the road. I have attached 3 photographs to help explain.

Officer Response: The location of any planting would need to consider existing circumstances such as driveways and services. The trees shown on plans are indicative tree planting areas only.

Consultee ID: 229169 **Full Name:** Mr Paul Killoughery **Organisation:** Garratt Court Properties Ltd

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO320 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Can you also advise why our building has been removed from the high rise status despite being included in the last plan and on the draft prepared by your town planners, photo attached. We request that the building remains as part of the high rise area in accordance with making it a "landmark building" in the future.

Officer Response: The status of this site has not changed. There is an existing permission for redevelopment.

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO333 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Disagree - No Changes

Representation: There are already empty properties, or low-quality shops, in many parts of the High Street. It should therefore not be a priority to extend the main retail area into Lodge Place (Proposed Devt. Sites C1 & C2).

Officer Response: The 2006 Sutton Retail Assessment found that in order to maintain Sutton's position in relation to other centres, the retail offer must improve. The retail assessment identified a need for additional floorspace in the Borough by 2017. Although the current economic recession will delay retail expansion in the short term, it is assumed demand will pick up again over the plan period to 2025.

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust

Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO359 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: 7.15 7.16 7.17 Fig 7.3 It should be made clearer at this point in the AAP that the proposals for individual opportunity sites refer to potential only and that individual (acceptable) proposals may well differ from that in the plan in terms of capacity, use and design. Expansion of the PSA cannot be justified on the basis of the identification of a cluster of opportunity sites alone. The precise role of these frontages in the town centre and the likelihood of them contributing positively to the expansion of the retail core needs to be examined more closely.

Officer Response: While indicative, the site proposals are intended to guide the form and character of future developments, including land use. The expansion of the PSA to the east of the High Street is justified by retail research findings and the availability of suitably-located development opportunity sites.

Central Sutton Exchange Quarter

Figure 7.3

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton

Agent ID: **Agent Name:** **Agent Organisation:**

Central Sutton Exchange Quarter

Figure 7.3

Consultee ID: 299198 **Full Name:** Mr Peter Morley **Organisation:** Rotary Clubs of Sutton

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO230 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: On the basis of the above, we object to the indicative tree planting on the south side of the Town Square shown in Figure 7.3 p 59 which would block sunlight to the Armillary.

Officer Response: N/A

Central West Sutton Civic Quarter

Consultee ID: 299654 **Full Name:** Mrs Gill Ayres **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO101 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: However, I do have grave concerns with part of the plan which I would like to share with you. As a regular church goer to St Nicholas, I was grieved to note plans to pull down the Rectory and the Church Hall. As a church family we don't just use the Church building itself for worship. We have regular events in the hall - lunches, quiz nights, table top sales, Christmas, Easter and Summer celebrations, Christian Aid Week - to name but a few. The church hall and the rectory are an integral part of these activities which bring together, as a family, many people who would otherwise be alone and unable to get out. We would welcome any member(s) of the council to come along to a 10.30 service at St Nicholas and meet the people, young and old, who make up the congregation, and hear first hand what the church and the hall and the rectory mean to us. A hall in the Civic Centre would not be practical for St Nicholas activities and it simply would not be the same.

Officer Response: The demolition of the church hall and rectory is one of a number of ideas arising from Council's urban design consultants and shows the potential for creating an enlarged green space. It does not represent Council policy at the present time. The creation of green space would require the satisfactory relocation of all the displaced activities in to new accommodation on the Civic Offices site or other nearby land. It could not proceed unless: a) suitable alternative provision is made available; b) the church authorities are in full agreement with the relocation.

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO104 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: As a Church we are seeking to become more relevant and accessible to the community and hoped that the proposals would provide the opportunity for us to play our part in the development of Sutton. However, we are concerned with the options which involve the demolition of St Nicholas Community Halls and the Rectory. Whilst we recognise that they are only proposals we feel that it may have been more helpful if you had contacted us before their publication.

Officer Response: See response to comment STCPO101 above.

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO106 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: We support improving the environment around St Nicholas Churchyard and have tried to do this for some time, by pressing for improved lighting which has been promised but has yet to be installed and for improved presence of the Community Police after dark. However, this is not for the sole purpose of highlighting the Church building as suggested by your consultation document, but it is about building the community of which St Nicholas Church is an integral part. And as such we are keen to be engaged in your proposals of developing social and community facilities.

Officer Response: N/A

Central West Sutton Civic Quarter

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO107 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: St Nicholas Church is a thriving community. Around 100 people attend the Church every Sunday, around 400 at Christmas services, while the church is now open during the day every Thursday and people walk into the Church for quiet, worship, a chat or refreshment. We support people during birth, marriage and death. Over 100 people attended our remembering service for those who have died in November and we host civic services, such as for the Land Army on the 14th June. Central to supporting the community is the Community Hall, contra to your document it is not a Scout Hall but 'St Nicholas Community Hall'. The hall provides accommodation for the Sunday School on Sundays, a pre-School during the week, it is the base for the Scouts and hosts a wide range of community groups for 'one-off' or regular meetings. It will host a summer event for seniors in Sutton in July. The hall is integral to the life of the Church and community and the limited planned provision in the new cultural centre is completely inadequate and fails to understand the role of this Hall, and seems contra to your objective or developing social and community facilities. Whilst we understand your aspiration to make community facilities available in the cultural / civic quarter we feel that the Hall associated with St Nicholas Church is directly linked to the life of the Church and its relocation into the Civic Centre is inappropriate.

Officer Response: See response to comment STCPO101 above.

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO108 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: Central to the life of St Nicholas Church, St Barnabas Church and Christ Church is the Rector of Sutton, who lives in the Rectory. Your proposals to develop St Nicholas Gardens would involve the demolition of the Rectory and you do not suggest alternative re-provision. The Rectory fulfils your aspiration as a council to have mixed-use buildings but it does more than this - it supports the community of Sutton, and often those who are most disaffected. During the year people who are at their most vulnerable are attracted to St Nicholas Church and will call on the Rectory. The Rector's location is important in the support of those seeking emergency accommodation, food and legal help and often acts as a referral to statutory services. If the Rectory is demolished it is unlikely that people will make use of the Rectory by phone or by travelling further, therefore, any re-provision would need to be in close proximity of the Church. The Rectory (34 Robin Hood Lane) is the property of the Diocese of Southwark and any proposal to demolish will need to involve the Diocese. It is perhaps worth adding that the Rectory and Hall were built by Sutton Council under a scheme in the early 1970s that saw the church give up some of its land to enable the siting of the Civic Offices and St Nicholas Way. More recently more land has been provided to allow the provision of a cycle lane in Gibson Road.

Officer Response: See response to comment STCPO101 above.

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO109 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: We are also concerned that if any of the options go ahead which affect the supported housing in St Nicholas Way and Beech Tree Place, replacement accommodation should be re-provided within the foot print of Sutton Town Centre as the residents benefit from direct access to the Town Centre.

Officer Response: Redevelopment of Beech Tree Place / West Street (Site CW3) would require the suitable relocation of the existing housing and community uses on the site. These uses could potentially be accommodated within the new development.

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO110 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The St. Nicholas Parochial Church Council is committed to making the Church more relevant and more accessible to the community and to the development of Sutton Town Centre. Our belief is that these aspirations are complementary to those of Sutton Council, but as it stands the proposals do not achieve this. We would welcome the opportunity to meet with you to discuss how we can develop plans that would achieve our common aspirations.

Officer Response: Council planning officers and town centre management are now in discussions with the church.

Central West Sutton Civic Quarter

Consultee ID: 302990 **Full Name:** Mrs Pamela R. Smith **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO113 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: I understand that St. Nicholas Church is not just a building but a community and central to the community and that both halls and Rectory should not be demolished to make way for a proposed St. Nicholas Gardens.

Officer Response: See response to comment STCPO101 on page 70.

Consultee ID: 302973 **Full Name:** Ms Christine Latham **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO121 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: A clearer view of St. Nicholas Church yet taller buildings around it seems a contradiction. The church needs somewhere very close for the rector to live and the hall is used extensively by the local community. A great deal of pastoral care is offered to many individuals - a church is not really about a building.

Officer Response: New development would be expected to enhance the setting of the church.

Consultee ID: 302965 **Full Name:** Mr John Clarke **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO123 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The Civic Offices are not old. Computer / home working means less offices. Use the money 'earmarked' for Council Offices to finance Tramlink. Do not just demand Government money for this. Use your/our own money. Then, when Sutton is thriving, reconsider new offices.

Officer Response: Funding for the development of Council owned sites could only proceed if it was financially viable. Private development would be expected to help fund public infrastructure through planning agreements.

Consultee ID: 302871 **Full Name:** Mrs Jean Orton **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO133 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: Absolutely agree the focus on community and cultural uses, but completely disagree with demolishing the current St Nicholas Rectory and Community Hall. The Hall already provides a focus for all kinds of community activity eg. Nursery School and many other groups meet there, as well as the scouts. St Nicholas is a living community - not just a pretty landmark. It's Rector needs somewhere to live nearby! Provision of alternative Hall on Civic site may not be adequate - would there be access evenings, weekday daytime and weekends? What about access for wedding cars and hearses for funerals if Gibson Road is pedestrianised? Why were Rector/Congregation and Diocese of Southwark not consulted before?

Officer Response: See response to comment STCPO101 on page 70.

Consultee ID: 34217 **Full Name:** Mrs Jean Knight **Organisation:** Friends of the Carshalton Water Tower / The Carshalton Water Tower and Historic Garden Trust

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO145 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Certainly welcome a new arts centre. It is just a pity the time frame is so long.

Officer Response: N/A

Central West Sutton Civic Quarter

Consultee ID: 34066 **Full Name:** Miss Juliet Chaplin **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO163 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: I read the leaflet with increasing unhappiness. More change! Do we need a new civic centre? New library? The library was recently closed for six months and revamped, not for the better in my opinion.

Officer Response: N/A

Consultee ID: 244521 **Full Name:** Tony O'Connor **Organisation:** Moat

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO175 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: The proposals to open up the views of St Nicholas Church and the introduction of a landmark civic and cultural centre are strongly supported.

Officer Response: N/A

Consultee ID: 301478 **Full Name:** Peter Wallis **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO200 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: The redevelopment of the Civic Offices is a great opportunity to provide a centrepiece for Sutton. It must however, be a quality building to act as a Civic focus. To help this idea it must include a proper Council Chamber and the facilities should add to civic pride. A bridge to the High Street will detract from the building as it needs to have a proper entrance.

Officer Response: N/A

Consultee ID: 297922 **Full Name:** Revd Michael Hartland **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO212 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: I have been rather shocked to discover today that the plans to develop the town centre include plans to demolish St. Nicholas Church Halls and the Rectory.

Officer Response: See officer comment to STCPO101 on page 70.

Consultee ID: 299617 **Full Name:** Jennifer Gillbe **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Central West Sutton Civic Quarter

Consultee ID: 299617 **Full Name:** Jennifer Gillbe **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO214 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: I am wondering whether you are aware that this is a functioning active Church central to the community and therefore regard should be made to the needs of the Church.(it is not just a pretty building but a thriving community). For example: The Church Hall should be available when and if necessary and is already used by the Montessori School during the week and other people from the community during the evenings together with the Scout Group which use it for their meetings. The Rector of Sutton needs to have somewhere to live but you seem to have ignored the fact that there is a Rectory within the Churchyard and certainly have made no provision for alternative accommodation. There is a need to have vehicular access to the Church for Funerals, Weddings and for elderly disabled members of the Church i.e. via Gibson Road which you appear to be closing. The Church Yard is consecrated ground and as such should be so respected and acknowledged - it could therefore not be called St Nicholas Green as suggested. It would be nice to give more people access to the area but the sacred nature cannot be overlooked. Also the suggestion that building 4 storey buildings in order to make the Church more visible seems a little strange as apart from the Gibson Road Car Park and the Holiday Inn most of the buildings around are only 2-storey. Obviously we want what is best for the future of Sutton, but I do feel that whoever drew up the plans is not aware of the active community which gathers at St Nicholas. Yes, it is a pretty Church, but surely the point is it is a place of worship standing in it's own Churchyard and should therefore be treated as such.

Officer Response: See response to comment STCPO101 on page 70.

Consultee ID: 33685 **Full Name:** Ms Rose Freeman **Organisation:** The Theatres Trust

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO215 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The Theatres Trust is The National Advisory Public Body for Theatres. The Town & Country Planning (General Development Procedure) Order 1995, Article 10, Para (v) requires the Trust to be consulted on planning applications which include 'development involving any land on which there is a theatre.' It was established by The Theatres Trust Act 1976 'to promote the better protection of theatres'. This applies to all theatre buildings, old and new, in current use, in other uses, or disused. It also includes buildings or structures that have been converted to theatre, circus buildings and performing art centres. Our main objective is to safeguard theatre use, or the potential for such use, but we also provide expert advice on design, conservation, property and planning matters to theatre operators, local authorities and official bodies. Due to the specific nature of the Trust's remit we are concerned with the protection and promotion of theatres and therefore anticipate matters relating to cultural facilities. We have noted that The Secombe Centre will be replaced with a new theatre to be part of a successful mixed-use environment that will provide a 'cultural hub' for the town and would be happy to offer advice and guidance on the new theatre as your plans develop. Theatres are very complex buildings technically and do need to be very carefully planned both inside and out. We also would expect to be consulted on plans to redevelop The Secombe Centre site at the appropriate time.

Officer Response: N/A

Consultee ID: 32844 **Full Name:** Claire Craig **Organisation:** English Heritage

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO223 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: In respect of site CW1, English Heritage notes that the Borough's own Tall Buildings Study notes at paragraph C12 on page 66 that: The Trinity Methodist Church and St Nicholas Chapel spires which are visually prominent within Sutton Town Centre and new development should respect their importance to the local townscape. We note that the preferred options envisage stepping down to 3-4 storeys around St Nicholas' Churchyard on page 62. However, both of these sites' building's design will need to very carefully consider its relationship to the listed buildings around it and in terms of our joint publication with CABE Guidance on Tall Buildings (July, 2007) will need to fully address the criteria set out in paragraphs 4.1.1-4.1.11 which include the relationship to context and the effect on the historic context. This should be appropriately reflected in the preferred options document.

Officer Response: The proposals are intended to enhance the setting of the churchyard.

Consultee ID: 299625 **Full Name:** Mrs S.M. Osborne **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Central West Sutton Civic Quarter

Consultee ID: 299625 **Full Name:** Mrs S.M. Osborne **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO247 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: I am very concerned about your plans for the Civic Quarter. As someone who regularly attends St Nicholas Church, I would like to comment on your proposals to open up views of St Nicholas Church. I hope that people realise that the Church is open to anyone to enter for worship or guidance. In fact it is open on Thursdays for coffee and lunch as well as Sundays for worship. The church is not there for people to admire just from the outside. I am also dimayed that despite the Civic Offices being so close to St Nicholas Church, the planning department do not seem to realise that there is a Community hall and a Rectory next to the church yard coming out into Gibson Road. The community hall is used for a pre school nursery on week days as well as having many other groups using it. The rectory houses the Rector of Sutton and her family. The Rector works for and in the community that exists in Sutton and leads the Sutton Team ministry in worship. I hope that you will consider these comments and realise that we would like to keep our rectory and hall.

Officer Response: See comment to STCPO101 on page 70.

Consultee ID: 291488 **Full Name:** Mrs Gillian Hutton **Organisation:** St Nicholas pcc

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO269 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Although I am all for new ideas and moving forward i have been a resident in the LBS for 43 years I know from expereince the trouble we have around the church yard with vandalism, graffiti, drugs and alcohol I feel this would be made worse. As it is now whenever young people congregate someone moans and they are moved on. How would all the new areas be policed for safety and security.

Officer Response: N/A

Consultee ID: 302841 **Full Name:** Mr Alex Forrest **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO313 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Please do not fill in the St Nicholas Way underpass as it is a safe and convenient traffic-free route to the High St. Could be enhanced and 'greened' up instead.

Officer Response: N/A

Consultee ID: 302841 **Full Name:** Mr Alex Forrest **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO316 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: A better theatre/concert venue would be good.

Officer Response: N/A

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO321 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: I should also add that easy access to the Church is essential, in relation to those attending services who are disabled, and at the time of weddings and funerals.

Officer Response: Access to the Church would be retained with any new development.

Central West Sutton Civic Quarter

Consultee ID: 107833 **Full Name:** Martin & Ann Wright **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO335 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Comprehensive redevelopment of CW1 may be preferred, but cheaper alternative improvements of existing facilities should also be assessed. The Main Library and Scola are already a valuable cultural hub, but marred in particular by the lack of any good quality restaurants or cafes west of St. Nicholas Way, and the unwelcoming underpass and square outside the Civic Offices.

Officer Response: N/A

Consultee ID: 67396 **Full Name:** Ms Penny Spirling **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO364 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The Civic Offices complex is only 34 years old (The Library was build first and opened in 1975), I think it a good idea to re think the SCOLA and Library parts and bring them more together and sell / redevelop the Secombe Centre but why not save money and improve the existing Civic Offices - like for instance, refurbishing the public toilets and retiling where the tiles are dropping off the walls. We are after all going through a lengthy period of recession.

Officer Response: N/A

Consultee ID: 297913 **Full Name:** Dr Peter R. Likeman **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO49 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: Please allow me to express my severe misgivings about the plans for the redevelopment of Sutton Town Centre. In the first place I was shocked to find that St Nicholas churchyard now labelled St Nicholas Green. This is the place of burial of citizens of Sutton through very many years and is sacred space and not at all a place for recreation as the title Green might suggest. In the second place I was further appalled to find that the Rectory with its associated garden and Parish Hall have disappeared from the plan with no apparent place for the Rectory to be re built at all on the plan. The Hall and Rectory are an integral part of our community at St Nicholas and the separation of its parts will cause a fragmentation of our community. Quite apart from this I must express dismay that the neither the Rector of Sutton, herself appointed by the Bishop, nor the Diocese of Southwark were consulted or had any knowledge of the proposed plans before they were published. In the third place to find that access to the church, not only for weddings and funerals but also for the elderly and infirm attending church on Sundays and other days will be severely limited by the closure of Gibson Road, itself built on land that formerly belonged to the church.

Officer Response: See response to comment STCPO101 on page 70.

Consultee ID: 298434 **Full Name:** Mrs Christine Giffiths **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO53 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: From the plans it looks as though a green area is going to surround St Nicholas Church. But what about the Church Hall and the Rectory? (the vicar cannot just be pushed out!!!). Moving it (the church hall) may mean families taking children to Scouts, Brownies, etc will NOT go to the town centre at evening time because of fear? Safety. Best left where it is please for families.

Officer Response: See response to comment STCPO101 on page 70.

Consultee ID: 299570 **Full Name:** Mr Howard Barrett **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Central West Sutton Civic Quarter

Consultee ID: 299570 **Full Name:** Mr Howard Barrett **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO60 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes
Representation: The proposals for the Parish Church area are unacceptable.
Officer Response: See response to comment STCPO101 on page 70.

Consultee ID: 299629 **Full Name:** Mrs Lillian M. Harvey **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO71 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes
Representation: I am not in agreement to demolish rectory and church halls, these are important to the parish and community. The Rev. Sarah Mullally, husband and 2 young children reside at the rectory and it is important to her work, visiting parishoners etc. Also the two halls are important for social and church events for the church members and also hiring out for the community. Used on numerous occasion, the lower hall is also important. A childrens montorssori used daily and other activities. Your attention to these matters will be greatly appreciated.
Officer Response: See response to comment STCPO101 on page 70.

Consultee ID: 33535 **Full Name:** Mr Mark Chessell **Organisation:**
Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO77 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action
Representation: I wish to offer my strong support for the broad thrust of the Civic Quarter proposals. These offer the opportunity to provide a marvellous concentration of key cultural and leisure facilities within a very attractive built and natural environment. Such development would result in a major improvement in the quality of Sutton Town Centre as a place to visit and would be largely within Sutton Council's control as the dominant landowner of the Civic Offices site. In addition to the new library, community hall, theatre and information office I would propose that space should be identified for a new museum. Sutton Town Centre is lacking in historic buildings but a museum would provide the opportunity for visitors to learn about (and be signposted to) the rich architectural and historical heritage of the borough and enable various exhibitions to take place.
Officer Response: N/A

Consultee ID: 301816 **Full Name:** **Organisation:** Churches Uniting in Central Sutton
Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO83 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action
Representation: The plans should recognise St. Nicholas ,Trinity and the Baptist Churches as listed buildings. The Baptist Church is missing from figure D3. There should also be recognition of the churches both as individual communities and as a joint collaborative community serving Sutton.
Officer Response: The existence of these important listed buildings, and of the activities within them, is recognised.

Consultee ID: 301816 **Full Name:** **Organisation:** Churches Uniting in Central Sutton
Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Central West Sutton Civic Quarter

Consultee ID: 301816 **Full Name:** **Organisation:** Churches Uniting in Central Sutton

Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO84 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The scale of any redevelopment on the Civic Centre Site should recognise the scale of the surrounding Churches and should not be higher than at present where they can be viewed in connection with the churches. Ten storeys seems inappropriately high at any point on the site.

Officer Response: The effect of development on important views has been taken into account.

Consultee ID: 301816 **Full Name:** **Organisation:** Churches Uniting in Central Sutton

Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO85 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: St. Nicholas Church Hall and Rectory should not be demolished but remain on their present sites and should not be integrated within the Civic Centre unless specifically requested by the Church. It was noted that full consultation was already underway with St. Nicholas and that they had already made their own individual response expressing their specific concerns. This was fully supported.

Officer Response: See response to comment STCPO101 on page 70.

Consultee ID: 301816 **Full Name:** **Organisation:** Churches Uniting in Central Sutton

Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO87 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: To serve the community effectively SCOLA should remain on the Civic Centre Site. It is not specifically mentioned in the development potential of the site.

Officer Response: Redevelopment of the Civic Site would incorporate SCOLA.

Consultee ID: 301806 **Full Name:** **Organisation:** Trinity Church Sutton

Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO90 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The plans should recognise St. Nicholas ,Trinity and the Baptist Churches as listed buildings. The Baptist Church is missing from figure D3.

Officer Response: See response to comment STCPO83 on page 77.

Consultee ID: 301806 **Full Name:** **Organisation:** Trinity Church Sutton

Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO91 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The scale of any redevelopment on the Civic Centre Site should recognise the scale of the surrounding Churches and should not be higher than at present where they can be viewed in connection with the churches. Ten storeys seems inappropriately high at any point on the site.

Officer Response: See response to comment STCPO84, above.

Consultee ID: 301806 **Full Name:** **Organisation:** Trinity Church Sutton

Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Central West Sutton Civic Quarter

Consultee ID: 301806 **Full Name:** **Organisation:** Trinity Church Sutton

Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO92 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: St. Nicholas Church Hall and Rectory should not be demolished but remain on their present sites and should not be integrated within the Civic Centre unless specifically requested by the Church.

Officer Response: See response to comment STCPO101 on page 70.

Consultee ID: 301806 **Full Name:** **Organisation:** Trinity Church Sutton

Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO94 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: To serve the community effectively SCOLA should remain on the Civic Centre Site. It is not specifically mentioned in the development potential of the site.

Officer Response: Redevelopment of the Civic Site would incorporate SCOLA.

Consultee ID: 301350 **Full Name:** Catherine Keen **Organisation:** Christ Church, Sutton

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO97 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: I looked with interest at the council's plans to redevelop the Civic Quarter of the town centre and in particular at the plans for the St Nicholas Gardens area around St Nicholas Church. As a part of these plans, I understand that there are proposals to demolish the Rectory and St Nicholas Church Halls with re-provision of the Halls in the new cultural centre but, as yet, no re-provision of the Rectory. As churchwarden of Christ Church, Sutton, which is a part of the Sutton Team Ministry, I have a direct responsibility for the Rectory and accommodation for the Team Rector at St Nicholas Church. Whilst I think that it is an excellent idea to open up views of the church and encourage greater community use of that area, I ask that careful consideration is given in the planning to ensure that equivalent or better church-led community facilities and adequate accommodation for the Rector adjacent to the church are included within these plans. Without this I cannot add my support to this part of the redevelopment. Indeed, without the re-provision of the rectory, there would be no accommodation for the Rector of St Nicholas and Sutton Team Ministry. Accordingly St Nicholas Church may have to close. In my opinion, this means that the proposals as they currently stand are not in the public interest.

Officer Response: See response to comment STCPO101 on page 70.

Consultee ID: 299655 **Full Name:** Miss Sue Collins **Organisation:** St Barnabas Church

Agent ID: **Agent Name:** **Agent Organisation:**

Central West Sutton Civic Quarter

Consultee ID: 299655 **Full Name:** Miss Sue Collins **Organisation:** St Barnabas Church

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO98 **Nature of Response:** Object **Officer Recommendation:** Noted - Propose Changes

Representation: I have been examining the Council's proposals for the High Street Renewal Scheme, in particular the plans for the Civic Quarter. This includes the redevelopment of the Civic Offices and plans for the area currently occupied by St Nicholas Church with its churchyard, community halls and Rectory. As part of the Sutton Team Ministry, St Barnabas Church shares much with St Nicholas Church most especially the ministry of the Rector of Sutton, who is the Team Rector and incumbent of all three churches within the Team Ministry. The present Rector, the Reverend Sarah Mullally, DBE, has drawn the attention of the Parochial Church Councils (PCCs) of the three churches to the plans. We are all concerned that your preferred option, as well as one of the alternative options, proposes the demolition of the Community Halls and Rectory. You state that the Community Halls will be subsumed into the new Civic Building but I can find no mention of the Rectory within these plans. Your plans also state that the Local Council owns most of the land within the Civic Quarter, but clearly not the land associated with St Nicholas Church. I am concerned that the Local Council appears to have only a secular concept contained within its plans, missing the point entirely regarding the rôle of a church community facility. St Nicholas Church may well be an historic building worthy of preservation but to view it only as something pretty to incorporate into a community space fails to recognise its function within the community. The church building is used daily, as befits a town centre church, both by the business community and shoppers as well as the civic authorities and the regular church congregation. It is primarily a place consecrated for the worship of God. By extension it has a valued purpose as a quiet place of refreshment and tranquillity, a retreat from the ordinariness of life where those seeking peace may encounter a spiritual dimension to their lives. The use of the Community Halls by the congregation (including its associated groups) and the community is governed by the PCC of St Nicholas within guidelines issued by the Church authorities. Transferring the halls to the Civic Centre would divorce it in the community's eyes from its religious foundation. Neither would it be readily accessible (or even available?) to the congregation on Sundays. And would the PCC still be in control of its use and governance? And the Rectory? How does the Council propose to act on this point? This is the family home of the Rector of Sutton as well as her workplace. I have set out the issues at length that concern me both as a church member as an official of St Barnabas PCC. I look forward to the Council's response.

Officer Response: See response to comment STCPO101 on page 70.

Paragraph

7.19

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO187 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: Central West Sutton - Civic Quarter Paragraph 7.19 refers to expanded Green Space and this would be welcomed and supported, and the improved pedestrian and cycle routes are to be commended and encouraged.

Officer Response: N/A

Paragraph

7.20

Consultee ID: 33789 **Full Name:** Mr Vaskor Basak **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO259 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: A raised pedestrian walkway has been proposed to replace the subway. I would suggest that this should be at street level and that it should incorporate traffic lights or a zebra crossing (perhaps using the existing one, or moving it up part way or fully (although I am aware moving it fully may be dangerously close to the turning). Grassy areas could be incorporated in the centre of the now wider walkway.

Officer Response: N/A

South Sutton Station Quarter

South Sutton Station Quarter

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc

Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO150 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The AAP identifies the station quarter as being suitable for a cluster of tall buildings centered around a landmark building on the site of the railway station. Sutton Court Road is identified for development of over 10 storeys in the AAP, although, fig 7.5 suggests 7-10 storeys as appropriate.

Officer Response: Figure 7.5 is clear in indicating building heights of over 10 storeys to the south of Sutton Court Road and 7-10 storeys to the north.

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc

Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO151 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: We support the general principle of a cluster of tall buildings at the Station Quarter, in proximity to this transport hub. The area is a highly sustainable and accessible one, located close to the amenities of the town centre and the railway station and, as a location for high density development, is therefore in accordance with PPS1. The emphasis in PPS1 is on maximising the density of development in the most sustainable locations.

Officer Response: N/A

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc

Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO152 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: We would however, question the process that has been used to determine the various height ranges advised by both the APP and the UDF. As highlighted above, there are various inconsistencies between the AAP and the UDF regarding appropriate heights. Given that the UDF is only a study, prepared to support the preparation of the LDF process, and not a policy document, it is important that clarity and consistency is delivered in the Area Action Plan. Neither the AAP nor the UDF provides analysis or commentary as to how the height ranges have been determined. Given the overriding policy requirement to maximise development density in areas with the highest PTAL rating, a clear analysis-based approach should be outlined if the document is to be in any way prescriptive on achievable heights. We would suggest that the proposed heights along Sutton Court Road do not facilitate the concept of a cluster. If the central cluster is aiming for heights in excess of the 20 storeys then, then the heights around Sutton Court Road have potential to be higher in order to consolidate the cluster. and should be significantly higher than what has been proposed if a cluster of tall buildings is considered a key urban design principle.

Officer Response: Proposed building heights are based on consultants' urban design analysis.

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc

Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO154 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The AAP indicates that along Sutton Court Road new development should be office led mixed use. However, Figure G6 on Page 109 of the UDF is unclear as it identifies part of the site for employment led mixed use development and part for residential led mixed use.

Officer Response: The UDF is intended to advise on urban design matters, rather than land-use. The AAP contains the relevant land-use advice.

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc

Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

South Sutton Station Quarter

Consultee ID: 108326 **Full Name:** **Organisation:** Amazon Properties plc

Agent ID: 108330 **Agent Name:** Mr Paul O'Neal **Agent Organisation:** Metropolis Planning & Design

Comment ID: STCPO155 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: We support the principle of mixed-use development in accordance with PPS1. The UDF's land use proposals for residential led development along Sutton Court Road is also supported. However, in the AAP the Station Quarter has been identified for office-led mixed use development although new employment floorspace is sought in a variety of sectors. Mixed-use schemes are stated as the prime mechanism achieving this. Policy BE1 states that developers would be required to provide suitable employment space on all town centre sites where mixed-use development is proposed. In particular Proposed Development Opportunity Site S2, has been identified as an important employment site. The AAP indicates that in this area any redevelopment would have to incorporate employment uses, including offices, as well as a secondary shopping frontage. The site specific policy should recognize that an extant planning permission exists for a D1 use. Given that a permission exists for a non-office use, it is unreasonable to ascribe the suggested policy designation. This site specific policy should also acknowledge that the existing office building at Watermead House contains a significant element of employment floorspace that is currently vacant.

Officer Response: See response to comment 157 on page 25.

Consultee ID: 244521 **Full Name:** Tony O'Connor **Organisation:** Moat

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO180 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: I do have a few concerns about the proposed cluster of tall buildings, but this would seem to be the best place in the Town Centre for such a cluster.

Officer Response: N/A

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO188 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: South Sutton - Station Quarter Greening measures would be supported and the proposed traffic calming measures to support and encourage walking and cycling are to be welcomed.

Officer Response: N/A

Consultee ID: 108006 **Full Name:** City Computing **Organisation:** City Computing

Agent ID: 229461 **Agent Name:** Mrs Natalie Rowland **Agent Organisation:** Gerald Eve

South Sutton Station Quarter

Consultee ID: 108006 **Full Name:** City Computing **Organisation:** City Computing

Agent ID: 229461 **Agent Name:** Mrs Natalie Rowland **Agent Organisation:** Gerald Eve

Comment ID: STCPO263 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: The Preferred Options document has retained a large number of the Potential Development Sites proposed in the Issues and Options document, however, Area 13 is now the much reduced Development Opportunity Site S1 (8.27, p76 and Fig 8.1), which covers only the north side of Grove Road. S1 is identified for, "new development [which could] increase the scale and amount of floorspace to provide a range of retail, leisure, office and residential uses," This does not tie in with Figure 6.1, taken from the Gillespies Sutton Town Centre Urban Design Framework (the "Design Framework") which shows the corner of Sutton Park Road and Cheam Road as a gateway to Sutton Town Centre. We further review the findings of the Design Framework. One of the key Design Framework proposals, listed on page 52, is: "Creating high impact gateways into the town centre through new landmark buildings and high quality spaces" This is then referenced as point 24 on Figure E1 "Proposed Framework Plan". Figure E1 shows the corner of Sutton Park Road and Cheam Road as a Gateway to Sutton Town Centre. This is highlighted by the identification of the buildings to the north and south of the gateway as Key Buildings. The idea of using Key Buildings to mark the Gateways into Sutton Town Centre is further developed later in the Design Framework, as shown in Figure E12 "Proposed Built Form Plan", which shows key frontages framing the Gateway to the north and south of Cheam Road. The Civic Centre is proposed as the site for a Landmark Building and City House as the site for a Key Building, balancing and forming the Gateway. The Design Framework also considers the appropriate scale and massing for proposed buildings. Figure E13 "Proposed Scale and Massing Plan" shows the site as being suitable for a building of 7-10 storeys. Figures E3 "3D View of Town Centre From South looking North" and E7 "3D View of Town Centre From South West Looking North/ North East" show an indicative stepped building on the City House site, which rises to 10 storeys plus a set-back floor at the apex of the corner. In the next stage of the Design Framework the City House site is identified as Potential Site SQ1 in the Design Framework. No reasoning or justification is given for the inclusion of some sites in the AAP and the discounting of other sites. We are concerned that although the site is within the Station Quarter, its location at the further point of the area has not led to a full consideration of its potential. In the forming of the Gateway, the site is much more closely linked with the Civic Centre site across the road. We believe that the City House site (referred to as SQ1 in the Design Framework), is a key development site as demonstrated by the detailed analysis carried out by Gillespies in the Design Framework. The City House site should be re-considered by the Council and included in the next version of the AAP. We consider that the site should be identified as a Development Opportunity Site and a key Gateway which has the potential to provide a range of retail, leisure, office and residential uses.

Officer Response: See response to comment STCPO262 on page 5.

Consultee ID: 33650 **Full Name:** Mr Martin Rose **Organisation:** Highfields Residents' Association

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO377 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: South Sutton Station Quarter para 7.22 - The report rightly points to the congestion in this area. It does not adequately explain how the new road layout and public transport interchange will relieve this problem given the high level of development planned for the area. Currently we can not agree with the plans for the station area as we do not consider that they have been fully thought through particularly in relation to movement of traffic and people in area between the end of Cedar Road and the Station. This amount of development could have a major impact on traffic and parking in local residential roads over a wide area of South Sutton.

Officer Response: Further research is needed into transport aspects prior to the completion of the AAP.

Consultee ID: 297924 **Full Name:** Mr Kevin Pope **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO378 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: I don't want the area around the main station look like Canary Wharf. It will be ruined.

Officer Response: The aim of the AAP is to create a town centre that is distinctively Sutton. The AAP seeks to build on and enhance the positive aspects of the town centre, and protect areas of individual character such as the High Street. New development would be of a high quality and would respect the existing buildings and spaces.

Consultee ID: 33535 **Full Name:** Mr Mark Chessell **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

South Sutton Station Quarter

Consultee ID: 33535 **Full Name:** Mr Mark Chessell **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO78 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: I support the Station Quarter proposals for improving passenger transport interchange facilities, providing additional high quality and high rise office and hotel accommodation and pedestrianising the section of the High Street between Sutton Station and the heart of the Town Centre. The proposed new link road between Mulgrave Road and Grove Road would produce enormous economic and environmental benefits for the Town Centre as a whole and would enable a series of other improvements to take place in and around Sutton Station. I also consider that there is a need for a small purpose built bus station, located as close as possible to the railway station. This should incorporate facilities for some local bus services and long distance coaches (e.g. Shearings, Epsom Coaches and other companies' national and international tours).

Officer Response: N/A

Consultee ID: 301429 **Full Name:** **Organisation:** Royal Mail Group Limited

Agent ID: 301435 **Agent Name:** Sacha A E Ferreira **Agent Organisation:** BNP Paribas Real Estate

Comment ID: STCPO96 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: These representations are made with reference to the Sutton Delivery Office located at 19 Grove Road, Sutton. The Upper Southgate Delivery Office is considered to be operationally vital to Royal Mail. The site constitutes statutory undertakers' "operational land" for purposes of the Post Office Operational Land Regulations 1973, Part X1 of the Town & Country Planning Act 1990, and Part III of the Acquisition of Land Act 1981. We understand that site S1: North of Grove Road in the Station Quarter, which lies opposite the Sutton Delivery Office, is identified for redevelopment in the medium term within the Sutton Town Centre AAP. We note that the proposed development of Site S1 has been allocated as a mixed use development site providing a gross external floor area of 22,116 square metres of new secondary retail units along Grove Road with office and/or residential above with potential for an estimated 105-130 residential units (assuming 50% of the floorspace is residential). Royal Mail supports the Council's ambitious plans for the future of Sutton Town Centre as set out in your consultation document, however notwithstanding the support expressed, it is essential that the Council recognises the importance of the Royal Mail operation. Therefore, it is crucial that the Sutton Delivery Office facility be retained for operational reasons and should any of the neighbouring sites, including site S1 be brought forward for redeveloped, it would be important that these uses be designed so that they are compatible, with the existing Royal Mail operation. In this regard Royal Mail look forward to being consulted on any masterplans, SPD's or major planning applications which come forward.

Officer Response: N/A

Paragraph

7.23

Consultee ID: 102091 **Full Name:** Mr Stephen Baker **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO10 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Increased housing, both private and affordable is welcomed in this area. However, we have concerns with the concentration of high-rise, high-density housing in such a small area. While private-sale flats are likely to be occupied by single adults or childless couples, these developments will also contain a considerable amount of affordable housing, occupied by families and vulnerable adults. We would not wish to see a recurrence of the high-rise housing problems that resulted from the tower blocks built in the three decades following WW2, which lead to social exclusion and anti-social behaviour. Developers need to consult with Registered Social Landlords and the Local Authority in the early stages of design and planning to ensure that the tenure mix and dwelling-unit sizes are given careful consideration. Although we support the creation of new public realm areas and the improvement to existing ones, it should be noted that these are generally for public access and visual appeal. They are not intended to be residential amenity spaces for those living in the new tower blocks. The only local amenity space for families is Manor Park, which is currently separated from the proposed developments by busy main roads.

Officer Response: N/A

South Sutton Station Quarter

Figure 7.5

South Sutton Station Quarter

Figure 7.5

Consultee ID: 33789 **Full Name:** Mr Vaskor Basak **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO261 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Figure 7.5 The three tall buildings opposite the police station in site S3 will create undesirable spaces between the buildings. The same problem may occur in the six section back building in S4, depending on the height differential of the base building and six mounted sections. There needs to be a sense of proportion between height and horizontal open space, which should be greater than height. As an example, the Canary Wharf development was a pleasant area to visit when there were a few tall buildings, but now is too congested. The inner wings of the two outside buildings should be removed, or the three buildings replaced with one large building (perhaps in an n or U shape) or the buildings should be spaced out further. I have worked in large buildings with a central atrium incorporating a transparent roof, which often make popular gathering areas or receptions.

Officer Response: N/A

Primary Shopping Area and Retail Frontages

Consultee ID: 107920 **Full Name:** Metropolitan Police Authority **Organisation:** Metropolitan Police Authority

Agent ID: 229062 **Agent Name:** Mr Alun Evans **Agent Organisation:** CGMS Consulting

Comment ID: STCPO193 **Nature of Response:** Support with Conditions **Officer Recommendation:** Disagree - No Changes

Representation: The MPA consider that community facilities, including police facilities, are appropriately located within the designated Proposed Primary Shopping Area. As referred to within previous correspondence, the London Plan defines 'policing' within community uses and as such, policing impact is a material consideration when formulating new policy. Furthermore, Policy 6A.1 of the London Plan (2008) states that the MPA has a 'critical role in delivery and can influence safety and security throughout London.' The MPA's Estate Strategy (attached) explains how policing is changing from a single contact point to purpose built facilities for each function. The functions with a public interface are ideally located centrally within accessible areas, acting as a physical point where the public can contact the police. The potential for location within the Proposed Primary Shopping Area will not detract from the vitality and viability of these frontages and the centre by ensuring an active frontage is maintained/provided. It is recommended that in accordance with the strategic development plan, an additional paragraph is inserted after paragraph 7.33 providing an exception for non-A1 uses where these represent the provision of a community use and where an active frontage would be provided.

Officer Response: Existing policies allow public-facing community uses to be satisfactorily located with the town centre.

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust

Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO360 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: 7.26 Fig 7.6 Expansion of the PSA cannot be justified on the basis of the identification of a cluster of opportunity sites alone. The precise role of these frontages in the town centre and the likelihood of them contributing positively to the expansion of the retail core needs to be examined more closely.

Officer Response: See response to comment 359 on page 69.

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust

Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO361 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: 7.29 No extension of the PSA along Lodge Place should be proposed. The function of this street (even with the AAP's environmental improvements/developments in place) is better suited to a Secondary Shopping Frontage Role, where facilities and services necessary to support the retail function of the town centre can be located.

Officer Response: See response to comment 359 on page 69.

Primary Shopping Area and Retail Frontages

Consultee ID: 117490 **Full Name:** Barclays Bank plc **Organisation:** Barclays Bank plc
Agent ID: 102052 **Agent Name:** Mr Michael Fearn **Agent Organisation:** Shire Consulting

Comment ID: STCPO366 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The TCAAP reinforces the importance of enhancing the attractiveness of the Borough's town centres (quoting Core Strategy Policies such as SO12 and PMP6) emphasising the need to "encourage growth as a major shopping, commercial and residential location in South London", and increase "the range and quality of the retail offer". The plan notes that this part of the town centre is the "main focus for comparison shopping and associated service uses" (paragraph 7.16) and that in the Exchange Quarter of Central Sutton the main focus for development "is the consolidation and expansion of the town centre's retail core" (paragraph 7.17). However, the restrictive approach that follows in paragraph 7.30 onwards under the title "Primary Shopping Area and Retail Frontages" is inconsistent with Sutton's Strategic Objectives and is also in conflict with Government Policy. Paragraph 7.30 of the TCAAP suggests that one purpose of defining a Primary Shopping Area (PSA) is "to protect retail activity from competing non-retail uses", although what is meant by "competing" is not explained. Paragraph 7.32 seems to imply that this applies to all non-A1 uses yet paragraph 7.31 acknowledges that "the proposed PSA covers the heart of the town centre shopping area and includes a wide range of retail stores and ancillary uses". Paragraph 7.32 compounds the lack of clarity by treating all development proposals in the PSA "as if they are located on a primary shopping frontage, unless they are on a designated secondary shopping frontage". Paragraph 2.17 of PPS6 is clear that the PSA is not the same as a primary shopping frontage.

Officer Response: There is adequate provision for A2 uses within the town centre and no justification for changing the policy to protect and promote retail uses within the PSA.

Consultee ID: 117490 **Full Name:** Barclays Bank plc **Organisation:** Barclays Bank plc
Agent ID: 102052 **Agent Name:** Mr Michael Fearn **Agent Organisation:** Shire Consulting

Comment ID: STCPO367 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: The Council's restrictive approach in the Development Policies DPD and in the TCAAP DPD to anything other than A1 uses is not really explained or properly justified but appears to be based on the erroneous assumption that anything other than A1 is likely to have a "dead" frontage and will reduce the vitality and viability of the town centre. By definition, uses that fall within Part A of the Use Classes Order are appropriate in town centres as they are "shopping area uses" and are acceptable without any need for qualification. The aim of improving the quality and diversity of what is on offer in the town centre does not sit well with the existing approach towards A2 uses taken in the Sutton UDP and that aim will be undermined by continuing with this type of negative policy in the LDF. The Council's approach derives from very outmoded and discredited thinking that non-shop uses such as A2 detract from the vitality and viability of town centres. Advice on this matter is given with ODPM Circular 03/2005 "Changes of Use of Buildings and Land" which accompanied the last major revisions to the Use Classes Order, where it is stated at paragraph 38 that the financial services sector is "very much a part of the established shopping street scene, and which is expanding and diversifying... [being] ...uses which the public now expects to find in shopping areas".

Officer Response: See response to comment 366 above.

Consultee ID: 117490 **Full Name:** Barclays Bank plc **Organisation:** Barclays Bank plc
Agent ID: 102052 **Agent Name:** Mr Michael Fearn **Agent Organisation:** Shire Consulting

Comment ID: STCPO368 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: The wider role played by town centres than the purely shopping function is also clearly recognised at such paragraphs as 5.74, 5.76 & 5.117 of the Sutton Submission Core Strategy and within the terms of Core Policy PMP6 relating specifically to Sutton Town Centre. However there are no proposed changes to the thrust of existing retail policies in Sutton and the Bank believes that this publication of the TCAAP document is a further missed opportunity to revise out-of-date elements of retail Policy. The Bank is concerned that the UDP approach should not be continued in the emerging LDF as this is likely to work against the Government's and the Borough's objective of promoting vitality and viability in town centres. The Bank notes the identified need to expand Sutton's comparison floorspace by 25% of its existing level (paragraph 5.76 of the Core Strategy) and it is clear that the other activities such as financial services also need qualification and quantitative improvement in order to help central areas to succeed.

Officer Response: See response to comment 366 above.

Consultee ID: 117490 **Full Name:** Barclays Bank plc **Organisation:** Barclays Bank plc
Agent ID: 102052 **Agent Name:** Mr Michael Fearn **Agent Organisation:** Shire Consulting

Primary Shopping Area and Retail Frontages

Consultee ID: 117490 **Full Name:** Barclays Bank plc **Organisation:** Barclays Bank plc
Agent ID: 102052 **Agent Name:** Mr Michael Fearn **Agent Organisation:** Shire Consulting

Comment ID: STCPO369 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: Although the TCAAP proposes changes to the extent of the protected frontages there is no evidence available to explain the context or justification for this. It is not apparent from the Savills 2007 Retail Study that the Council's retail consultants were asked to address the matter within their brief. The details of rental levels and yields included in the study only relate in very general terms to the whole town centre and this information could not be used to define particular frontages. Chapter 5 of the 2008 'Report of Studies' acknowledges this deficiency and the Council indicates its intention to remedy this (paragraphs 5.12, 5.80, 5.81) but to date has not provided such information. As we pointed out in our comments on the Site Development Policies DPD in February 2009, that document has reached the Preferred Options stage without any of the robust evidence required to justify the continuation of the outmoded UDP policies. The TCAAP has now reached the same stage, again without the necessary robust evidence to justify the continuing frontage restrictions on A2 uses, and indeed offers no information on when any health check evidence will be provided. This is likely to result in both DPDs failing the tests of soundness at examination (PPS12).

Officer Response: The evidence is considered to support PSA policy.

Consultee ID: 117490 **Full Name:** Barclays Bank plc **Organisation:** Barclays Bank plc
Agent ID: 102052 **Agent Name:** Mr Michael Fearn **Agent Organisation:** Shire Consulting

Comment ID: STCPO370 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: The Bank believes that there is no good planning reason to restrict the presence of banks at ground floor level in primary shopping frontages and that the Council should recognise the important contribution of financial services such as banks in both bringing investment and acting as attractors for investment by others, in the wording and application of policies in all the relevant LDF documents. In order to achieve the vision of town centres that offer a wide range of opportunities and activities, it is important to recognise the benefit of A2 uses in fostering footfall and pedestrian activity so planning policies should encourage flexibility to allow changes of use between the A1 and A2 use classes. The Bank therefore objects to the approach set out under "Primary Shopping Area and Retail Frontages" in the TCAAP as it is not supported by robust evidence and furthermore does not provide the clarity expected of development plan policies.

Officer Response: See response to comment 366 on page 86.

Consultee ID: 301816 **Full Name:** **Organisation:** Churches Uniting in Central Sutton
Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO86 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Does the Church Sites being designated as secondary shopping frontages represent a change in policy? Figure 7.6 . Will you specifically support applications for listed building consent to demolish them? A change in use within the existing structures was regarded as untenable.

Officer Response: The Secondary Shopping Frontage policy is intended to influence potential development proposals. It is not a proposal in itself and does not override listed building considerations.

Consultee ID: 301806 **Full Name:** **Organisation:** Trinity Church Sutton
Agent ID: 301810 **Agent Name:** Mr Robert Stewart **Agent Organisation:** YRM Architects

Comment ID: STCPO93 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The Church Sites should not be designated as secondary shopping frontages. Figure 7.6 . Are you specifically seeking applications for listed building consent to demolish them?

Officer Response: See response to comment STCPO86, above.

Paragraph

7.28

Paragraph**7.28**

Consultee ID: 33789	Full Name: Mr Vaskor Basak	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO260	Nature of Response: Observation / General Comment	Officer Recommendation: Noted - No Action
Representation: What is the definition of Class 1A?		
Officer Response: The Town and Country Planning Act specifies 'use classes' in relation to land use. Class A1: Shops is one of these categories.		

Development Proposals Opportunity Sites**Chapter 8:**

Consultee ID: 301478	Full Name: Peter Wallis	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO202	Nature of Response: Object	Officer Recommendation: Noted - No Action
Representation: The plan., in my view seems to have excessive redevelopment of what are currently areas of low rise housing around the town centre. It is undesirable to push the commercial high rise buildings further and further out from the centre.		
Officer Response: A key aspect of the AAP's strategy is to increase the breadth of the town centre, to enhance its function and appearance.		

Consultee ID: 32844	Full Name: Claire Craig	Organisation: English Heritage
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO220	Nature of Response: Support with Conditions	Officer Recommendation: Noted - No Action
Representation: English Heritage welcomes and supports the inclusion of Archaeological Priority Areas in the relevant site allocation profiles in the Schedule in Chapter 8 of the document. However, we are concerned that there is no indication of other historic environment considerations in these profiles.		
Officer Response: The outcome of a heritage review will influence the final plan. The content of the Preferred Options Document reflects the absence of conservation areas within the plan area.		

Paragraph**8.6**

Consultee ID: 102091	Full Name: Mr Stephen Baker	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO11	Nature of Response: Observation / General Comment	Officer Recommendation: Noted - No Action
Representation: Considerable emphasis is placed on this key site throughout the document; the re-routing of the main gyratory system, the provision of housing and the tram link. However, para. 8.7 states that this site is still in use and the owners no longer envisage releasing the site for re-development. This appears to be a substantial problem. Have any alternatives been investigated? Could the edge of the Collingwood Estate adjacent to the site be used? This is Council-owned and this could be used as a springboard for the full regeneration of that estate.		
Officer Response: This comment refers to Site N1 (Gas Holder site). This is a key development site and the Council should continue to support its redevelopment and press for its release. There is an option to consider the potential of land within the Collingwood Estate in conjunction with the redevelopment of this site.		

Consultee ID: 292995	Full Name: Mr David Munro	Organisation: Scotia Gas Networks
Agent ID:	Agent Name:	Agent Organisation:

Paragraph**8.6****Consultee ID:** 292995 **Full Name:** Mr David Munro **Organisation:** Scotia Gas Networks**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO243 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action**Representation:** There are a couple of issues with the proposals highlighted within the document. The council has identified a gas holder site as a key site of potential development. There are no plans to decommission the Holder at this time, although it is not critical for Below 7 bar operation. You should note that there is no plans to release holder sites in general because they provide the backbone of SGNs storage strategy. It may be possible to release this site but we would need to ensure that replacement storage is available before it is released.**Officer Response:** This site (N1) is a key development site. The Council should continue to support its redevelopment and press for its release.**Paragraph****8.11****Consultee ID:** 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO189 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action**Representation:** Paragraph 8.11 refers to the potential for environmental improvements to the Collingwood Estate and these would be welcomed, and subject to more detailed information supported.**Officer Response:** The potential for environmental improvements could be investigated independently or in conjunction with Site N1.**Consultee ID:** 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO272 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action**Representation:** TfL does not support the re-location of the Bushey Road Bus Garage.**Officer Response:** This is recognised. The redevelopment of this site is suggested as a longer-term aspiration. It is not proposed as a development opportunity site.**Consultee ID:** 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO299 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action**Representation:** The second bullet point refers to the Bushey Road Bus Garage. The Council states that it would "prefer, in the longer term, to see the residential redevelopment of this site, which is allocated accordingly in the Site Development Policies DPD." TfL strongly objects to the redevelopment of the Bushey Road Bus Garage and its relocation, even in the long-term. TfL suggests, therefore, that it is retained. The bus depot provides an important function in supporting the local bus network and its re-location is likely to have business case implications for bus services in the area, because it is very unlikely that a suitable alternative site for the depot could be found that did not increase costs in providing bus services to Sutton. This could potentially result in reduced bus services and a less sustainable transport solution for Sutton. The re-location of the depot would be contrary to Policy 3C.4 of the London Plan and the 2007 "Land for Transport" SPG which requires land for transport to be retained. Bushey Road Garage should not be considered to be a development site and should be deleted from any relevant development schedules, and from paragraph 8.11. The site boundary of the AAP could be redrawn to exclude the bus garage from the AAP area. TfL will continue to object to this proposal in the strongest possible terms.**Officer Response:** See response to comment 272, above.**Paragraph****8.12**

Paragraph**8.12****Consultee ID:** 107833 **Full Name:** Martin & Ann Wright **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO334 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action**Representation:** We are registered with the Old Courthouse Surgery, as are many other residents of Sutton. This facility should not be changed by any Plan policies unless patients, the Primary Care Trust and the Practice partners have been fully consulted and are in agreement with suitable alternative provision. The Old Court House also has an unusual and attractive frontage - totally ignored in the Plan's over-emphasis on future high-rise proposals.**Officer Response:** Replacement health facilities would be required on site or elsewhere.**Paragraph****8.13****Consultee ID:** 306777 **Full Name:** **Organisation:** Rachel Charitable Trust**Agent ID:** 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd**Comment ID:** STCPO362 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes**Representation:** 8.13 The redevelopment potential for ground/first floor retail uses to the High Street is acknowledged but this potential does not extend to the same degree along Lodge Place. The town centre function of Lodge Place should not change.**Officer Response:** See response to comment 359 on page 69.**Paragraph****8.17****Consultee ID:** 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England**Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO190 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action**Representation:** There is also reference to expanding Manor Park and this is both welcomed and supported by Natural England (Houses Adjoining Manor Park - Site C5).**Officer Response:** N/A**Paragraph****8.19****Consultee ID:** 301478 **Full Name:** Peter Wallis **Organisation:****Agent ID:** **Agent Name:** **Agent Organisation:****Comment ID:** STCPO201 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action**Representation:** The inclusion of Robin Hood Junior School as a potential development site is very surprising. We are in the midst of a period of increased birth rate and educational facilities of all kinds will need expansion in the future. The position in Sutton is already stretching resources and therefore educational sites should not be sold because they will be and are needed.**Officer Response:** This site was included in the UDP. Development could not take place unless the school was suitably relocated. This proposal is being reviewed.**Central West Sutton Civic Quarter**

Central West Sutton Civic Quarter

Consultee ID: 32881 **Full Name:** Mr David Hammond **Organisation:** Natural England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO191 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action
Representation: Civic Centre Site - CW1 - refers to the potential to improve the character and disposition of Green Space within and around the area and this is to be welcomed and supported.
Officer Response: N/A

Paragraph **8.28**

Consultee ID: 102091 **Full Name:** Mr Stephen Baker **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO12 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action
Representation: Please see our comments to 7.23 (see comment STCPO10 on page 84)
Officer Response: N/A

Paragraph **8.29**

Consultee ID: 102091 **Full Name:** Mr Stephen Baker **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO13 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action
Representation: Please see our comments to 7.23 (see comment STCPO10 on page 84)
Officer Response: N/A

Paragraph **8.30**

Consultee ID: 102091 **Full Name:** Mr Stephen Baker **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO14 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action
Representation: Please see our comments to 7.23 (see comment STCPO10 on page 84)
Officer Response: N/A

Paragraph **8.38**

Consultee ID: 102091 **Full Name:** Mr Stephen Baker **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Paragraph**8.38**

Consultee ID: 102091	Full Name: Mr Stephen Baker	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO15	Nature of Response: Observation / General Comment	Officer Recommendation: Agree - Propose Changes
Representation: We note that this paragraph refers to Table 8.1 and states that 'class C2 refers to residential dwellings. - There is no Class C2 in the Table 8.1. Was the reference to Class C3?		
Officer Response: This is a drafting error. Paragraph 8.38 and Table 8.1 should both refer to Class C3 (residential dwellings).		

Paragraph**8.41**

Consultee ID: 102091	Full Name: Mr Stephen Baker	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO16	Nature of Response: Support with Conditions	Officer Recommendation: Noted - No Action
Representation: The number of units capable of delivery will be dependant on the unit size(s) and the provision of suitable services for the population increase; such as schools and GP surgeries. The document doesn't propose alternative sites within the area, for either Robin Hood School or the Court House Surgery, both of which are designated for possible re-development.		
Officer Response: Redevelopment of the Robin Hood School site could only occur if a suitable alternative site was found close to the town centre. It is envisaged that redevelopment of the Court House Surgery site would include a replacement surgery / health clinic within the development.		

Implementing the Area Action Plan**Chapter 9:**

Consultee ID: 302838	Full Name: Mrs T Norris	Organisation:
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO137	Nature of Response: Observation / General Comment	Officer Recommendation: Noted - No Action
Representation: Where is all the money coming from?? Do we have a choice of raising our taxes for this, or not?		
Officer Response: Funding for the development of privately owned sites would come from the private sector. Private development would also be expected to help fund public infrastructure through planning agreements. Funding for the development of Council sites could only proceed if it was financially viable.		

Consultee ID: 32881	Full Name: Mr David Hammond	Organisation: Natural England
Agent ID:	Agent Name:	Agent Organisation:
Comment ID: STCPO192	Nature of Response: Support	Officer Recommendation: Noted - No Action
Representation: Chapter 9: Implementing the Area Action Plan The approach adopted by the Council is appropriate and in line with relevant legislation as well as the approach adopted by a number of London Borough's.		
Officer Response: N/A		

Consultee ID: 72077	Full Name: Ms Julie Shanahan	Organisation: Government Office For London
Agent ID:	Agent Name:	Agent Organisation:

Consultee ID: 72077 **Full Name:** Ms Julie Shanahan **Organisation:** Government Office For London

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO198 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Area Action Plans should deliver planned growth, assist in producing a strategy for an area and detail how it will be implemented. More detail on implementation, delivery and timing should be included in the document. An Inspector will require evidence of what will be delivered when, where and by whom.

Officer Response: The AAP will include further detail regarding implementation.

Consultee ID: 33789 **Full Name:** Mr Vaskor Basak **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO248 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: The documents did not give any indication of any public funding requirement for the proposals. I assume these will be detailed at a later stage in the process.

Officer Response: The AAP will include further details regarding implementation, including funding.

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO273 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: Phasing issues need to be incorporated into the Area Action Plan.

Officer Response: N/A

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO304 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Disagree - No Changes

Representation: It would be more appropriate to locate this chapter at the beginning of the AAP as it signals how the options may potentially be implemented.

Officer Response: It would be illogical and confusing to explain how the plan's proposals would be implemented before identifying what these proposals are.

Consultee ID: 32863 **Full Name:** Miss Carmelle Bell **Organisation:** Thames Water Property Services

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO306 **Nature of Response:** Object **Officer Recommendation:** Agree - Propose Changes

Representation: On page 84 of the AAP it is stated that Planning Obligations or Section 106 agreements provide a means for providing or contributing to local infrastructure improvements directly related to the development scheme. As outlined in our previous comments on the Core Strategy and Site Development Policies DPDs, developers cannot be requisitioned to provide necessary wastewater infrastructure improvements through Section 106 agreements. Consequently, Thames Water rely on the planning system to ensure that required upgrades are in place ahead of the occupation of development in order to prevent problems such as sewer flooding. Preferred Policy DM10 of the Site Development Policies DPD sets out the need for developers to demonstrate that sufficient capacity exists within the existing sewerage network or that appropriate improvements should be completed prior to the occupation of the development. It is considered that this requirement should be emphasised within the 'Implementing the Area Action Plan' section of the document.

Officer Response: The AAP will make this clear.

Implementing the Area Action Plan

Chapter 9:

Consultee ID: 107833 **Full Name:** Martin & Ann Wright

Organisation:

Agent ID: **Agent Name:**

Agent Organisation:

Comment ID: STCPO329 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: a) insufficient account has been taken of likely future constraints on the Council's own funding and for private developments, arising from the economic recession. These constraints are only briefly mentioned in paras. 8.40 & 9.17.

Officer Response: N/A

Consultee ID: 299784 **Full Name:** Mrs Marilyn Godden

Organisation:

Agent ID: **Agent Name:**

Agent Organisation:

Comment ID: STCPO403 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: In case Sutton Council hasn't noticed - there is a recession on! WHERE IS THE MONEY COMING FROM? If Sutton Council has an under-spend then they should reduce the Council Tax for next year. Local government officers should pursue their jobs in the knowledge that they are helping their community - not bankrupting it. I object strongly to the whole tenor of this exercise - the only part of the plan worth pursuing is the tramlink.

Officer Response: See response to comment 137 on page 92.

Implementation through the Planning System

Consultee ID: 294049 **Full Name:** Mrs Mary Goodlad

Organisation:

Agent ID: **Agent Name:**

Agent Organisation:

Comment ID: STCPO29 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: How will this be paid for?

Officer Response: See response to comment 137 on page 92.

A Pro-active Council

Consultee ID: 301816 **Full Name:** **Organisation:** Churches Uniting in Central Sutton

Agent ID: 301810 **Agent Name:** Mr Robert Stewart

Agent Organisation: YRM Architects

Comment ID: STCPO89 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: There was also a general feeling that the plan should be accompanied by a capital investment programme to demonstrate there is a commitment to redevelopment and not merely a framework from which to pick off a few favoured commercial projects.

Officer Response: N/A

Monitoring and Review

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:**

Agent Organisation:

Monitoring and Review

Consultee ID: 32782 **Full Name:** Mr Giles Dolphin **Organisation:** Greater London Authority

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO300 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: TfL welcomes the commitment to a monitoring strategy. However, there also needs to be an indication of the timescales and phasing of the transport improvements outlined in the AAP so that development can be co-ordinated with necessary transport infrastructure improvements. The transport proposals also need to be tested against the advice in Planning Policy Statement 12 in that some unfunded projects may not have a "reasonable prospect of provision within the lifetime of the plan."

Officer Response: More information on timescales and phasing will be included in the final version of the AAP following further research.

Further Research

Consultee ID: 292170 **Full Name:** Mr Paul Lawrie **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO35 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: The proposed 'Town Centre Long Term Plan for Sutton' is bold and sounds very interesting. However I envisage some significant engineering challenges to overcome in delivering the plan. For example: there are numerous high pressure gas mains and high voltage electricity lines in the area of the gas works which will cost 'millions' to re-divert, as well as contaminated land issues that will need serious consideration. The cooperation with local stakeholders and owners of private land will be essential to the success of the plan.

Officer Response: Council officers are aware of these issues and are in discussion with relevant landowners

N1: GAS HOLDER SITE

Consultee ID: 34217 **Full Name:** Mrs Jean Knight **Organisation:** Friends of the Carshalton Water Tower / The Carshalton Water Tower and Historic Garden Trust

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO146 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: We like the N1 and S4, developments which contain the ribbon character of the High Street.

Officer Response: N/A

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO385 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - Propose Changes

Representation: N1-4 and C6 lie within an Outer Source Protection Zone (SPZ II), all other sites are within an Inner Source Protection Zone (SPZ I). In addition, whilst the Thanet Sands themselves are classified as a Secondary (Minor) Aquifer, they are considered to be in continuity with the Chalk Formation below, which is a Principal (Major) Aquifer used to supply drinking water. Therefore, any sites underlain by Thanet Sand are considered to be high risk sites in terms of groundwater protection.

Officer Response: The source protection zones will be updated in the final version of the Plan.

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency

Agent ID: **Agent Name:** **Agent Organisation:**

N1: GAS HOLDER SITE

Consultee ID: 240156 **Full Name:** Charles Muriithi **Organisation:** Environment Agency

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO394 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: C1, C3, C7, C6 and N1-N4 are underlain by either London Clay or Lambeth Group, which are considered to be less permeable units and so offer some degree of protection to the underlying groundwater from surface contamination. However, given that the boundary between the formations is not known precisely, the risks to groundwater will need to be assessed for each site individually, particularly as the depth and extent of the impermeable units is . However, the risks may increase through the construction of basement structures or the use of piling foundation types.

Officer Response: N/A

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO404 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: This is long over due, although it would be good to address the high traffic levels caused by the Bus garage.

Officer Response: N/A

C1: NORTH OF LODGE PLACE

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO406 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: To increase the heights of buildings is inappropriate. To increase the useage by pedestrians will not work until traffic is diverted off Throwley way.

Officer Response: N/A

C2: SOUTH OF LODGE PLACE

Consultee ID: 306777 **Full Name:** **Organisation:** Rachel Charitable Trust

Agent ID: 306778 **Agent Name:** Mr Gary Thomas **Agent Organisation:** Planning Works Ltd

Comment ID: STCPO363 **Nature of Response:** Object **Officer Recommendation:** Disagree - No Changes

Representation: C2 South of Lodge Place: The development potential of this site should not be confined to retail, residential and office use. Similarly, urban design principles should not overly constrain the site at this stage. The development capacity cannot therefore be regarded as anything more than a preliminary estimate.

Officer Response: Site development should contribute to the objectives of the plan. To achieve this, development proposals must take into account the land-use and urban design principles set out in the plan. Alternative approaches would have to be justified in the context of the plan's objectives.

C5: HOUSES ADJOINING MANOR PARK

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

C5: HOUSES ADJOINING MANOR PARK

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO407 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: No comment.

Officer Response: N/A

C7: ROBIN HOOD JUNIOR SCHOOL

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO405 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Robin Hood School provides excellent local education and they would benefit from increased space.

Officer Response: N/A

CW1: CIVIC CENTRE SITE

Consultee ID: 299740 **Full Name:** Mr John Kerr **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO194 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - No Action

Representation: I agree with the idea to make St Nicholas church more visible and not hidden behind council buildings. I strongly protest at the removal of the rectory and church halls !! I find it hard to believe the council could go this far with the planning process without even checking what buildings exist today beside theirs, who owns them and who's family will be made homeless !!!!! Please consult with the diocese of Southwark, the rector of sutton and the parishoners of St Nicholas church before ordering the bulldozers to move.

Officer Response: N/A

Consultee ID: 291488 **Full Name:** Mrs Gillian Hutton **Organisation:** St Nicholas pcc

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO275 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - Propose Changes

Representation: I am very concerned that the proposed new civic centre and cafe style pedestrianised zone will adversely affect the church. we need access at all times to the south porch (Gibson Road) side for weddings and funerals. also it would be unfair for the rectory to have even more noise and inconvenience from late night revellers than it has already. the proposed tram stops outside the church would be noisy and disturb quite services the rectory and community hall are on the same site (34 Robin hood Lane) what vehicle access would we have and what roads would we need to use.

Officer Response: The demolition of the church hall and rectory is one of a number of ideas arising from Council's urban design consultants and shows the potential for creating an enlarged green space. It does not represent Council policy at the present time. The creation of green space would require the satisfactory relocation of all the displaced activities in to new accommodation on the Civic Offices site or other nearby land. It could not proceed unless: a) suitable alternative provision is made available; b) the church authorities are in full agreement with the relocation.

Consultee ID: 292006 **Full Name:** Professor Clive Orton **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

CW1: CIVIC CENTRE SITE

Consultee ID: 292006 **Full Name:** Professor Clive Orton **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO289 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - Propose Changes

Representation: Vehicular access to the South Porch of St Nicholas Church needs to be maintained for (a) weddings, (b) funerals, (c) disabled access. Sunday parking should be made available nearby for regular churchgoers. St Nicholas Rectory will need to be replaced if St Nicholas Green goes ahead. This will require consultation with St Nicholas Church and the Diocese of Southwark (the owners). A replacement should be very close to the Church, so that the Rector's role in the community is not impaired. Access to the proposed replacement for St Nicholas Community Hall will have to be provided for the many current users, safeguarding their interests in terms of (a) facilities, (b) opening hours and (c) cost. Current users should not be priced out. The future of the graves in the churchyard, including the large Gibson Tomb, will have to be carefully thought out and consulted on. The cultural facilities should include a museum/heritage centre, with facilities for hands-on interaction by visitors.

Officer Response: The demolition of the church hall and rectory is one of a number of ideas arising from Council's urban design consultants and shows the potential for creating an enlarged green space. It does not represent Council policy at the present time. The creation of green space would require the satisfactory relocation of all the displaced activities in to new accommodation on the Civic Offices site or other nearby land. It could not proceed unless: a) suitable alternative provision is made available; b) the church authorities are in full agreement with the relocation.

Consultee ID: 292866 **Full Name:** Mrs Pamela Kerr **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO401 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - Propose Changes

Representation: I cannot see the existing St Nicholas Church Hall or Rectory in these plans. They are both essential. Where are they located? Also there needs to be vehicle access to St Nicholas Church for weddings funerals etc.

Officer Response: The demolition of the church hall and rectory is one of a number of ideas arising from the Council's urban design consultants and shows the potential for creating an enlarged green space. It does not represent Council policy at the present time. The creation of green space would require the satisfactory relocation of all the displaced activities in to new accommodation on the Civic Offices site or other nearby land. It could not proceed unless: a) suitable alternative provision is made available; b) the church authorities are in full agreement with the relocation.

Consultee ID: 295182 **Full Name:** Mr Geoff Rendall **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO402 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Noted - Propose Changes

Representation: The opening up of St Nicholas Church yard does not seem to take into account the Rectory and Community (Church) Hall. Both of which do not appear on the plan. Your document states that there has been consultation with residents, businesses and others over the last 18 months. I understand that there is a proposal to move the 'scout hall' into the Civic Buildings. Since the scout hall is in fact the Church Hall and the property of the Diocese of Southwark should not some contact have been made with St Nicholas PCC prior to the the publication of these plans especially as the demolition of the Rectory would render the Rector of Sutton homeless.

Officer Response: The demolition of the church hall and rectory is one of a number of ideas arising from the Council's urban design consultants and shows the potential for creating an enlarged green space. It does not represent Council policy at the present time. The creation of green space would require the satisfactory relocation of all the displaced activities in to new accommodation on the Civic Offices site or other nearby land. It could not proceed unless: a) suitable alternative provision is made available; b) the church authorities are in full agreement with the relocation.

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

CW1: CIVIC CENTRE SITE

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO408 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: I support the development of a cultural area, however I am concerned that it will only increase the amount of drinking at night. Facilities for families seem not to feature in the plans. I believe that creating buildings 4-6 storey high is not in fitting with the character of Sutton. I would also like to work with the Council to provide more open spaces around St Nicholas while supporting the community of the Church.

Officer Response: N/A

Consultee ID: 298038 **Full Name:** Mr David Beasley **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO417 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: Removing the church hall and rectory is fine, it will really open up the space. There must be facilities provided for the church nearby. The rectory doesnt need to be on site.

Officer Response: N/A

Consultee ID: 298435 **Full Name:** Mr Richard Broadbent **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO56 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: CW1 seems over-ambitious and grandiose.

Officer Response: N/A

Consultee ID: 298063 **Full Name:** Rev Jon Franklin **Organisation:** Sutton Vineyard Church

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO8 **Nature of Response:** Support with Conditions **Officer Recommendation:** Noted - No Action

Representation: THERE IS CURRENTLY NO PROVISION OF A 'TOWN HALL', WHICH COULD PROVIDE LOCAL COMMUNITY GROUPS WITH A USEFUL TOWN CENTRE RESOURCE, WHERE THEIR VOICE CAN BE HEARD. THE SECOMBE THEATRE IS NOT FLEXIBLE ENOUGH TO PROVIDE FOR EXHIBITIONS/ CONFERENCES/CONCERTS/DANCES ETC - SUCH A VENUE COULD BE USED FOR BOTH COMMUNITY GROUPS AND HIRED OUT TO THE CORPORATE SECTOR, DRAWING IN INTERESTING EVENTS AND THEREFORE MORE PEOPLE TO SUTTON TOWN CENTRE. WE WOULD BE KEEN TO SEE THE PROVISION OF SOME KIND OF COMMUNITY FACILITY PROVIDING FOR THE ABOVE NEEDS. WE WOULD ALSO BE INTERESTED IN DISCUSSIONS OVER PARTNERING WITH LBS TO HELP PROVIDE THIS KIND OF FACILITY.

Officer Response:

CW2: SECOMBE THEATRE SITE

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

CW2: SECOMBE THEATRE SITE

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO410 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: I support the housing lead mixed use development of the theatre

Officer Response: N/A

CW3: BEECH TREE PLACE / WEST STREET

Consultee ID: 292006 **Full Name:** Professor Clive Orton **Organisation:**

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO400 **Nature of Response:** Observation / General Comment **Officer Recommendation:** Agree - No Changes

Representation: If the residents of this area are to be relocated, it should be to another site within the Town Centre, as they require easy access to town centre facilities.

Officer Response: N/A

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO409 **Nature of Response:** Object **Officer Recommendation:** Noted - No Action

Representation: I am in support of increasing access for pedestrians to St Nicholas way however, the existing proposals will not do that. I believe that it is out of character for Sutton to have such high buildings along St Nicholas way.

Officer Response: N/A

S4: SUTTON STATION AND CAR PARK

Consultee ID: 34217 **Full Name:** Mrs Jean Knight **Organisation:** Friends of the Carshalton Water Tower / The Carshalton Water Tower and Historic Garden Trust

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO147 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: We like the N1 and S4, developments which contain the ribbon character of the High Street.

Officer Response: N/A

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO411 **Nature of Response:** Support with Conditions **Officer Recommendation:**

Representation: I agree that the station should be improved but I object to such high buildings which are not in keeping with the character of Sutton.

Officer Response:

S6: SUTHERLAND HOUSE

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO412 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: No comment.

Officer Response: N/A

S7: BRIGHTON ROAD MSCP

Consultee ID: 297918 **Full Name:** The Revd Dame Sarah Mullally **Organisation:** St Nicholas Church - Church of England

Agent ID: **Agent Name:** **Agent Organisation:**

Comment ID: STCPO414 **Nature of Response:** Support **Officer Recommendation:** Noted - No Action

Representation: No comment.

Officer Response: N/A

Appendix 3 – Summary of questionnaire responses.

This table shows a breakdown of the responses received on the questionnaire. All percentages are based on the number of respondents to a specific question and exclude those who left a question blank.

	Agree %	Disagree %	Neutral %
Retail, leisure and employment			
The main High Street retail area should be extended into Lodge Place.	52.2	10.4	37.3
Family-friendly cultural and evening activities should be encouraged in a new Civic Quarter.	81.2	7.2	11.6
New employment space (including offices) should be provided within most new developments.	52.9	17.6	29.4
Transport			
There should be greater priority for pedestrians and cyclists on the main traffic routes.	73.9	10.1	15.9
Public transport use should be encouraged through additional bus-priority measures and, in the longer term, by introducing trams.	72.2	8.3	19.4
In order to remove traffic from the northern part of the High Street, there should be a new road link northbound and southbound traffic should be diverted along existing roads (see leaflet map).	56.3	18.3	25.4
A new road link should be built between the railway station and Grove Road in order to remove traffic from the High Street (see leaflet map).	60.6	16.9	22.5
Urban design and public realm			
There should be a range of new building heights, depending on location and surrounding uses.	48.5	24.2	27.3
The small-scale character of the High Street should be protected.	91.7	1.4	6.9
New and improved public squares and spaces should be created.	80.6	5.6	13.9
Action should be taken to bring about the ‘greening’ of the one-way road system and other routes.	75.4	8.7	15.9
Sustainable built development			
There should be a co-ordinated approach to the generation and use of renewable energy.	93.8	0.0	6.0
Town centre quarters			
The Station Quarter should be a vibrant centre providing new employment, leisure and residential flats within a cluster of tall buildings above ten storeys in height.	45.1	31.0	23.9

The Civic Quarter should focus on community and cultural uses within a landmark Civic Centre redevelopment and new buildings along the southern part of St Nicholas Way.	62.3	17.4	20.3
The Exchange Quarter should comprise the town centre's expanded retail core, with the transformation of Throwley Way and St Nicholas Way into pedestrian-friendly streets.	70.4	15.5	14.1
The Village Quarter should be a vibrant mixed-use area with a residential community at its heart.	71.6	10.4	17.9

Appendix 4 – Summary of key comments from POD workshops, May 2009.**a) Monday 11 May, Civic Offices***Topic 1: The 'Quarters' and the Key Development Sites*

- There was general support for the quarters concept
- Potential to increase the number and range of evening uses in the town centre was discussed.
- Traffic was seen as an issue however it was acknowledged that the AAP would not necessarily solve all issues.
- Connections within and around the town centre, particularly for pedestrians was seen as an issue.

Topic 2: Buildings and Spaces

- Overall it was recognised that tall buildings already exist and that there is a need for them within the town centre.
- There were concerns about design aspects of taller buildings such as the creation of wind tunnels and the relationship between buildings and the public realm at street level.
- The group agreed that 'greening' of the town centre was a good idea.
- The town centre is the most accessible area in the borough and locating a large number of people there was seen as sustainable.
- Sustainable infrastructure such as capturing roof-water run-off, combined heat and power, climate adaptive planting and edible planting was discussed.
- Safety improvements to the north of the town centre were considered important.

Topic 3: Getting Around – access and transport

- There were differences in opinion about shared pedestrian and cycle areas.
- Terminology in relation to pedestrian and cycle areas was discussed, as well as the need to avoid using the term 'pedestrianised' in shared areas.
- Pedestrian movement and connections, particularly east-west links were considered important
- There were mixed views about the introduction of tramlink.
- The steepness of the High Street was seen as an issue.
- There were differences in opinion regarding changes to the gyratory system.
- A road link through the Gas Works site was generally supported, however diversion of traffic along Burnell Road was considered difficult.
- There were mixed views about the road link from the rail station to Grove Road.
- There was concern about any loss of parking in the town centre and underground parking in new developments was suggested.
- Mini-cab parking/waiting areas were seen as an issue.
- The group wanted a large leisure centre with a swimming pool in an accessible, central location in the town centre.
- Cost and phasing concerns.

Topic 4: Retail, leisure and the town centre economy

- There was some concern about the nature of the proposed east-west retail expansion.
- Most of the group felt that new leisure and community uses were needed in the town centre that appeal to a range of people. For example a new theatre, dance studio and cheap hall hire.
- Empty office space was seen as an issue.
- The mix of new housing and the pressure on infrastructure, such as schools, from a growing population was seen as an issue
- The steepness of the High Street was seen as an issue.
- Cost and phasing concerns.

b) Friday 15 May, Ivory Lounge, 33-35 High Street, Sutton

Topic 1: The Urban Design Vision – streets, spaces and quarters

- There were differences in opinion about shared pedestrian and cycle areas.
- East-west links were considered important for both pedestrians and vehicles.
- There was general support for the quarters concept.
- A number of people supported the idea of the Village Quarter.
- The group discussed the idea of each quarter having a distinct theme.
- The steepness of the High Street was seen as an issue.
- The speed of cars around the gyratory, the frequency of accidents and dangerous stopping areas were seen as an issue by some participants.
- A number of people thought planting trees was good but that leaf-fall was an issue and needed to be managed.

Topic 2: The Town Centre Economy – encouraging jobs and businesses

- The type, size and amount of office space were discussed, particularly in terms of the demand and need for new office space.
- There were differing opinions about both the success of mixed use developments, as well as making mixed-use a requirement of future developments.
- The type, size and amount of retail space were discussed and one participant felt that insisting on retail units could be counterproductive if they were never let.
- There was general support for new/improved town hall/conference centre/theatre which would attract events/business.
- The challenges of encouraging the town centre evening economy were discussed.
- The group thought that car parking was important for businesses.

Topic 3: A Visitor Destination – creating the right ‘offer’

- The group agreed that retail provision needed to be strengthened and that larger retail units were needed.
- The group agreed that an improved market area was needed in Sutton.
- Extending retail to the east and west of the High Street was seen as beneficial.
- Safeguarding the route for tramlink was seen as important.

- Improvements to waiting facilities and signage around the town centre was seen as a way to attract visitors.
- A new theatre/public hall was suggested as essential for attracting visitors.
- Indoor leisure facilities for young children were considered important.
- Improvements to the town centre evening economy were considered important.
- More of an emphasis on the history of the town centre was considered important.
- Improving links to green spaces around the town centre was considered important.

Appendix 5 - Summary of youth questionnaire responses.

This table shows a breakdown of the responses received on the youth questionnaire. All percentages are based on the number of respondents to a specific question and exclude those who left a question blank.

	Like %	Don't Like %
1. What do you think about having areas with different focuses?		
The Village Quarter – a new ‘urban village’ with specialist shops and places to eat	95	5
Exchange Quarter – better shops and new places to wander	98	2
The Civic Quarter – new cultural and community area that is family-friendly	88	12
The Station Quarter – a place for business and town centre living	70	30
2. What do you think about having new council, cultural and community buildings on the existing Council’s Offices site?		
A new library	57	43
Relocated Secombe Theatre	51	49
New dance studio	84	26
Community meeting spaces	81	19
A new public square	64	36
3. Are there any “Development Sites” where you’d like to see youth facilities?		
	35	65
4. What do you think of these proposals in the Plan?		
Asking for new development to be built sustainably	88	12
Making Zurich Square more pedestrian and public transport-friendly by changing the one-way road system	91	9
Building a new station square and removing private cars from outside the station	83	17
Building interesting well-designed landmark buildings at important entrances to the town centre	84	16

Appendix 6 – Copies of GLA, GoL and Environment Agency representations.

Jeff Wilson

Sutton Council
Strategic Planning
Environment and Leisure
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Carshalton
SM5 2JG

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The Queen's Walk
London SE1 2AA
Switchboard: 020 7983 4000
Minicom: 020 7983 4458
Web: www.london.gov.uk
Our ref: PDU/LDF29/LDD14/
CMD02
Your ref: N/A
Date: 27 May 2009

Dear Mr Wilson

**Planning and Compulsory Purchase Act 2004;
Greater London Authority Act 1999;
Re: Sutton Council – Sutton Town Centre Area Action Plan Development
Plan Document Preferred Options Consultation**

Thank you for your letter of 22 April 2009 consulting the Mayor of London on the preferred options stage of the above mentioned document. As you are aware all development plan documents have to be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. On 27 May 2009 the Mayor considered a report on this matter (reference: PDU/LDF29/LDD14/CMD01). The Mayor has agreed that this report will constitute his representations to the preferred options consultation. A copy of the report with the detailed appendix one is attached in full.

Having considered the report and appendix, the Mayor concluded that the proposed DPD contains many policies that support the London Plan. However, he strongly objects to the redevelopment of the Bushey Road Bus Garage and its relocation, even in the long-term. General conformity issues are also raised with regard to housing and climate change. Additionally, it is important that the AAP should reference London Plan policies where relevant.

The Mayor has also raised a number of other more detailed comments, which are set out in the attached appendix one.

The Mayor will issue his formal opinion on the general conformity at the submission stage. However, I hope that the policy concerns he has raised at the current stage can be resolved before then, through further informal discussions with Council officers.

My colleague Conor McDonagh will contact you shortly to arrange a meeting.

Yours sincerely



Giles Dolphin

Head of Planning Decisions

cc Steve O'Connell, London Assembly Constituency Member
Jenny Jones, Chair of London Assembly Planning and Housing Committee
John Pierce and Ian McNally, GOL
Colin Lovell, TfL
Dean Williams, LDA

Sutton Council

Sutton Town Centre Area Action Plan Development Plan Document

Preferred Options Consultation

27 May 2009

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999; Planning and Compulsory Purchase Act 2004, Planning and Compulsory Purchase Act 2004, Town and Country Planning (Local Development) (England) Regulations 2004

Recommendation

That the Mayor agrees that the comments set out in this report and attached as Appendix One should be submitted to Sutton Council as the GLA response to the Sutton Town Centre Area Action Plan Development Plan Document Preferred Options consultation.

Purpose

- 1 To assist the Mayor in making his representations to Sutton Council's consultation on the Preferred Options for the Sutton Town Centre Area Action Plan Development Plan Document (DPD), which form part of Suttons Council's Local Development Framework.
- 2 The Mayor of London's comments on this document will be made available on the GLA website www.london.gov.uk.

Background

- 3 The Planning and Compulsory Purchase Act 2004 ("the Act") introduced a new system of preparing development plans. This requires Boroughs to progressively replace existing Unitary Development Plans with a portfolio of Local Development Documents (LDDs) that will collectively form the Local Development Framework (LDF) for each of the Boroughs. The LDF together with the London Plan provides the essential framework for planning at the Borough level. The "development plan" in London for the purposes of section 38(6) of the Act is:
 - The London Plan (Regional Spatial Strategy), and
 - DPDs produced by the Boroughs (and saved UDP policies in transitional period).
- 4 There are two types of Local Development Documents: firstly, Development Plan Documents, those spatial planning documents that are subject to a statutory adoption process and Examinations and have development plan status. Examples of DPDs include Core Strategies, Site Allocations, Proposals Map and Development Control Policies, and Area Action Plans (AAPs).

5 Secondly, there are Supplementary Planning Documents. These provide supplementary guidance on policies and proposals in DPDs. They do not form part of the development plan and are not subject to Examinations.

6 Sutton Council's Local Development Scheme identifies four DPDs that will be produced; the Core Strategy, Site Development Policies, the Sutton Town Centre Area Action Plan, and a joint waste DPD in conjunction with the London Boroughs of Croydon, Kingston and Merton. In addition, a number of Supplementary Planning Documents are proposed covering a range of topics. This report only relates to the Sutton Town Centre AAP (Preferred Options).

The Mayor's role

7 All LDDs must be in general conformity with the London Plan, in accordance with Section 24(1)(b) of the Act. This requirement is also a key test of the soundness of the plan. The Mayor welcomes early engagement with boroughs as LDDs progress through production stages and will formally issue his opinion on general conformity at the submission stage in line with Regulation 30(1) of the Town and Country Planning (Local Development) (England) Regulations 2004 ("the Regulations") and Section 24(4)(a) of the Act.

8 Regulation 26 of the Regulations requires consultation at the Preferred Options stage of LDD production. The Mayoral representations made to Sutton Council at this stage will not go forward to the Examination. It is envisaged that the Borough Council and GLA officers will meet to take forward the issues raised by the Mayor before the next formal consultation stage, (Submission to the Secretary of State) so that general conformity with the London Plan can be achieved and the DPDs are sound before the Examination commences.

Strategic issues

9 The most significant strategic issues raised by the Preferred Option documents are outlined in detail in an appendix attached to this report. This report should be read as a summary of those strategic issues.

General

10 The need for the London Plan (Consolidated) to be properly and adequately referenced throughout the AAP but especially in Chapter 1 as the London Plan forms part of the development plan for Sutton. Whilst the Sub-Regional Development Framework provides more detail in relation to implementation it is important that the relevant London Plan policies are appropriately referenced.

11 It is welcomed that the number of different boundaries for the APP without adequate explanation in the Issues and Options has been resolved to indicate one clearly defined boundary in the Preferred Options.

Housing

12 The AAP suggests a Borough wide target of "50% of all new housing to be affordable". This statement should also refer to the 'maximum reasonable' amount of affordable housing a development site can provide. In this regard, strategic objective 4 of the AAP should also reference the *Mayor's Affordable Housing Development Control Toolkit 2008/9* (as amended) to take financial viability into account for future major residential developments within the AAP

boundary. Objective 4 should also specifically refer to London Plan policies 3A.9, 3A.10 and 3A.11 and include the appropriate wording.

13 It is welcomed that family housing can also be located in town centre locations, the document should specifically refer to London Plan policy 3A.5.

Transport *for* London (TfL)

14 TfL supports policies in the document, which promote walking and cycling, including shared space schemes, although the needs for vulnerable groups such as visually impaired pedestrians need to be considered. Car parking standards should be in line with the London Plan. TfL are assessing the transport needs of the South London region that may include possible extensions to the tram network. At present it is premature to say whether a tram extension to Sutton Town Centre is a preferred solution. Proposals to reduce road capacity require careful modelling and would need to be assessed against policy 3C.16 of the London Plan.

15 TfL does not support the re-location of the Bushey Road Bus Garage. Phasing issues need to be incorporated into the Area Action Plan. More emphasis on Smarter Travel and facilities for people with disabilities could be given more emphasis in the document.”

Climate Change

16 Given the scale of redevelopment envisaged by the AAP on a series of sites in close proximity within similar time scales, the development of a decentralised heating and cooling network should be a fundamental requirement in order to maximise the reduction in carbon emissions and therefore tackle climate change. It is positive that the AAP Preferred Options now includes specific policy SL2 encouraging a heating and cooling network for the AAP area and requiring each development site to link in to it. However the word encourage should be replaced with the word ‘ensure’ and the policy should specifically reference London Plan policy 4A.5 to ‘ensure’ that all new development is designed to connect to an existing or future network.

Conclusion

17 Whilst the Sutton Town Centre AAP Preferred Options positively contains many aspects in general conformity with the London Plan and includes a number of amendments raised at the Issues and Options stage, there remains a number of aspects that are not in general conformity with the London Plan. Of particular concern is the approach taken to re-location of the Bushey Road Bus Garage. General conformity issues are also raised with regard to housing and climate change. Additionally, it is important that the AAP should reference London Plan policies where relevant.

For further information, contact the Planning Decisions Unit

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London Borough of Sutton, Town Centre Area Action Plan Preferred Options Appendix One

Representations from the Mayor of London

Consultation period: 22 April 2009 to 2 June 2009

GLA Ref. No.	Issue/ Option para/page	London Plan Policy cross ref.	Representations

SUTTON TOWN CENTRE AREA ACTION PLAN – ISSUES AND OPTIONS

General Comment : The AAP needs to properly reference the London Plan, making explicit those policies that apply.

1. Chapter 1 (Background & Context)			
1.	Para 1.1 Page 3		This paragraph makes clear that this plan is an Area Action Plan under the new development plan system, which helps to reinforce the statutory nature of the document.
2.	Para 1.6 Page 3		The confusion over the boundary for the AAP is now addressed under the heading 'Area Action Plan Boundary' and figure 1.1 on page 6.
3. Chapter 4 (Planning policy context)			
3.	Paragraph 4.1 page 17		The AAP fails to reference the London Plan specific policies where relevant. The appropriate strategic policies should be referred to in the AAP policies
2. Chapter 5 (Vision & Objectives)			
4.	Strategic objective 2 Page 24	4A.20	Promoting growth in leisure facilities at the same time as significant residential expansion will require careful spatial planning and management of late evening/night time leisure facilities if noise conflicts are to be avoided. Noise was acknowledged as a challenge in 6.2 of the Issues and Options document, but no specific proposals to address this potential conflict are put forward in the Preferred Options. A policy should address this issue preferably under strategic objective 2.
5.	Footnote 29: page 26	Map 3D.1	The footnote should recognise that the ELRU is incorrect to state 6 district centres. According to the London Plan there are only 5 in Sutton.
6.	Paragraph 5.26 Page 30 and.. Preferred Policy Objective ST6 (alternative option) Page 32	3C.22 and 3C.21	The emphasis on improving the environment for pedestrians and cyclists to encourage use of these sustainable modes is supported. TfL supports boroughs working on shared surface type schemes, which result in reducing barriers and restrictions for cyclists, pedestrians and other road users. TfL is currently undertaking research in relation to the impacts of shared spaces on visually impaired pedestrians. It would be important to take into account the needs of vulnerable pedestrians including this group when undertaking detailed design. TfL would be able to offer

London Borough of Sutton, Town Centre Area Action Plan Preferred Options Appendix One

Representations from the Mayor of London

Consultation period: 22 April 2009 to 2 June 2009

CLA Ref. No.	Issue/ Option para/page	London Plan Policy cross ref.	Representations
7.	Paragraph 5.28 Page 30	3C.23 and Annex 4 Car Parking	TfL recommend that paragraph 5.26 and policy ST6 includes a reference to the importance of taking into account the needs of vulnerable and visually impaired pedestrians. Whilst it is stated that a restraint based system of parking standards is proposed, office developments are required to provide parking at the maximum standard, and would not be allowed to require fewer spaces than the maximum. This is a contradiction to the concept of maximum standards, and is applying parking standards as a minimum requirement. This is contrary to policy 3C.23 of the London Plan and TfL therefore objects to this proposal. There should be flexibility in applying maximum parking standards according to the public transport accessibility level (PTAL) and car free developments should be promoted in locations where levels of PTALs are highest. The document should be amended to remove the requirement for car parking to be provided at the prescribed "maximum" level and clearly state that maximum car parking standards, in line with the London Plan, will be applied for employment uses, the specific level to be determined according to PTAL.
8.	Paragraph 5.30 Page 31	3C.2	The commitment to further comprehensive research into the transport implications of the AAP before its completion is welcomed, and TfL would like the opportunity to have some input into this study. This study should include background growth as well as trips associated with the indicative development capacities outlined in the AAP, and consider current and proposed parking stock. The study should consider impacts on all transport modes in the town centre.
9.	Preferred Policy Objective ST5 Page 32	3C.23 and Annex 4 Car Parking	Restraint-based parking is welcomed; however, A2/A3/A4/A5 developments in town centres or areas of very good public transport accessibility generally should not provide any non-operational parking. The level of car parking necessary for commercial viability would depend on the specific use of the site which generally cannot be predicted at the stage of a planning application without leading to a potential over-provision of parking, which is contrary to London Plan parking policies. Under London Plan Annex 4 standards, the existing public off-street car parking provision should be the starting point for the provision of town centre car parking; this should be considered first

London Borough of Sutton, Town Centre Area Action Plan Preferred Options Appendix One

Representations from the Mayor of London

Consultation period: 22 April 2009 to 2 June 2009

CLA Ref. No.	Issue/ Option para/page	London Plan Policy cross ref.	Representations
			before provision of on-site parking (with the exception of required disabled parking). A communal approach, as suggested in Paragraph 6.33, would probably better suit Sutton town centre for retail and employment parking as it would be more flexible.
			Alternative option: generally, at least one disabled car parking space is required under London Plan standards for developments where no other off-street parking is provided.
10.	Preferred Policy Objective ST7 Page 32	3C.21	Preferred Policy ST7 is welcomed. It is noted and supported that the preferred approach is to make walking easier and more comfortable by enhancing the quality of public spaces, improving the attractiveness and legibility of walking routes and reducing the adverse impact of road traffic. Capacities should also be taken into account.
11.	Strategic objective 4 Page 27	Table 3A.1	Reference to the London Plan table 3A.1 regarding housing targets for Sutton should be included within the objective.
12.	Para 5.19 Page 27	3A.9, 3A.10 & 3A.11	Borough wide target of "50% of all new housing to be affordable" also refer to the 'maximum reasonable' amount of affordable housing a development site can provide. In this regard, strategic objective 4 should also reference the Mayor's <i>Affordable Housing Development Control Toolkit 2008/9</i> (as amended) to take financial viability into account for future major residential developments within the AAP boundary. Objective 4 should also refer to these London Plan policies and include the appropriate wording.
13.	Para 5.20 Page 28	3A.5	It is welcomed that family housing can also be located in town centre locations. Referring to policy 3A.5 should strengthen this wording.
14.	Page 37 Provision of Heating and Cooling Networks	4A.5	Given the scale of redevelopment envisaged by the AAP on a series of sites in close proximity within similar time scales the development of a decentralised heating and cooling network should be a fundamental requirement in order to maximise the reduction in carbon emissions and therefore tackle climate change. It is positive that the AAP Preferred Options now includes specific policy SL2 encouraging a heating and cooling network for the AAP area and requiring each development site to link in to it.

London Borough of Sutton, Town Centre Area Action Plan Preferred Options Appendix One

Representations from the Mayor of London

Consultation period: 22 April 2009 to 2 June 2009

GLA Ref. No.	Issue / Option para/page	London Plan Policy cross ref.	Representations
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			However the word encourage should be replaced with the word 'ensure' and the policy should specifically reference LP policy 4A.5 to 'ensure' that all new development is designed to connect to an existing or future network.
3. Chapter 6 (Transport)			
15.	Paragraph 6.13 Page 43	3C.21	The proposal to agree a public realm strategy as part of the AAP is welcomed, particularly as it will include measures such as improving east/west pedestrian routes, and upgraded pedestrian priority crossings at key junctions. It is also stated that improved 'legibility' and a comfortable pedestrian environment would be an essential part of the town centre public realm strategy. A reference should be included to the Legible London project currently being piloted. These principles can provide inspiration for future way finding proposals.
16.	Paragraph 6.19 Page 46	3C.14	This paragraph mentions the results of the transport consultants' options for the regeneration of Sutton town centre and in particular, to introduce trams into the town centre by extending the Croydon Tramlink. The Mayor is committed to improving transport in outer London, and recognises the important role played by the tram. The Statement of Intent for the new Mayors Transport Strategy (MTS) supports transport improvements in Outer London and sets out the process TfL will be going through to develop a more detailed Transport Plan for the South London region. This Plan will identify potential priority schemes for South London based on an assessment of the longer term needs for the area. This will include consideration of possible extensions to the tram network and the potential for securing funding. This work is at an early stage and it would be premature to say whether a tram extension to Sutton town centre is a preferred solution but TfL will be working closely with the Borough to take forward plans for improving public transport in Outer London. TfL suggests the Area Action Plan refers to the work being done on the MTS and preparation of a Regional Transport Plan for south London. If the tram were to come forward for further development at some point in the future, TfL would wish to fully reappraise all of the options as the scheme would need to be considered on a whole route basis including assessing the impact on all road users.

London Borough of Sutton, Town Centre Area Action Plan Preferred Options Appendix One

Representations from the Mayor of London

Consultation period: 22 April 2009 to 2 June 2009

CLA Ref. No.	Issue/ Option para/page	London Plan Policy cross ref.	Representations
17.	Preferred Policy Objectives ST3 and ST4 Page 32 Paragraphs 6.23 and 6.32 Pages 47 and 50	3C.16 of the London Plan	Various parts of the document relate to proposals which seek to reduce road space in the town centre. The main references are contained within policies ST3 and ST4. Whilst the policies may be seeking to promote more sustainable travel, it must be recognised that the A232 is a key radial route for London and it is essential that capacity is maintained. Any plans to reduce the amount of space allocated to traffic will need to be robustly modelled and assessed to ensure that this policy does not lead to congestion, which would have knock-on effects on the town centre environment, as well as to bus operations. In addition, whilst other roads in the town centre are under the control of the borough, robust assessment is still required to ensure there would be no negative impacts on bus operations. Servicing requirements should also be taken into account when considering reallocating road space, as many commercial units on the High Street have no rear access for servicing. Many of the preferred options would involve the construction of new road links. Such links would need to adhere to policy 3C.16 of the London Plan, which requires a criteria based approach to road schemes, which would allow them to go ahead if overall congestion reduces, there is local economic benefit, and conditions for pedestrians, cyclists and public transport improve.
18.	Proposal 6.7 Paragraph 6.26 Page 48	Policy 3C.20	TfL welcomes the intention to improve public transport interchange in Sutton town centre. However, TfL has a network management duty for the gyratory at the southern end of the high street as well as responsibility for the bus operations. Any specific proposals/designs will need to be developed in consultation with TfL.
19.	Proposal 6.8 Page 48	Policy 3C.20	TfL welcomes the intention to improve bus priority measures in the town centre. Any specific proposals/designs should be developed in consultation with TfL London Buses.
20.	Paragraph 6.35 Page 51	3C.22	It is stated that Sutton High Street now forms part of the London Cycle Network. TfL agrees that improving links into the cycle network and providing convenient and secure cycle parking facilities can encourage cycling. A reference should be included to providing cycle parking in line with TfL's Cycle Parking Standards.
4. Chapter 6 (Public Realm)			
21.	General	4A.20	Taking advantage of the opportunities to protect and enhance tranquillity and soundscapes in open public spaces should be included alongside those for visual improvements. This could be

London Borough of Sutton, Town Centre Area Action Plan Preferred Options

Appendix One

Representations from the Mayor of London

Consultation period: 22 April 2009 to 2 June 2009

GLA Ref. No.	Issue/ Option para/page	London Plan Policy cross ref.	Representations
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5. Chapter 6 (Sustainable Built Development)			
22.	Chapter 6 - sustainability	Policy 4A.22	Policy 4A.22 of the London Plan requires new developments to provide suitable storage facilities for waste and recycling. Sutton's Town Centre Plan needs to reflect this policy.
23.	Chapter 6 - sustainability	4A.3	In addition to this document stating that waste during construction should be minimised it needs to reflect the requirement of policy 4A.3 of the London Plan and require developers to produce site waste management plans to arrange for efficient materials and waste handling and set out how materials can be imported and waste exported in the most sustainable way possible. This could supplement AAP policy SL1 on page 36 or be a new sustainable policy could be provided within this chapter.

6. Chapter 8 (Development Proposals - Opportunity Sites)			
24.	Paragraph 8.11 Page 72	Policy 3C.4	<p>The second bullet point refers to the Bushey Road Bus Garage. The Council states that it would "prefer, in the longer term, to see the residential redevelopment of this site, which is allocated accordingly in the Site Development Policies DPD."</p> <p>TfL strongly objects to the redevelopment of the Bushey Road Bus Garage and its relocation, even in the long-term. TfL suggests, therefore, that it is retained.</p> <p>The bus depot provides an important function in supporting the local bus network and its re-location is likely to have business case implications for bus services in the area, because it is very unlikely that a suitable alternative site for the depot could be found that did not increase costs in providing bus services to Sutton. This could potentially result in reduced bus services and a less sustainable transport solution for Sutton. The re-location of the depot would be contrary to Policy 3C.4 of the London Plan and the 2007 "Land for Transport" SPG which requires land for transport to be retained.</p> <p>Bushey Road Garage should not be considered to be a development site and should be deleted from any relevant development schedules, and from paragraph 8.11. The site boundary of the AAP</p>

London Borough of Sutton, Town Centre Area Action Plan Preferred Options Appendix One

Representations from the Mayor of London

Consultation period: 22 April 2009 to 2 June 2009

CLA Ref. No.	Issue/ Option para/page	London Plan Policy cross ref.	Representations
			could be redrawn to exclude the bus garage from the AAP area.
25.	Paragraphs 9.17-9.18 Page 86	3C.11	TfL will continue to object to this proposal in the strongest possible terms. TfL welcomes the commitment to a monitoring strategy. However, there also needs to be an indication of the timescales and phasing of the transport improvements outlined in the AAP so that development can be co-ordinated with necessary transport infrastructure improvements. The transport proposals also need to be tested against the advice in Planning Policy Statement 12 in that some unfunded projects may not have a "reasonable prospect of provision within the lifetime of the plan."
26.	Omission	3C.2 Travel Plans	The plan mentions the Smarter Travel Sutton project that has been implemented in the area over the past two years; this project delivered a successful integrated approach to smarter travel initiatives. This project included an area wide approach to personal travel planning, workplace and school travel plans and encouraging sustainable travel choices through a number of marketing methods. It is therefore disappointing that there is only one mention of this in the AAP. It would be considered best practice to include the lessons learned from this project and apply them to this area, so that any new development will include smarter travel programmes and deliverables developed. Whilst there is inclusion of sustainable transport initiatives in section 6 of the plan and individual modes are highlighted, there needs to be more emphasis on ensuring that any new development or change of use has a travel plan that supports sustainable transport and reduces congestion and pollution. The inclusion of an area wide travel plan or Transport Management Association should also be included in these proposals to strengthen area-wide and individual workplaces and residential developments commitment to smarter travel. Whilst TfL thresholds are set to ensure certain size developments are covered by a travel plan, these thresholds should be lowered in this area to ensure smaller developments do not have an adverse cumulative impact.
27.	Omission		The AAP needs to include more emphasis on providing facilities for disabled users. A statement

London Borough of Sutton, Town Centre Area Action Plan Preferred Options Appendix One

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CLA Ref. No.	Issue/ Option para/page	London Plan Policy cross ref.	Representations
<p>7. Chapter 9 (Implementing the AAP)</p>			
28.	General		<p>It would be more appropriate to locate this chapter at the beginning of the AAP as it signals how the options may potentially be implemented</p>

aiming to achieve a fully accessible pedestrian environment for people with disabilities should be included in the document, together with a reference to the "Inclusive Mobility" guidance.



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Dear Mr Wilson

2 June 2009

**Sutton Local Development Framework
Sutton Town Centre Area Action Plan: Preferred Options Consultation Draft**

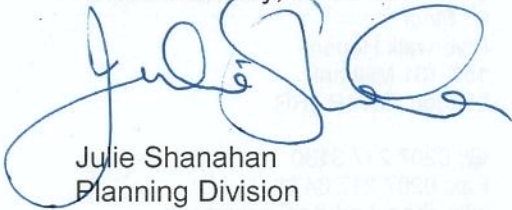
Thank you for sending us the Sutton Town Centre Area Action Plan – Preferred Options Consultation Draft.

1. The document presents a good spatial portrait of Sutton Town Centre in 2025. This provides a locally distinctive dimension and also gives a clear picture of how the town centre will look and what it will be like as a place to live and work in 2025. This supports the role of place shaping as promoted in PPS12. GOL also supports the approach of identifying quarters in Sutton Town Centre, each with its own locally distinctive character and development capacity. However, there are some elements of the AAP which are less clear. Chapter six includes proposals for sustainable built development, public realm and transport (6.1-6.11, p.40-50) - the status of the proposals in this section is unclear. Is each proposal a preferred policy approach? Will the proposals be presented as policy in the next version of the document? Also, with regard to the preferred policy objectives in chapter five, we are unclear, as to how these relate to strategic objectives and subsequent policy. GOL would welcome any further clarity on this.
2. Tramlink is put forward as part of future town centre infrastructure in Sutton. The LPA acknowledges that further research is needed into the transport aspects of the AAP, particularly in relation to Tramlink options. As far as we are aware TfL has no current plans or funding to bring forward the proposals, although we acknowledge that TfL do support the tramlink extension in principle. GOL acknowledges that this is a key project in Sutton and therefore should be included in the AAP but in the absence of clear commitment from TfL, scenarios could be included which examine the consequences of Tramlink not being delivered and how this would impact on the AAP and its objectives.
3. The LPA intends to make Sutton Town Centre a Low Carbon Zone. A balance needs to be struck between this proposal and ensuring that proposed policy is not overly prescriptive. You have commissioned consultants to advise on the technical feasibility and commercial viability of achieving zero carbon development. The outcome of this research will assist in achieving an ambitious but balanced policy.
4. Area Action Plans should deliver planned growth, assist in producing a strategy for an area and detail how it will be implemented. More detail on implementation, delivery and

timing should be included in the document. An Inspector will require evidence of what will be delivered when, where and by whom.

I hope that you will find these comments helpful. Please contact me if you have any queries.

Yours sincerely,



Julie Shanahan
Planning Division

Our ref: SL/2006/100128/AP-01/DSI/SA

Date: 7th July 2009

Dean James
Research Officer
Strategic Planning Section
London Borough of Sutton
24 Denmark Road
Carshalton
SM5 2JG

Dear Mr Dean,

London Borough of Sutton Local Development Framework: Sutton Town Centre Area Action Plan- Preferred Options and Sustainability Appraisal Report

Thank you for consulting the Environment Agency on the above. We apologise for the delayed reply and trust that our representation may still be taken into account. Please quote the following reference in any further correspondence: SL/2006/100128/AP-01/DSI/SA

We would wish to comment on the following:

- Development and flood risk
- Groundwater and Land contamination
- Climate Change
- Urban Design Framework

Development and flood risk:

We welcome the inclusion of a draft flood risk policy DM7 and a draft climate change policy BP7. We are pleased to note that the preferred policy objective SL3 will adopt a comprehensive approach to sustainable urban drainage for the town centre. We trust as indicated on proposal 6.3 that further investigation for a town centre SUDS for all new development will be in place before the next stage of the town centre area action plan. We welcome the area action plan opportunity to explore de-culverting and restoring natural flood-flow pathways.

It is favourably mentioned in SAR the use of SFRA level 1 and level 2 findings will be used to inform the sequential test, site development policies and the Sutton Town Centre Area Action Plan and the Core Planning Strategy. Please note that the Beverly Brook two modelling is missing. This means that SFRA level 2 does not fully assess flood hazard for the allocations in this area. We request the Local Authority to get in contact with the Environment Agency to request this information and be incorporated in the SFRA and in the Area Action Plan.

As mentioned in the SAR Sutton Town Centre Area Action Plan should adopt the London supplementary planning guidance on sustainable planning and construction which recommends that the use of SUDS should achieve 50% attenuation (essential standard) and 100% attenuation (preferred standard).

However we are concerned with the text on paragraph 6.6 which appears to suggest that development would be acceptable in the town centre in some of the locations which are at risk of flooding. This paragraph also notes that surface water flooding occurs occasionally. Current climate change predictions anticipate that the intensity of storms is likely to increase. This will mean that the threat from surface water flooding is likely to increase and the sporadic nature is likely to continue. The application of the London Plan drainage hierarchy should improve the ability of the urban area as a whole to cope with such storm events but individual locations will still be affected.

Paragraphs 8 and D.5 of PPS25 require decision-makers to steer new development to areas at the lowest probability of flooding by applying a 'Sequential Test'. For any development to be acceptable there will be need to apply the sequential test informed by the findings and recommendations of the SFRA. Only if the council can demonstrate through the sequential process that a site with a lower probability of flood risk is not reasonably available can a case be put forward as to why a site could be considered as an exception. If this can be achieved, then, in accordance with PPS25, for the exception test to be passed it must be demonstrated that the development provides wider benefits to the community that outweigh flood risk, the site is previously-developed land, and a Flood Risk Assessment must demonstrate that the development will be safe without increasing flood risk elsewhere. Also a surface water management plan would be required demonstrating how the risk of surface water flooding would be mitigated.

Sustainable drainage schemes to be mandatory for new development

Within the next two years sustainable drainage systems will be required from all new development. The Government will publish in 2011 new national standards for the construction and operation of surface water drainage for new developments and re-developments. Developers will have to demonstrate they have met the national standards before they can connect any residual surface water drainage to a public sewer.

These standards will become a material consideration in local authority planning decisions. Under these plans SUDS will be adopted and maintained by local authorities.

Ch.2. Spatial Portrait:

Environmental characteristics of the town centre have not been considered at all.

Strategic Objectives:

Strategic Objective 7 should aim at encouraging environmental protection and enhancement whilst tackling other sustainable development issues.

Groundwater and Land Contamination

We would like to see a proactive approach to land contamination. Where development is on a brownfield site, a preliminary risk assessment should be required as a minimum so as to ensure all developments comply with PPS 23 (Planning and Pollution Control, Annex 2: Land Affected by Contamination). Given the sensitive nature of the groundwater in this area, this would be effective at protecting this resource from land contamination.

Although we acknowledge the promotion of SUDS in policy objective SL3, it is important to remember that their use may be constrained by land contamination and it is important to consider this at an early stage in the planning process.

Development Opportunity Sites:

Whilst some of the constraints to development that relate to groundwater protection have been correctly identified, there are some errors in some of the designations that have been specified for specific sites.

N1-4 and C6 lie within an Outer Source Protection Zone (SPZ II), all other sites are within an Inner Source Protection Zone (SPZ I). In addition, whilst the Thanet Sands themselves are classified as a Secondary (Minor) Aquifer, they are considered to be in continuity with the Chalk Formation below, which is a Principal (Major) Aquifer used to supply drinking water. Therefore, any sites underlain by Thanet Sand are considered to be high risk sites in terms of groundwater protection.

C1, C3, C7, C6 and N1-N4 are underlain by either London Clay or Lambeth Group, which are considered to be less permeable units and so offer some degree of protection to the underlying groundwater from surface contamination. However, given that the boundary between the formations is not known precisely, the risks to groundwater will need to be assessed for each site individually, particularly as the depth and extent of the impermeable units is unknown. However, the risks may increase through the construction of basement structures or the use of piling foundation types.

It's not clear that the impact these constraints will have on development is well understood. Within an SPZ I, we will object to all discharges to ground with the exception of clean roof water so as to protect groundwater supplies for the future. This will impact upon the design of surface water schemes where infiltration of surface water is proposed as a flood mitigation measure. In addition, land contamination may be a constraint to infiltration-type SUDS due to the potential for remobilisation of contaminants that could migrate into underlying groundwater.

We will also oppose developments which involve underground storage of hazardous chemicals, landfilling, new sewage effluents, cemeteries as well as others. Refer to our Groundwater Protection: Policy & Practice (2008) document for more information.

Sustainability Appraisal:

Baseline data:

The following have not been included in the baseline data:

Bedrock geology

In the northern part of the town centre, the underlying geology consists of London Clay which itself is underlain by the Lambeth Group. In the southern part of the town, the bedrock geology consists of the Thanet Sands and the Upper Chalk Formation. The chalk is classified as Principal Aquifer and is likely to be in continuity with the Thanet Sands, which are classified as a Minor Aquifer. London Clay and the Lambeth Group are relatively impermeable units which may offer some degree of protection to the underlying groundwater from surface contamination; however, this is dependent upon their depth and extent, which should be investigated on a site-by-site basis.

Source Protection Zones (map supplied)

These zones relate to protection of groundwater abstractions that supply water for human consumption. There are a number of abstractions in the vicinity of Sutton Town Centre:

- 1) Secombe Centre Pumping Station
- 2) Sutton Court Road Pumping Station
- 3) Sutton Pumping Station (No.1, 2, 3&4)

The northern part of the town centre is within an Outer Source Protection Zone (SPZ II) whilst the southern part is within an Inner Source Protection Zone.

SA objectives:

Whilst there is an SA objective covering river water quality, groundwater quality has been neglected. Given the sensitive nature of the groundwater in this area and its importance in supplying water for human consumption, it is vital that this is taken into consideration. Objective 5.3 should be expanded to cover soil **& groundwater quality** and **reduce environmental risks**. In addition, objective 5.2 should be expanded to cover groundwater quality, an indicator of which could be the status of groundwater bodies, a measure due to be introduced through the updated Groundwater Regulations later in 2009. In addition, all new developments could avoid the high risk activities listed above within an SPZ 1 that would help to reduce the risk of pollution of groundwater occurring.

Climate Change

We appreciate paragraph 5.40 recognises the impact of climate change, notably by reducing the risk of flooding. Although *Core Policy BP7 – Flood Risk and Climate Change Adaptation* addresses some of our concerns, we would recommend a comprehensive review of climate change policies, taking into account the *new UK Climate Projections 2009* and the impact on the environment notwithstanding reducing carbon emissions and flood risk. By the 2080s London and the South East England could face an increase in average

summer temperatures of between 2 and 6 degrees Celsius and 22 per cent decrease in average summer rainfall - which is already water stressed. Peak summer temperatures in London would regularly hit more than 40 degrees Celsius and there will be an increase in water shortages and heat stress. Some climate change impacts are now inevitable irrespective of individual or societal action.

Potential Areas to be considered and evidence collected include climate change impact on economic development, infrastructure, built environment, biodiversity and landscape and water resources and management. There is need therefore for a robust evidence base to support climate change adaptation policies and targets. Sutton Town Centre Area Action Plan [Proposal 6.3](#) recognises need for further instigation on climate change Adaptation Strategy. This will require:

- an understanding of opportunities and constraints across the local authority area as a whole, including identification of risks
- whether or not new planned development is affected by any of the climate risks identified, and where opportunity areas for low risk growth are.
- identification of where adaptive capacity needs to be improved; what adaptation measures are needed; and where multiple benefits can be achieved.

Assessing local vulnerability to climate change

Oxfordshire County Council and UKCIP have produced the [Local Climate Impacts Profile](#). This is a resource that councils can compile so that they better understand their exposure to weather and climate. The main value of the profile is in demystifying much of the perceived complexity of the climate scenarios. It does this by:

- starting with the real experience of actual weather events and their impacts in the locality
- identifying the type of information needed on future weather events in order make informed adaptation decisions.

The local authorities' section on the [UKCIP](#) website provides information to identify the main effects of climate change on local services. It also includes links to professional institutions, specialists, government bodies, case studies and best practice approaches developed by other local authorities.

Urban Design Framework

We are pleased to note that a comprehensive Urban Design Framework has been prepared setting out clear set of specific design principles and guidance for development in Sutton Town Centre. We would recommend the need to factor in climate change impacts in the design framework. It would be appropriate to consider how the principles and mechanisms for tackling climate change respond to the diversity of action plan area, including their application in supporting sustainable development.

Following are our suggestions:

Urban Heat island

As noted above sustained high temperatures will have significant impact. There is therefore need to develop strategies for managing high temperatures at the action plan scale to counteract the Urban Heat Island (UHI) effect, to structural adaptation at the building scale. Climate change offers opportunities to provide greater outdoor amenity in view of longer periods of warmer weather. Access to evening and night time open spaces, especially in high density areas particularly the southern part of the town centre where tall buildings are proposed, will become increasingly important.

We recommend consideration of a number of climate risk management options (bearing in mind the potential conflicts between options and with GHG mitigation efforts), including:

- Evaporative cooling effects from a matrix of green corridors, smaller open spaces, street trees, and green or living roofs and walls.
- Increased use of ponds, roadside swales, flood balancing lakes, swimming pools and fountains.
- Orientation of buildings and streets to reduce excessive solar gain and catch breezes.
- Cool pavement materials on roadways or large parking areas – to increase surface reflectivity (though it is important to avoid glare problems) or increase rainfall permeability to benefit from the cooling effect of evaporation. Porous cool pavements offer the additional benefit of rainwater infiltration at times of heavy rain.
- Networks of 'cool roofs' made of light coloured materials to prevent solar heat gain and reduce the need for mechanical cooling.

Infrastructure

We would recommend addressing of potential infrastructure capacity issues associated with climate change, and the potential costs of adapting to climate change. Costs can be reduced by building resilience into major infrastructure, such as new buildings or roads. This is likely to be a staged process, taking effect:

- when infrastructure is upgraded
- when Area Action Plan or other plans come up for regular review
- when assessments are undertaken as part of a wider sustainability review
- before service providers are forced to act by a sudden event or mounting maintenance costs.

Built Environment

We are pleased to note the council will ensure all new development contributes towards the implementation of a comprehensive public realm strategy and seek to maximise green open space and green infrastructure. To enhance this further the council should:

- ensure optimum orientation and layout of streets and buildings, for example through daylight/sunlight and wind tunnel testing
- seek to provide 'blue space' and water features

- the use of passive air conditioning systems and other measures to achieve low carbon buildings.

Water Resources

There is need to consider the impacts of climate change on water resources in order to achieve:

- greater use of separate drainage systems for surface and waste water, to send surface water runoff directly back to the watercourse and reduce the treatment burden;
- increased use of rainwater and recycled water at building level;
- increased use of reclaimed water produced after advanced treatment and filtering of wastewater and storm water; and
- in order to sustain the evaporative cooling function of vegetation, rainwater harvesting, underground storage and accessing new supplies of lower grade groundwater for non-potable water use in times of drought.

Biodiversity

We commend the council for devoting much emphasize on the improvement of the public realm. Green infrastructure should provide for multi-functional uses i.e. wildlife, recreational and cultural experience, as well as delivering ecological services, such a flood protection and microclimate control. Maximising opportunities for biodiversity requires an understanding of an area's distinctive ecology. The characteristics and visual appearance of native vegetation can form the basis for a pattern book to be used by public realm designers. The Local Biodiversity Plan should provide definitive information on habitats and species

Conclusion

Climate change will affect different aspects of spatial planning and the built environment, including external building fabric, structural integrity, internal environments, service infrastructure (e.g. drainage, water, waste, energy, transport and telecommunications), open spaces, human comfort, and the way people use indoor and outdoor space. We hope Sutton Town Centre Area Action Plan will offer significant opportunities for council and developers to create spaces and buildings that increase a community's resilience to climate change.

I hope you will find our representation useful. If you have any queries, do not hesitate to contact the undersigned on Telephone 020 7091 4020

Yours faithfully,

Charles Muriithi

Planning Technical Specialist

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