

# Briefing Note

---

**Our ref** 67373/01/JF/MLa  
**Date** 20 December 2023  
**To** London Borough of Sutton (Local Planning Authority)  
**From** Lichfields  
**Copy** London Borough of Sutton (Project Management Team)

## Subject **Therapia Lane: Statement of Community Involvement**

---

### **1.0 Introduction**

1.1 This Statement of Community Involvement (SCI) has been prepared by Lichfields to document the consultation process undertaken in relation to a planning application submitted on behalf of our client the London Borough of Sutton (LBS), for development on the Therapia Lane site. The description of development for the planning application is:

*“Re-cladding and refurbishment of existing warehouse including fenestration alterations, installation of PV panels, provision of new vehicular access from Coomber Way, landscaping and erection of new boundary fencing.”*

1.2 Further information on how the consultation process has shaped the design is outlined in this note, in addition to the Design and Access Statement (DAS), prepared by Bickerdike Allen Partners (BAP).

### **2.0 Policy context**

2.1 The National Planning Policy Framework (NPPF) (December, 2023) sets out the benefits of pre-application engagement and front loading, in the context of local decision-making (para. 39-46). It highlights that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.

2.2 In accordance with the requirements of the Planning & Compulsory Purchase Act 2004 (as amended), LBS has prepared a SCI (2019). The SCI seeks to ensure that adjoining owners/occupiers, local residents and other interested parties, who may be affected by the proposed development, are adequately informed of proposals (para 5.1).

### **3.0 Engagement undertaken**

3.1 The following consultation objectives were identified for the project:

- 1 To inform the local community and other interested parties of the proposed development and the reasons for it;
- 2 To allow an opportunity for local residents and other interested parties to consider, understand, influence and comment on the proposals through different formats; and
- 3 Engage with the Local Planning Authority to obtain technical advice on the proposal.

### **Pre-application engagement with LBS**

- 3.2 The emerging proposal was subject to a pre-application advice submission to LBS as the Local Planning Authority (LPA). A pre-application meeting was held with the LPA on 4 October 2023 to discuss the scheme and written feedback was received on 24 October and 1 November 2023.

### **Public engagement event**

- 3.3 A public engagement event was held by LBS at St Mary's Church in Beddington on 29 November 2023 between 4pm and 7pm. Invitations to attend the public engagement event were sent to Beddington Ward Councillors and residents of Therapia Lane by hand on 13 November 2023 (16 days in advance of the event). Public exhibition boards were prepared to explain the site context, reason for the application, the proposed development, construction programme and construction phase access/site logistics. The letter issued to residents and the consultation boards are at the Appendix of the DAS.

## **4.0 Matters raised and scheme response**

- 4.1 No one attended the public engagement event and therefore no responses are available to include in this SCI. The below therefore outlines matters raised and the *associated response* to the pre-application comments from LBS:
- 1 Officers have no objection to re-cladding of building. Preference for blue cladding and an eaves junction: *An eaves junction incorporated in final scheme. Blue and grey cladding options were assessed as part of the detailed design, and a light blue/grey colour was chosen.*
  - 2 More information required on the design of the proposed boundary treatments: *Proposed fencing and boundary treatments shown on submitted plans.*
  - 3 Noise assessment required for the application: *Noise assessment prepared submitted.*
  - 4 Further information required on traffic generation (comparison with existing permitted use), sightlines/visibility for vehicles and pedestrians entering/exiting the site, staff car parking (including EV charging), on site parking arrangements for refuse and street cleaning vehicles: *Traffic assessments carried out and additional requested information provided in the submitted Transport Statement.*
  - 5 Hard and soft landscaping plan likely required: *Provided as part of the application, in addition to an Arboricultural Constraints Assessment.*
  - 6 Fire safety information must be submitted: *Fire safety strategy submitted as part of the application (appended to the DAS).*
  - 7 The proposed approach to applying the Mayor's energy hierarchy is considered acceptable. Further details should follow regarding the proposed 'fabric first' approach to reducing the building's energy requirements, the proposed heating/cooling of the warehouse: *Further details included in the submitted Energy Strategy.*

- 8 A Site Drainage/SuDS Strategy is required: *A Sustainable Urban Drainage Strategy is submitted as part of the application.*

## **5.0 Conclusion**

- 5.1 The consultation process has provided valuable feedback which has influenced the design of the proposal, which is now the subject of this planning application submission. As required by policy, this statement summarises the type of consultation carried out, the key issues raised and outlines how the scheme has been designed to respond to the matters raised during pre-application discussions.