

PLANNING COMMITTEE - Date:21 January 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: A2014/70348/FUL	WARD: A03 / STONECOT	Time Taken: 19 weeks, 5 days
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Site: The Woodstock Public House 1 Stonecot Hill and 463 Sutton Common Road Sutton SM3 9HB

Proposal: Demolition of existing buildings and erection of a Class A1 foodstore together with plant and service areas, car and cycle facilities, hard and soft landscaping and vehicle entrance/exit onto Stonecot Hill and Sutton Common Road.

Applicant: Mr Anderson

Agent: Mr Renshaw

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: The recommendation has been opposed in writing by 10 or more persons, residing at separate addresses, and the application has been delegated by Councillor Javelot.

Summary of why application proposals are acceptable:

- The proposal offers considerable benefit by enhancing the retail offer within the larger local centre improving its vitality and viability.
- The provision of the 59 parking spaces would enhance the vitality and viability of the centre by enabling linked trips to the other commercial units within the centre.
- Whilst it is accepted that the existing building contributes positively to the built environment in the locality, it is not statutorily listed or locally listed and therefore the Council can not object to its demolition as a matter of principle.
- The proposal would not result in an unacceptable impact on neighbouring amenity.
- The proposal would not have a significant impact on traffic/highway and parking grounds.
- The proposal would represent an improvement to the site, through enhancements to the tree stock and vegetation.

1.0 BACKGROUND

1.1 Site and surroundings:

1.2 The application site comprises an area of 4412.4m², with the Woodstock Public House located towards the rear southern corner of the site which comprises of a large two storey building with single storey elements and a detached single storey building. The frontage of the site is predominantly hard surfaced providing car parking with a landscaped strip to the front of the site containing a protected tree.

1.3 The site is located on the crossroads formed by the junction of Stonecot Hill and Epsom Road which form part of the A24 Transport for London Road Network and Sutton Common Road and Tudor Drive, which form the B279, a borough distributor road.

- 1.4 The wider area contains a variety of different uses that include residential dwellings and commercial uses. The surrounding buildings are largely two storeys high with either dual pitched or flat roofs and either brick or rendered elevations, and comprise commercial uses on the ground floors and residential or offices uses on the upper floors with residential properties directly to the south.
- 1.5 The site on the opposite corner of Sutton Common Road is used as a garage and hand car wash.
- 1.6 **Site specific designation:**
- 1.7 The site is located within the Stonecot Hill Larger Local Centre and the front of the site lies within an Archaeological Priority Area.
- 1.8 **Relevant Planning History:**
- 1.9 SUT/928A for the display of illuminated advertisement signs was granted in 1964.
- 1.10 89/33750 for the erection of a single storey building for use as a restaurant with hot food take-away food facilities and extension to the car park was approved in 1990.
- 1.11 95/40022/ADV for the display of six illuminated fascia signs, two illuminated amenity board signs, an illuminated menu box sign, two non-illuminated name board signs, three freestanding illuminated information signs and an illuminated hanging sign.
- 1.12 01/47375 for the extension to the front of the existing entrance lobby was granted in 2001.
- 1.13 01/47568 for the display of two illuminated fascia signs, two illuminated amenity signs and two illuminated double sided post signs were granted in 2001.
- 2.0 **APPLICATION PROPOSALS**
- 2.1 **Details of Proposal:**
- 2.2 Planning permission is sought for the demolition of existing buildings and erection of a Class A1 foodstore together with plant and service areas, car and cycle facilities, hard and soft landscaping and vehicle entrance/exit onto Stonecot Hill and Sutton Common Road.
- 2.3 The proposed free standing building would be rectangular in shape and as originally submitted was located in a similar location to the existing public house towards the rear corner of the site. The single storey building would measure approximately 28 metres in width, 37 metres in depth and a multi-pitched roof to a height of 6.50 metres. The originally submitted design featured brick elevations with high level timber cladding with a low profile roof.
- 2.4 The proposal would incorporate a plant and servicing area adjoining the western elevation of the building with 62 parking spaces along both frontages of the site.
- 2.5 **Significant amendments to application since submitted:**
- 2.6 Following officer advice, the applicant submitted amended plans to relocate the building towards the front north eastern corner of the site, along with the resiting of the parking areas and an amended design to the store itself.

2.7 The dimensions of the proposed building remain as originally submitted with a slight increase in overall height. The amended design features a mixture of glazed and brick elevations with high level white rendered panels and a low profile roof. The parking provision is reduced by one space whilst the location of the access points remains largely the same as that included in the original submission.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:**

3.3 Letters were sent to 97 adjoining occupiers on 19 September 2014, two site notices were erected within the vicinity of the site.

3.4 **Number of Letters Received in response to the originally submitted proposal:**

3.5 69 letters have been received in objection to the application.

3.6 An online petition supplied with 145 separate entries in objection to the application.

3.7 169 letters have been received in support of the proposal.

3.8 **Number of Letters Received in response to the amended proposal:**

3.9 1 further letter of objection and 26 further letters of support were received following the re-notification letter to residents, which raise no additional material considerations.

3.10 A summary of the addresses of representations in objection and support is contained within an appendix to this report.

3.11 Summary by post code:

	Objections	Support
SM1	8	56
SM2	0	16
SM3	23	20
SM4	17	17
SM5	1	24
SM6	2	7
SM7	0	1
KT	4	20
CR4	0	5
CR0	2	2
SW19	0	3
SW20	3	3
Other	10	21
TOTAL	70	195

3.12 **Summary of material responses in objection to the proposal:**

- Loss of existing building
- Low quality design
- Proposal does not make best use of site
- Proposal fails to contribute positively to the streetscene
- Loss of historical building / tablet
- Impact on local centre
- Loss of community venue
- Overconcentration of food retail outlets in vicinity
- Increased traffic levels
- Pedestrian safety
- Noise and disturbance
- Pollution
- Loss of trees / vegetation

3.13 **Summary of material responses in support of the proposal:**

- Improve local economy
- Public house and associated anti-social behaviour would be removed
- Provision of car parking in centre
- Good accessible location
- Improve local area
- High quality design

3.14 **Official Consultation:**

3.15 **Internal:**

3.16 **Senior Highways Engineer:**

3.17 The applicant has submitted a transport assessment (TA) and a store travel plan. Having assessed the revised drawings along with the originally submitted documents it is unlikely that the proposal will have any significant impact on the existing situation in terms of traffic, transport and parking issues.

3.18 **Sustainability:**

3.19 No objection, with recommended conditions should the application be acceptable.

3.20 **Environmental Protection Officer:**

3.21 The details are acceptable and conditions are recommended should the development be approved.

3.22 **Environmental Health:**

3.23 No objection, with recommended conditions should the application be acceptable.

3.24 **Environmental Pollution Control:**

3.25 The details are acceptable and conditions are recommended should the development be approved.

3.26 **Highways and Waste Management:**

3.27 No comments received, any comments received to be presented orally at committee.

3.28 **Principal Tree Officer:**

3.29 No objection subject to conditions.

3.30 **External:**

3.31 **Transport for London:**

3.32 Overall TfL considers that the demand from the development can be accommodated on the TLRN, subject to suggested conditions.

3.33 **Crime Prevention Officer:**

3.34 No objection, with recommended condition should the application be acceptable.

3.35 **London Borough of Merton:**

3.36 No comments received, any comments received to be presented orally at committee.

3.37 **Councillor Representation:**

3.38 The application was de-delegated by Councillor Javelot on the grounds of traffic and appearance.

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan July 2011
- The Core Planning Strategy December 2009
- The Site Development Policies DPD March 2012

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF).
- National Planning Practice Guidance (NPPG)
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

4.3 London Plan

- 2.5 Sub-regions
- 2.6 Outer London: vision and strategy
- 2.7 Outer London: economy
- 2.8 Outer London: transport
- 4.7 Retail and town centre development
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 6.3 Assessing effects of development on transport capacity
- 6.13 Parking
- 7.3 Designing out crime
- 7.4 Local Character
- 7.5 Public realm

- 4.4 Core Planning Strategy
- BP6 One Planet Living
 - BP9 Enabling Smarter Travel Choices
 - BP10 Transport Strategic & Borough Wide Proposals
 - BP12 Good Urban Design and Heritage
 - PMP8 Other District and Local Centres
- 4.5 Site Development Polices DPD
- DM1 Character and Design
 - DM2 Protecting Amenity
 - DM3 Enhancing the Streetscene and Public Realm
 - DM4 Historic Environment
 - DM5 Sustainable Design and Construction
 - DM11 Contaminated Land
 - DM12 Noise and Vibration
 - DM13 Light Pollution
 - DM19 Promoting Sustainable Transport & Accessibility
 - DM20 Assessing The Transport Impact of New Development
 - DM21 New Development and the Highway Network
 - DM22 Parking
 - DM35 Development in Town & Local Centres
 - DM38 Promoting Local Shopping Provision in Local Centres
- 4.6 Supplementary Planning Guidance/Documents
- IPG11 Sustainable Design and Construction
 - SPD1 Designing Out Crime
 - SPD5 Planning Obligations
 - SPD14 Creating Locally Distinctive Places

5.0 **PLANNING CONSIDERATIONS**

- 5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:
- **Principle of Development**
 - **Design Quality**
 - **Impact on Neighbours**
 - **Highways**
 - **Trees and Landscaping**
 - **Sustainability**
 - **Land Contamination**
 - **Air Quality and Pollution**
 - **Planning obligations and CIL**
 - **Other Material Considerations**

5.2 **Principle of development:**

- 5.3 There are no specific policies contained within the Council's Local Development Framework relating to the loss of existing public houses within the borough. As such the loss of the existing public house would be acceptable in principle in land use terms. Concerns have been raised by local residents that the development would involve the loss of a community facility. However under the Council's Local Development Framework public houses do not fall within the definition of a 'community facility' and the building is not listed as an asset of community value.

Therefore, the objection to the loss of the existing public house on this ground cannot be sustained..

- 5.4 It is important to note that the change of use from a public house to a retail shop is a permitted change that does not require planning permission and this is an important consideration in the light of objections to the loss of the public house.
- 5.5 The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land) and Core Strategy policy PMP8 promotes the development of local centres within the Borough and supports proposals of an appropriate scale which would maintain the role of the local centre, by protecting their retail offer and creating a safe and attractive environment through enhancements to the public realm.
- 5.6 It is noted that because the public house could convert to a retail shop without the need for planning permission, and that in this case, the impact on the function of the local centre is mitigated by the fact that the proposed store is smaller in floorspace than the existing public house, there is no objection in principle to the change of use of the site. It is considered that the proposal offers considerable benefit by enhancing the retail offer within the larger local centre improving its vitality and viability. The provision of the 59 parking spaces would enhance the vitality and viability of the centre by enabling linked trips to the other commercial units within the centre. Policy DM38 promotes local shopping provision in local centres states the council will grant permission for: local convenience stores, pharmacies, post offices and other basic shops in local centres and appropriately sized supermarkets within larger local centres. Stonecot Hill is designated as a larger local centre within the Local Plan and therefore this policy supports the provision of a suitably sized supermarket.
- 5.7 A number of objections have been received to the demolition of the existing public house and some representations have argued that it would be preferable to retain and convert the building to retail use as has been the case on other sites in the Borough. Whilst it is accepted that the existing building contributes positively to the built environment in the locality, it is not statutorily listed or locally listed and therefore the Council can not object to its demolition as a matter of principle. Whilst other public houses within the borough have been successfully converted to convenience retail uses, the Council acknowledges that a new purpose built building would be functionally beneficial to the success of the proposed unit, particularly as the new store would have a more commanding position at this junction than either the existing building or the proposed store as originally submitted.
- 5.8 In summary, whilst the objections to the loss of the pub in terms of its potential future use and as a building with architectural quality are understood, the Development Plan does not have policies that protect the building against its redevelopment for other purposes. In this case, as a matter of principle, it is considered there are no material considerations of such weight that that would support the retention of the pub as is explained further in the following sections which cover all other material considerations.
- 5.9 **Design Quality:**
- 5.10 Core Policy BP12 states that the Council will seek to ensure that development respects the local context and distinctive local character. Policy DM1 of the Site Development Policies DPD seeks to preserve and enhance the character and appearance of the surrounding area.
- 5.11 The proposed building is rectangular in shape and, as amended, is located in the north west corner of the site with parking to the side and rear of the building. The

building has been designed to meet the operational requirements of a convenience retail use.

- 5.12 As originally submitted the location of the proposed building was considered to be unacceptable due to the positioning of the building to the rear corner of the site, with parking and servicing areas dominating the front of this highly prominent corner site. This was considered to be unacceptable in terms of the potential impact on adjoining properties, and moreover the store would not have reinforced its position with the rest of the Larger Local Centre being set back and remote from the established building line on Stonecot Hill, lacking presence and not appearing integrated with the rest of the centre.
- 5.13 As amended the location of the proposed building relates positively to the surrounding larger local centre being viewed as a continuation of the building line of Stonecot Hill commercial frontage and improving the pattern of development of this site, with the built form within the site being more prominent on the corner..The amended layout shows that the development would be taking the opportunity to improve the character and appearance of the area.
- 5.14 As revised, the design of the proposed building is an improvement from that originally submitted as removes the bland and unrelieved flat roof that was punctuated by an incongruous and disconnected gable feature standing in isolation on the Stonecot Hill elevation. The detailed design takes cues from the surrounding larger local centre proposing a combination of brick and white rendered detailing within an overtly contemporary glazed building, which would be appropriate in this prominent corner location and would achieve emphasis whilst not appearing unduly overpowering in the street scene. The design of the proposal will emphasise the role of this site as being a 'landmark' at the entry point to the Stonecot Larger Local Centre.
- 5.15 The proposal will include significant landscaping alongside the protection of existing trees tree retention to all boundaries but in particular the streetscene frontages which will provide significant improvements to the visual amenity of the site and the wider area. The proposal also ensures the protection and retention of the tablet on the south west corner of the site which commemorates the 21st anniversary of the granting of the Charter of Incorporation of the Borough of Sutton and Cheam in 1934. The plaque is considered to be of historical value and its retention within the site would preserve the historic connection.
- 5.16 Although the concerns of those objectors who would prefer to see the existing building retained are understood, it is considered that the amended scheme will have considerable benefit to the viability and vitality of the Larger Local Centre and the improved design and layout are such that it meets the requirements of policy DM1 of the Site Development Policies DPD. As stated the existing building is not protected and therefore its loss cannot be prevented, however the proposal would provide significant visual improvements in respect of the built form addressing the street frontage and in combination with the proposed landscaping improvements, the proposal is considered acceptable in design terms which would provide an appropriate building in this prominent entry point to the Stonecot Larger Local Centre.
- 5.17 **Impact on Neighbours:**
- 5.18 Policy DM2 of the Site Development Policies DPD states that the Council will not grant planning permission for any development that adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties or has an unacceptable impact on the surrounding area. Policy DM12 of the Site Development Policies DPD states that development proposals that would result in exposure to noise or vibration above acceptable levels affecting noise sensitive land uses, such as

housing, will not be permitted unless appropriate mitigation measures are put in place to reduce the adverse impacts to acceptable levels.

- 5.19 As originally submitted, the building was set back towards the south east corner of the site, separated from the boundary with 453 Sutton Common Road by approximately 4.00 metres and from the Stonecot Hill frontage by approximately 35.00 metres. It was considered that the siting of a new building in this location would continue the poor relationship of the existing building with its neighbours being harmful to the outlook from those properties. As amended, the increased separation of approximately 16.00 metres and the limited height arising from the addition of pitched sides to the proposed building is considered to present an improvement over the existing relationship for the closest adjoining residential property at 453 Sutton Common Road. The revised layout would locate the building further from the nearest property to the south in Stonecot Hill and Hill Top and therefore would not adversely impact on any adjoining occupier in terms of loss of light, outlook or privacy.
- 5.20 The plant and machinery is located a minimum of approximately 25.00 metres from the closest residential property with car parking located adjacent to the south-eastern boundary which borders the residential property at 453 Sutton Common Road and the rear gardens of the properties fronting Woodstock Rise and the south-western boundary which borders residential units at first floor above the commercial units of Stonecot Hill. A noise assessment has been submitted with the application which concludes that the proposal would not adversely impact on adjoining occupiers and a condition is included to ensure noise levels can be monitored to nearby noise sensitive windows.
- 5.21 The proposed hours of operation for the proposal are from 07:00 until 23:00 Monday to Saturday and 10:00 until 18:00 on Sundays and Public/Bank holidays. Although the proposal would generate more trips to and from the site and the use of the area adjoining residential properties as car parking would be intensified, conditions are included to ensure mitigation measures such as vegetation screening and acoustic fencing is incorporated prior to the occupation of the building. Given the existing lawful use of the site as a public house, which would be capable of causing greater impact on adjoining occupiers through noise and disturbance late at night and noting the mitigation measures proposed, it is considered that the proposed hours of use would result in a net improvement in terms of safeguarding adjoining occupiers from noise and disturbance compared with the previous use of the site as a public house.
- 5.22 For the reasons given above, the proposal would not result in an unacceptable impact on neighbouring amenity.
- 5.23 **Highways:**
- 5.24 Policy DM20 of the Site Development Policies DPD states that the Council will assess all new development applications for their impact on the existing and proposed transport infrastructure and services and the local environment.
- 5.25 The applicant has submitted a Transport Assessment (TA) along with a Travel Plan Statement in support of the planning application.
- 5.26 This application relates to the development of an existing Public House site on the corner of Stonecot Hill (A24) and Sutton Common Road. Stonecot Hill is part of TfL's Road Network and Sutton Common Road (B279) is part of the Council's classified road network. There are three access points into the site, two from Sutton Common Road and one from Stonecot Hill. The Principal Highways Engineer has confirmed that the area surrounding the site has problems with on-street parking stress as the adjoining retail properties have limited amounts of off-street parking facilities available

and rely on on-street parking. There are current parking restrictions on both Stonecot Hill and Sutton Common Road so there is no on-street parking immediately outside the site. The traffic signals create queues on all arms during peak periods. The existing public house with 40 on-site parking spaces and approximately 3 full time staff has a restaurant and function rooms. In one part of the site there is also a small self-contained shop with access from Sutton Common Road. The site has a relatively low PTAL score of 2 (poor on TfL scoring system) and relies on the nearby bus routes for its public transport provision.

- 5.27 The Transport Assessment shows that the traffic flows on the A24 were as high as 26726 vehicles per day in 2002 but have dropped to 18888 (71%) in 2012 which shows the change in traffic in the surrounding area. The three existing vehicular access points to the site are wide and do not create delays to either access road.
- 5.28 The proposals involve the demolition of the existing buildings on the site and construction of a small supermarket with a gross floor area of 994 sq.m along with 59 car parking spaces and cycle parking on site. The site will be serviced by HGVs entering the site and delivering to the rear of the store without interfering with the parking layout. A new single vehicular access/egress is to be constructed on Sutton Common Road and the existing access points closed. There are new pedestrian routes constructed which provide segregated access to the store from the adjacent roads.
- 5.29 Policy DM22 requires retail developments to provide off-street parking as part of the proposals and for a development with A1 retail use class then a requirement of 1 car parking space per 15 sq.m would apply. This equates to 66.3 spaces so the provision is marginally below Council's standards by 7 spaces. Given the low PTAL score of this site, a development of this type would be required to provide close to the maximum parking provision and the 59 spaces provided is considered to be sufficient in this case. The provision a car park in this location provides the opportunity for linked trips whereby customers of the supermarket would be likely to use other nearby retail premises while their car is parked in the supermarket car park.
- 5.30 18 cycle parking spaces are provided on site for both customers and staff and that is considered sufficient.
- 5.31 It is estimated that in the evening peak hour the traffic generated by the development will be as much as 226 vehicles per hour in the evening peak (154 in and out on Sutton Common Road and 72 in and out on Stonecot Hill) which will not have a significant impact in terms of increasing queue lengths.
- 5.32 The proposed change of use is likely to result in a slight increase in traffic over the existing situation. The increase is expected to be as much as 3% over the existing situation but the Transport Assessment suggests that traffic flows in the recent past have reduced by 30% when compared with traffic flows in 2002.
- 5.33 The configuration of the existing site means it is possible for traffic queuing on Sutton Common Road to cut through the site and avoid the traffic signals. This 'rat running' is currently prevented by a chain link across the centre of the site. In the case of the proposed development it would seem unlikely that drivers would take a short cut as they would be met with slow speed traffic manoeuvring into parking spaces along with pedestrians moving around the site. A parking management scheme is requested by condition and additional mitigation measures that could take the form of some form of vertical deflection (speed humps) could be considered.
- 5.34 Servicing is conditioned to only take place during the stores opening hours.

- 5.35 There is no change to the existing boundaries to the site but changes to the vehicular access to the site will have to be made through a S278 agreement.
- 5.36 The Principal Highways Engineer does not consider that the proposal would have a significant impact on traffic/highway and parking grounds.
- 5.37 **Trees and Landscaping:**
- 5.38 Policy DM1 of the Site Development Policies DPD states that developments are expected to respect and retain, where possible, existing landforms and natural features of the site, including trees and make suitable provision for high quality additional landscaping.
- 5.39 There are 27 trees on site as existing and 16 would be removed to facilitate the development. The majority of the higher quality trees are to be retained along the site boundaries and replacement tree and landscaping enhancements are proposed. The Principal Tree Officer has advised that the trees that would be lost are not considered as a constraint to the proposed development and the replacement planting and landscaping scheme would provide high quality replacement planting.
- 5.40 There is a protected tree to the Stonecot Hill frontage. This is a replacement tree following the loss of a significantly large, mature tree. As part of the proposal it is proposed to replace the specimen originally intended as a replacement for the tree that was lost with a higher quality, more significant tree within the same vicinity.
- 5.41 It is therefore considered that the proposal would represent an improvement to the site, through enhancements to the tree stock and vegetation, as such, the application is considered acceptable on this basis.
- 5.42 **Sustainability:**
- 5.43 Core Policy BP6 states that the Council will address the cause and impacts of climate change and contribute to targets for reducing carbon dioxide emissions in accordance with the London Plan and promote Sutton as a 'One Planet Living' Borough. Policy DM5 of the Site Development Policies DPD states that the Council will promote the highest standards of sustainable design and construction throughout the Borough by reducing carbon dioxide emissions. Incorporating appropriate climate change adaption measures, reducing water consumption, making more efficient use of resources and minimising waste.
- 5.44 Given the floor area of the proposal, there is no requirement under Policy DM5 for the proposed development to acquire formal BREEAM certification or to demonstrate that an 'Excellent' rating will be achieved. No condition is therefore recommended in relation to BREEAM. There is a requirement under Policy DM6 for the proposed development to achieve an overall 25% reduction in regulated CO₂ emissions compared to the target emission rate (TER) based on Part L2A of the 2010 Building Regulations and to demonstrate a 10% reduction in total CO₂ emissions (regulated and unregulated) through on-site renewable energy generation.
- 5.45 As such, conditions are imposed to secure this.
- 5.46 **Land Contamination:**
- 5.47 A ground investigation report has been submitted with the application.
- 5.48 The Contaminated Land Officer has recommended suitable conditions and as such the application is considered acceptable in this respect.

5.49 Air Quality and Pollution:

5.50 Policy DM10 of the Site Development Policies DPD states that development proposals that would have significant adverse impacts on local air quality, expose the public to air pollution or lead to a breach of the Government's air quality objectives will not be permitted unless appropriate mitigation measures are put in place to reduce the adverse impacts to acceptable levels.

5.51 An air quality assessment has been submitted and the Pollution Control Team has advised that the proposed development is acceptable subject to the provision of a Dust Management Plan required as part of the Construction Method statement / Environmental Statement.

5.52 Planning Obligations and CIL:

5.53 The proposed development would be liable for the London Borough of Sutton's Community Infrastructure Levy (CIL) as well as the Mayor of London's CIL. All convenience retail developments are required to pay £120 per sqm (£100 per m² for London Borough of Sutton and £20 per m² for the Mayor) on any net increase of existing floorspace. CIL would be liable for any additional floorspace. As the existing building, in accordance with the Regulations, has been in lawful and continuous use for six months of the previous 36 months, this element can be deducted from the proposed CIL amount. As the proposed floor space is less than that existing the proposal will not be liable for CIL.

6.0 CONCLUSION AND RECOMMENDATION

6.1 The proposal offers considerable benefit by enhancing the retail offer within the larger local centre improving its vitality and viability.

6.2 The provision of the 59 parking spaces would enhance the vitality and viability of the centre by enabling linked trips to the other commercial units within the centre.

6.3 Whilst it is accepted that the existing building contributes positively to the built environment in the locality, it is not statutorily listed or locally listed and therefore the Council can not object to its demolition as a matter of principle.

6.4 The proposal would not result in an unacceptable impact on neighbouring amenity.

6.5 The proposal would not have a significant impact on traffic/highway and parking grounds.

6.6 The proposal would represent an improvement to the site, through enhancements to the tree stock and vegetation.

6.7 It is therefore recommended that the application be approved, subject to the recommended conditions within the draft decision notice.

Background Papers: A2014/70348/FUL

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **A2014/70348**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



Mr Renshaw
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M2 5GP

A2014/70348/FUL

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

The Woodstock Public House 1 Stonecot Hill and 463 Sutton Common Road Sutton SM3 9HB

Demolition of existing buildings and erection of a Class A1 foodstore together with plant and service areas, car and cycle facilities, hard and soft landscaping and vehicle entrance/exit onto Stonecot Hill and Sutton Common Road.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

2013-153_B01/100 Rev A, 2013-153_B01/001 Rev A, 2013-153_B01/002 Rev A, 2013-153_B01/003 Rev A, 2013-153_B01/004 Rev A, 2013-153_B01/005 Rev A, 2013-153_B01/006 Rev A, 2013-153_B01/007 Rev A, 2013-153_B01/051 Rev B, 2013-153_B01/052 Rev B, 2013-153_B01/055 Rev B, 2013-153_B01/060 Rev B, 2013-153_B01/061 Rev B, 9014-017/301 Rev B, Environmental Noise Surevey Report and Noise Impact Assessment submitted by Acoustic Consultancy Partnership Ltd Ref 10704 Rev D, Archaeological Desk Based Assessment submitted by CGMS Consulting Ref PR/KB/17621, Supporting Planning and Retail Statement submitted by HOW Planning dated September 2014, Transport Assessment submitted by Development Planning Limited Ref 2014005 - 003 Rev A, Travel Plan Statement submitted by Development Planning Limited Ref 014005 - 002 Rev A, Existing and Proposed Drainage Report submitted by Cooper Consulting Engineers Ref 14011, Phase 1 Desk Study submitted by Solmwek Ref S140238, Phase 2 Site Investigations Report submitted by Solmwek Ref S140238/SI, Statement of Community Involvement submitted by

Resolve Public Affairs dated September 2014, Preliminary Tree Survey submitted by Brooks Ecological Ref R-1860-01.1, Bat Roost Potential Survey & Ecological Appraisal submitted by Brooks Ecological Ref R-1860-02.1, Bat Assessment submitted by Tyler Grange Ref 2171_R01a_SC_HJM and Air Quality Assessment Ref 60321290/ZS.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The proposed development shall not be open for customers outside the following hours:-

07.00 to 23.00 on Monday to Saturday, and
10.00 to 18.00 on Sundays, Public and Bank Holidays.

Reason: To safeguard the amenities of adjoining residential properties and future occupiers proposed within this development.

(4) No heavy goods vehicle deliveries shall be taken at the site before 07:00am or after 23:00pm.

Reason: To safeguard the amenities of occupiers of adjoining residential properties in compliance with policy DM2 of the Site Development Policies 2012.

(5) The development shall not be occupied until the proposed vehicular and pedestrian access to Sutton Common Road and Stonecot Hill have been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and thereafter be permanently retained.

Reason: In the interest of road safety.

(6) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 59 cars, 2 spaces for motorcycles to be parked and the yard area for the loading and unloading of HGV deliveries. The parking and delivery areas shall be used and permanently retained exclusively for its designated purpose.

Reason: To prevent obstruction and inconvenience to other highway users (especially pedestrians, cyclists and those with disabilities), and also in the interest of highway safety.

(7) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans to provide 5 secure cycle storage stands and safe pedestrian and cycle routes.

Reason: To encourage access by non-car modes and facilitate integration between sustainable forms of transport.

(8) The development shall not be occupied until details of the management and use of the proposed car park, to enable short stay visits to both the site and the local centre, have been submitted to and agreed in writing by the Local Planning Authority. Only the approved details shall be implemented and thereafter be permanently maintained.

Reason: To ensure a satisfactory form of development.

(9) The development shall not begin until a Construction Method statement/Environmental Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding, behind any visibility zones

(f) construction traffic routing.

(g) means to minimise dust pollution, air pollution and suppress noise and vibration in order to protect surrounding residential properties from any disturbance.

(h) means to prevent deposition of mud on the highway.

(i) means to manage and control construction traffic.

(j) Signing system for works traffic.

(k) Compliance with Sutton Council's Code of Practice for the Control of Pollution and noise from Demolition and Construction Sites, May 2008.

have been submitted to and approved in writing by the Local Planning Authority; and only the approved details shall be implemented during the construction period.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(10) The layout and surface material of the access and parking areas shall be the subject of a detailed scheme to be agreed in writing by the Local Planning Authority prior to the commencement of the development. A different surface material or differentiation between parking spaces and shared surfaces where pedestrian priority should be denoted. The approved scheme shall be carried out prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To ensure a high standard of layout and compatibility with existing townscape.

(11) The development shall not be occupied until the redundant access from the site to the Sutton Common Road has been permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority; and only the approved details shall be implemented.

Reason: To restrict access onto the public highway where it is necessary in the interest of highway safety.

(12) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(13) The existing charter tablet shall be protected during the course of construction and shall be maintained and retained for as long as the development is in existence.

Reason: To protect the heritage of the London Borough of Sutton.

(14) Full details and samples where applicable shall be submitted to the Council showing the type and treatment of the materials to be used on the exterior of the buildings shall be approved in writing by the Local Planning Authority prior to the development being carried out. The development shall thereafter be carried out in accordance with the approved materials and completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(15) No development shall take place until full details have been submitted to and approved by the Local Planning Authority of a scheme for all proposed external lighting. The approved scheme shall be installed in accordance with the approved details and carried out prior to the occupation of the development hereby permitted and thereafter retained.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(16) Prior to the commencement of works on site all trees shall be protected using a system of protective hoarding /fencing & ground protection in accordance with the recommendations in British Standard BS 5837:2012. All protective hoarding, fencing, and ground protection measures shall remain in place during the entire course of the construction phase and shall not be removed unless with the prior written consent of the Local Planning Authority. All trenching and ground works within the RPAs of retained trees shall be in accordance with the recommendations in APN 12 & BS 5837:2012.

Reason: In order to safeguard the retention of the existing trees on site that represent significant visual amenity, in accordance with Policy DM1.

(17) No works or development shall take place until full details of both hard and soft landscaping, tree planting proposals and boundary treatments, including acoustic fencing to the south-eastern and south-western boundaries have been submitted to and approved by the Local Planning Authority. All soft landscaping shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that (within a period of five years after planting) are removed, die, or become in the opinion of the Local Planning Authority seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of species/size/number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs.

(18) Noise from plant, shall be assessed and rated in accordance with BS4142:1997. The rated noise level shall not exceed a noise level 5dB below the background noise level at nearby noise sensitive windows. Alternatively, the noise from plant shall not exceed 35 dBLAeq(5 minutes) at nearby noise sensitive windows.

Reason: To protect the amenities of neighbouring occupiers.

(19) Prior to the occupation of the development hereby permitted, full details of the necessary crime prevention measures to achieve 'Secured by design' accreditation shall be submitted to and approved in writing by the Local Planning Authority. Details shall include natural surveillance, car and cycle parking, lighting, fencing, gates, doors, windows etc. The car parking facilities should achieve the Park Mark Safer Parking award. The details once approved in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure the proposed development provides a safe environment.

(20) The development hereby approved shall not be implemented until a contaminated land assessment and associated remedial strategy, has been submitted to, and agreed in writing by the local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy DM11 of the Site Development Policies DPD.

(21) The approved remediation works shall be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy DM11 of the Site Development Policies DPD.

(22) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

Reason: To prevent harm to human health and pollution of the environment

(23) On completion of the agreed remediation works, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy DM11 of the Site Development Policies DPD.

(24) If, during development, archaeological or historical remains are found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for the implementation of a programme of archaeological work in accordance with a scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

(25) Prior to the commencement of development a construction logistics plan shall be submitted to and approved in writing by the Local Planning Authority. The construction logistics plan should address ways to minimise construction impact movements on the nearby Strategic Road Network especially during peak hours. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and retained for the duration of the construction.

Reason: In order to ensure the proposals are in accordance with the London Plan policy 6.14 'Freight'.

(26) Prior to the commencement of development a delivery and servicing plan shall be submitted to and approved in writing by the Local Planning Authority. The delivery and servicing plan should aim to manage freight and deliveries effectively and sustainably. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and retained thereafter.

Reason: In order to ensure the proposals are in accordance with the London Plan policy 6.14 'Freight'.

(27) Prior to building work starting on site, an Energy Statement must be submitted to the Local Planning Authority and approved in writing which demonstrates how the development will apply the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure at least a 25% reduction in CO2 emissions below the target emission rate (TER) based on Parts L1A and L1B of the 2010 Building Regulations and seek to achieve at least a 10% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(28) Prior to occupation of the development, evidence (e.g. 'as-built' SAP worksheets prepared under the Standard Assessment Procedure) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required 25% reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the LPA in writing.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The Council was able to negotiate successfully with the applicant to amend the application so that it complied with the relevant policies. Sutton Council has accordingly granted planning permission.

(3) The contaminated land assessment shall include: -

- a desk top study detailing the history of the site's uses and proposing a site investigation strategy based on the relevant information discovered by the desk study all of which is to be submitted to the local planning authority for approval.
- a site investigation, including relevant soil gas surface and groundwater sampling, carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- a site investigation report, in accordance with BS 5930:1999 (Code of Practice for Site Investigations & BS10175: 2001 Code of Practice Investigation of Potentially Contaminated Sites) detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy.
- All work should generally be in accordance with the Environmental Protection Act 1990 (Part IIA), Statutory Guidance on Contaminated Land together with other relevant legislation and guidance as described in the DEFRA documents Contaminated Land Research Reports, CLR Series, 1994.

(4) The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

All work should be in accordance with the HSE document Protection of workers & the general public during the development of Contaminated Land.

The decommissioning and removal of any redundant fuel storage tanks is to be in accordance with the Health and Safety Executives (HSE) Health and Safety Guidance Note 41 Petroleum Filling Stations Construction and Operation (1998). Also in accordance with the HSE's Guidance note CS 15 - The Cleaning and Gas Freeing of Tanks Containing Flammable Residues (1985).

(5) The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary Duty of Care documentation detailing what waste materials have been removed from the site.

Appendix 1**Letters of Comment received up to 5pm 9th January 2015**

Application: The Woodstock Public House, Sutton SM3 9HB – A2014/70348/FUL

Petitions**Objection Petitions:**

1. Received from 30a Stonecot Hill: **145 entries**

Support Petitions:

None.

Individual Letters Received

Summary by post code:

	Objections	Support
SM1	8	56
SM2	0	16
SM3	23	20
SM4	17	17
SM5	1	24
SM6	2	7
SM7	0	1
KT	4	20
CR4	0	5
CR0	2	2
SW19	0	3
SW20	3	3
Other	10	21
TOTAL	70	195

List of objections received:
1 Denbigh Close Sutton SM1 2HS
10 Selwood Road Sutton SM3 9JU
103 Tonfield Road Sutton SM3 9JS
107 Matlock Crescent Sutton SM3 9SY
116 Dudley Drive Morden SM4 4RN
136 Aragon Road Morden SM4 4QQ
140 Aragon Road Morden Surrey SM4 4QQ
16 St James Avenue Sutton Surrey
19 Carlisle Road Sutton SM1 2EF
19 Cranmer Close Lower Morden SM4 4SU
194 Lower Morden Lane Morden Surrey SM4 4SS
2 Sunningdale Road Cheam Sutton SM1 2JS
20 Kingsbridge Road Morden Surrey
20 The Close Sutton SM3 9EQ
20 Tudor Drive Morden SM4 4PE
20 Wellington Avenue Worcester Park Surrey
21a Waterloo Road Epsom KT19 8EX
23 Hill Top Sutton Surrey
25 St James Street Sutton Surrey SM1 2TP
26 All Saints Road Sutton SM12 3DH
32 Kingsbridge Road Morden Surrey SM4 4QB
32 Potterne Close London SW19 6RX
373 Lynmouth Avenue Morden SM4 4RY
42 Belmont Road Sutton Surrey
44 Egham Crescent North Cheam SM3 9AW
50 Waverley Avenue Sutton SM1 3JY
59 Burleigh Road Sutton SM3 9NE
6 Morley Road Sutton Surrey SM3 9LN
6 Walton Avenue North Cheam
60 Dudley Drive Morden SM4 4RS
62 Wolsey Crescent Morden SM4 4TD
64 Burleigh Road Sutton Surrey SM3 9NB
65 Lower Morden Lane Morden SM4 4SE
7 Forest Road Sutton Surrey
78 Clarence Road Sutton Surrey SM1 1RJ
79 Vale Road Worcester Park Surrey KT4 7EB
83 Cardinal Avenue SM4 4ST
84 Aragon Road Morden SM4 4QQ
84 Dudley Drive Morden SM4 4RJ
90 Ash Road Sutton Surrey
Goodfellows, 30 STONECOT HILL Sutton SM3 9HE
Seymour Avenue Morden SM4 4RD
The Sutton and Cheam Society 71 Blenheim Gardens SM6 9PW
1 TUDOR Drive Morden SM4 4PD

104 Ridge Road Sutton
11d Clarendon Road Wallington SM6 8QX
145 Sandringham Road W Park KT4 8UH
15 Hayes Crescent Cheam SM3 9TL
16 STONECOT Hill Sutton SM3 9HE
16A STONECOT Hill Sutton SM3 9HE
18 Forest Road Sutton SM3 9NS
22 STONECOT Hill Sutton SM3 9HE
24 STONECOT Hill Sutton SM3 9HE
24 Wellington Avenue W Park KT4 8TQ
25 Glenthorne Gardens Sutton Surrey SM3 9NL
274 Garth Road Morden SM4 4NL
29 Acacia Drive Sutton Surrey
3 Shrewsbury Road Carshalton Surrey
3 WOODSTOCK RISE Sutton SM3 9JE
30A STONECOT Hill Sutton SM3 9HE
36 Saxon Wood Road Cheswick Green West Midlands B90 4JN
4 Morley Road Sutton SM3 9LN
45 Collingwood Road Sutton Surrey SM5 2RT
50 Beeches Road Sutton Surrey SM3 9NA
6 Morley Road Sutton SM3 9LN
6 Nova Mews Sutton Surrey SM3 9HY
70 Reigate Avenue Sutton SM1 3JJ
79 Stonecot Hill Sutton SM3 9HJ
8 Gillian Park Road Sutton Surrey
97 Maycross Avenue Morden Surrey

Letters of support received:
1 Field Place New Malden KT3 6AQ
1 Horse Shoe Green Sutton SM1 3LS
1 Thornton Road Carshalton SM5 1NL
10 The Close Sutton SM3 9EQ
102 Titchfield Road Carshalton SM5 1PU
11 Dorchester Road Morden Surrey SM4 6QE
110 Fleming Mead Mitcham CR4 3LW
111 Norwood Road London SE24 9AE
115 Downs Road Sutton SM2 5PR
12 Clarson Court Benhill Avenue Sutton SM1 4DA
12 Haynt Walk Merton Park
12 Primrose Walk Ewell Epsom KT17 2EZ
120 Wrythe Lane Carshalton SM5 2SB
120 Hulverston Close Sutton SM2 6TZ
122 Wrythe Lane Carshalton SM5 2SB
125a Reigate Avenue Sutton SM1 3JR
127 Washington Lane Worcester Park Surrey KT4 8JQ
13 Aragon Place SM4 4QD

13 Bushey Road Sutton SM1 1QR
13 Priory Crescent Sutton SM3 8LR Jonathan Clarke
13 Stoneleigh Avenue Worcester Park KT4 8XX
13 Tewkesbury Road Carshalton SM5 1QH
130 Westminster Road Sutton Surrey
132 Chaucer Gardens Sutton SM1 2QU
132 Grennell Road Sutton SM1 3DX
134 Belgrave Walk Mitcham CR4 3QW
139 Bushey Road Sutton SM1 1RG
14 Clyde Road Sutton SM1 2RR
14 Green Lane Lower Kingswood Tadworth KT20 6TB
14 York Street Beddington Corner CR4 4JY
142 Cannon Hill Lane London SW20 9ET
147 Moor Lane Chessington KT9 2AA
149 Sutton Common Road Sutton SM1 3HP
15 Eaversham House Kingston Gardens Beddington CR0 4TX
15 Gavina Close Morden SM4 6AY
151 Elm Walk London SW20 9EF
154 Wrythe Lane Carshalton SM2 6TY
157 St Helier Avenue Morden SM4 6JG
16 Alexandra Gardens Stanley Road Wallington SM5 4LJ
16 Barrow Avenue Carshalton SM5 4NY
163 Chaucer Gardens Sutton SM1 2QX
164 Malden Road Sutton SM3 8RA
169 Ridge Road Sutton SM3 9LS
16a Morden Hall Road Morden Surrey SM4 5JF
17 Burnham Drive Worcester Park KT4 8SE
17 Windsor Court Wimbledon SW19 8UQ
172 Winchcombe Road Carshalton SM5 1RN
18 Kedeston Court Hurstcourt Road Sutton SM1 3JG
191 Tudor Drive Lower Morden Surrey
2 Stonecot Close Stonecot Hill Sutton Surrey SM3 9HR
20 Boscombe Road Worcester Park KT4 8PL
20 Brookfield Avenue Sutton SM1 3QL
21 Caledon Road Wallington SM6 7HZ
21 Leafield Road Sutton SM1 2NH
21 Torre Walk Carshalton SM5 1TQ
22 Surrey Grove Sutton SM1 3PL
222 Cannon Hill Lane London SW20 9BY
223 Ridge Road Sutton SM3 9LS
23 Denmore Court 1 Springfield Road Wallington SM6 0BE
23 Dudley Drive Morden SM4 4RQ
23 Glenrose House Ivydene Close Sutton SM1 4HT
233 Collingwood Road Sutton SM1 1LX
24 Hilbert Road North Cheam SM3 9TF
25 Lynwood Avenue Coulsdon CR5 2QL
26 Park Hill Carshalton SM5 3RU

27 Collingwood Road Sutton SM1 1RW
27 Reading Road Sutton SM1 4RW
27 Vicarage Road CR0 4JS
28 Kings Avenue Carshalton SM5 4NX
29 Anglesey Court Road Carshalton SM5 3HZ
3 Avenue Road Sutton SM2 6JE
3 Byne Road Carshalton SM5 2SH
3 Esher Avenue North Cheam SM3 9AY
30 Egmont Road Sutton SM2 5JN
30 White Lodge Close Sutton SM2 5TQ
31 Farmington Avenue Sutton SM1 3PT
31 Raleigh Avenue Wallington SM6 8HE
319 Welbeck Road Carshalton SM5 1LN
31a Malden Road Cheam Surrey
33 Mitcham Park CR4 4EP
330 Lynmouth Avenue Morden SM4 4RS
34A Oliver Road Sutton SM1 4QF
35 Bennett Court CR7 8JH
35 Fellowes Road Carshalton SM5 2SX
36 Benhilton Gardens Sutton SM1 3BS
36 Muschamp Road Carshalton SM5 2SE
36 Woodstock Avenue Sutton SM3 9EF
37 Kingfisher Gardens South Croydon Surrey CR2 8QY
37 Westminster Road Sutton SM1 3NJ
38 Camrose Close Morden
392A Sutton Common Road Sutton SM3 9PL
4 Bushey Lane Sutton Surrey
4 St.James's Row Bolton Road Chessington Surrey
4 Westmoreland Drive Sutton SM2 6AA
40 Kingsbridge Road Morden Surrey
40 Oliver Road Sutton SM1 4QF
42 Basinghall Gardens Sutton SM2 6AW
43 Love Lane Morden SM4 6LH
44 Edinburgh Court Grand Drive London SW20 9NF
45 Dibdin Road Sutton SM1 2PH
45 Tangier Way Burgh Heatho Tadworth KT20 5LZ
46 Poplar Road Sutton SM3 9JX
47 Crossingham Grove Sutton SM1 4EN
47 Harrow Road Carshalton SM5 3QH
48 Elm Grove Sutton SM1 4EX
48 Redruth House Grange Road Sutton SM2 6RU
5 Carlton House York Road Sutton SM2 6HZ
5 Hazelwood House Brunswick Road Sutton SM1 4DQ
5 Lincoln Avenue London SW19 5JT
50 Rose Hill Sutton SM1 3EU
51 Oakhill Road Sutton SM1 3AA
52 Epsom Lane Northo Epsom Downso KT18 5PY

55 Nettlecombe Close Sutton SM2 6TR
6 Porchfield Close Sutton SM2 6TU
6 Raynesfieldo Grand Drive London SW20 9DP
60 First Floor Flato Lenham Road Sutton SM1 4BG
62 Broomloan Lane Sutton SM1 2PW
62 Wilkins House Churchill Gardens London SW1V 3BY
63 Tudor Drive Morden Surrey SM4 4PN
64 Upper Mulgrave Road Cheam SM2 7AJ
65 Denning Avenue Croydon CR0 4DJ
65 Morden Way Sutton SM3 9PB
66 Clarkes Avenue Worcester Park KT4 8PZ
7 Elm Close Carshalton SM5 2AG
71 Farm Way Worcester Park KT4 8SB
8 Avon Close Surrey KT4 7AH
8 Trickett House 125 Brighton Road Sutton SM2 5SN
80 Stanley Road Carshalton SM5 4LF
82 Culvers Avenue Carshalton SM5 2BJ
85 Longfellow Road Worcester Park KT4 8BD
85 Welbeck Road Carshalton SM5 1TB
87 Headley Groveo Tadworth KT20 5JH
9 Elm Groveo Sutton SM1 4EU
92 Kingsbridge Road Morden SM4 4QB
94 Groveside Close Carshalton SM5 2ET
Flat 1 86 Edridge Road Croydon CR0 1EF
Flat 103 Lancaster House Academy Way Dagenham
Flat 106 4 Sutton Park Road Sutton SM1 2GB
Flat 16 Andrews House Sutton SM1 1RU
Flat 16 Cheshire House Green Lane Morden SM4 6SJ
Flat 4 49 Thicket Road Sutton SM1 4PX
Flat 4 18 Manor Road Wallington SM6 0AA
Flat 5 200-202 High Street Sutton SM1 1NR
Flat 8 Brandy Way Sutton SM2 6SE
109 Love Lane Morden Surrey SM4 6LT
116 Alberta Avenue Sutton SM1 2LJ
12 Priory Road Cheam Surrey SM3 8LN
122 Benhill Road Sutton SM1 3SA
14 Herkwyn Gardens London SW17 7NR
17 Killick House Crown Road Sutton SM1 1SA
19 Carew Road Wallington SM6 8PU
19 Hillview Road Sutton SM1 3NS
19 Rosebery Gardens Sutton SM1 4EZ
1A Western Road Sutton SM1 2SX
2 D'arcy Road North Cheam SM3 8NH
20 Litchfield Avenue Morden SM4 5QS
27 Hazelwood House 4 Brunswick Road Sutton SM1 4DQ
28 Cherrywood Lane Morden Surrey SM4 4HS
29 Clevedon House Cressingham Groveo Sutton SM1 4DS

29 Devonshire House Devonshire Avenue Sutton SM2 5JJ
29 Kingsdown Road Cheam SM3 8NZ
3 Stancliffe House 2 Brunswick Road Sutton SM1 4DF
30 Forest Road Sutton SM3 9NU
31 Kingsmead Avenue Worcester Park KT4 8XA
337 Cannon Hill Lane Raynes Park
34 Benhilton Gardens Sutton SM1 3BS
345 Martin Way London SW20 9BT
38 Glenrose House 2 Benhill Wood Road Sutton SM1 4HT
4 Turpin Way Wallington SM6 0SN
426 Sutton Common Road Sutton SM3 9JW
428 Sutton Common Road Sutton SM3 9JW
43 Love Lane Morden SM4 6LH
43 Oaks Court 46 EastWay Morden SM4 4AD
449 SUTTON COMMON Road Sutton SM3 9JJ
46 Huntington Gardens Worcester Park KT4 8TF
47 Stoneleigh Crescent Epsom KT19 0RW
5 Winchcombe Road Carshalton SM5 1RD
55 Waltham Road Carshalton SM5 1PR
56 Ashleigh Gardens Sutton SM1 3EN
56 Wilcox Road Sutton Surrey
58 Homedale House 3 Brunswick Road Sutton SM1 4DG
6 Benhill Road Sutton SM1 3RL
6 Orchard Close Banstead SM7 3QN
62 Glenthorne Close Sutton SM3 9NN
66 Grennell Road Sutton SM1 3DN
7 Leatherhead Road Chessington KT9 2HN
7 Spa Drive Epsom KT18 7LR
84 Tudor Drive Morden SM4 4PF
9 Brecon Close Mitcham CR4 1XA
9 Killick House Crown Road Sutton SM1 1SA
Flat 1a 302 Croydon Road Wallington Surrey SM6 7LQ
Flat 2 Halcroft Court 1A Lavender Road Sutton SM1 3RJ
Flat 22 Dislin court Collingwood Road Sutton SM1 2RW
Flat 3 14 Allsaints Road Sutton SM1 3DB
Flat 7 Bournemouth Court 132 Carshalton Road Sutton SM1 4RS