

John Grierson
Planning Officer
London Borough of Sutton
Development Management, Planning
Environment, Housing and Neighbourhoods Directorate
Civic Offices
St Nicholas Way
Sutton
SM1 1EA

Date: 20 December 2023
Our ref: 67373/01/JF/27173123v5

Dear Mr Grierson

Council Depot Unit 1 Therapia Trading Estate, Therapia Lane, Beddington, Surrey CRO 3DH: Application for Full Planning Permission

On behalf of our client, The London Borough of Sutton (LBS), please find enclosed a full planning application for the proposed alteration and refurbishment of Council Depot Unit 1, Therapia Lane Trading Estate, Therapia Lane, Beddington, Surrey CRO 3DH (the 'site').

The site has been operated as a vehicle maintenance and operations depot since 2007 and comprises a single warehouse building, associated hardstanding and vehicle parking space. The proposed works are required to allow the site to be used as a depot for LBS's fleet of waste collection and street cleansing vehicles. The proposed works seek to modernise the building and provide improved and additional access to support the site's future use.

The description of development is as follows:

"Re-cladding and refurbishment of existing warehouse including fenestration alterations, installation of photovoltaic panels, provision of new vehicular access from Coomber Way, resurfacing of hardstanding, provision of cycle parking, landscaping and erection of new boundary fencing."

Application Submission

The planning application submission comprises:

- 1 Application Form including Ownership Certificate (PP-12586268);
- 2 CIL Additional Information Form;
- 3 Site Location Plan, prepared by Bickerdike Allen Partners;
- 4 Existing and Proposed plans, elevations and sections, prepared by Bickerdike Allen Partners, listed at Annex 1;
- 5 Planning Statement, prepared by Lichfields;

- 6 Design and Access Statement, prepared by Bickerdike Allen Partners;
- 7 Statement of Community Involvement, prepared by Lichfields;
- 8 Transport Statement, prepared by David Tucker Associates (DTA) Transport Planning Consultants;
- 9 Energy Strategy, prepared by Van Zyl & de Villers;
- 10 Fire Safety Strategy, prepared by Osborne Associates;
- 11 BREEAM Design Stage Review Tracker, prepared by Sustainable Construction Services
- 12 Air Quality Assessment, prepared by Air Quality Consultants Ltd;
- 13 Noise Assessment, prepared by Bickerdike Allen Partners;
- 14 An Arboricultural Method Statement, prepared by Bernie Harverson Arboricultural Consultant;
- 15 A Tree Constraints Plan, prepared by Bernie Harverson Arboricultural Consultant;
- 16 A Tree Retentions and Removals Plan, prepared by Bernie Harverson Arboricultural Consultant;
- 17 An Arboricultural Photographic Evidence Sheet, prepared by Bernie Harverson Arboricultural Consultant;
- 18 Soft Landscaping Plan, prepared by Terrafirma;
- 19 External Lighting Strategy, prepared by Van Zyl & de Villers;
- 20 Construction Environmental Management Plan, prepared by Willmott Dixon; and
- 21 Sustainable Urban Drainage Strategy, prepared by Lyons O'Neill.

The application has been submitted online via the Planning Portal (ref PP-12586268) and payment of the requisite application fee (£2,535), plus the Planning Portal administration fee (£64), has been made via BACS payment.

The Application Form has been completed in line with the national and local validation requirements. The Mayor of London has added additional questions to the Application Form using powers under Section 346 of the Greater London Authority Act 1999. The Mayor's questions are defined as 'mandatory information' on the Planning Portal. As a result, the application cannot be submitted via the Planning Portal until this information is provided. Some of information requested on the application form in relation Utilities and Environmental Impact is either not applicable to the scheme or the details relating to these matters in not yet known. We have therefore stated 'zero' or 'no' in relation to several questions contained in these sections of the form where the details are currently unknown. The answers set out in the Utilities and Environmental Impact sections should not influence the determination of the application. There is no planning policy requirement to provide such information on the application form. A comprehensive assessment of the proposal in planning terms is set out in the Planning Statement.

Concluding remarks

This planning application is for refurbishment works and alterations to Council Depot Unit 1, Therapia Lane, in addition to associated works, to allow for its future use as a waste collection and street cleansing vehicle depot by LBS. The proposal seeks to modernise the existing warehouse and allows

better access to/from the site via Coomber Way. The proposed development will enable vehicles to move more efficiently within and around the site and will contribute to sustainable development with the installation of PV panels and EV Charging spaces.

We look forward to confirmation of receipt and validation of the application. Should you have any queries, please do not hesitate to contact myself or my colleague, Maddie Lane.

Yours sincerely



Anna Rigelsford

Planner

BA (Hons) MSc

Annex 1: Application Drawings

Drawing title	Drawing ref.	Scale/page size
Existing Site Location Plan	TLVD-BAP-ZZ-ZZ-D-A-1000-P4	1:1250@A1/1:2500@A3
Existing Site Plan North Car Park	TLVD-BAP-ZZ-ZZ-D-A-1001-P4	1:200@A1/1:400@A3
Existing Site Plan South Car Park	TLVD-BAP-ZZ-ZZ-D-A-1002-P4	1:200@A1/1:400@A3
Existing Block Plan	TLVD-BAP-ZZ-ZZ-D-A-1003-P3	1:500@A1/1:1000@A3
Existing Ground Floor Plan	TLVD-BAP-ZZ-ZZ-D-A-1010-P4	1:100@A1
Existing First Floor Plan	TLVD-BAP-ZZ-ZZ-D-A-1011-P4	1:100@A1
Existing Roof Plan	TLVD-BAP-ZZ-ZZ-D-A-1012-P4	1:100@A1
Existing East and West Elevation	TLVD-BAP-ZZ-ZZ-D-A-1100-P4	1:100@A1
Existing North and South Elevation	TLVD-BAP-ZZ-ZZ-D-A-1101-P4	1:100@A1
Existing East and West Context Elevation	TLVD-BAP-ZZ-ZZ-D-A-1102-P3	1:200@A1
Existing North and South Context Elevation	TLVD-BAP-ZZ-ZZ-D-A-1103-P3	1:200@A1
Existing Sections 1, 2 and 3 as Existing	TLVD-BAP-ZZ-ZZ-D-A-1200-P3	1:100@A1
Proposed Block Plan	TLVD-BAP-ZZ-ZZ-D-A-2001-P4	1:500@A1/1:1000@A3
Proposed Site Plan	TLVD-BAP-ZZ-ZZ-D-A-2003-P4	1:500@A1/1:1000@A3
Proposed Site Plan (North Car Park)	TLVD-BAP-ZZ-ZZ-D-A-2004-P3	1:200@A1/1:400@A3
Proposed Site Plan (South Car Park)	TLVD-BAP-ZZ-ZZ-D-A-2005-P3	1:200@A1/1:400@A3
Proposed Ground Floor Plan	TLVD-BAP-ZZ-ZZ-D-A-2010-P3	1:100@A1
Proposed First Floor Plan	TLVD-BAP-ZZ-ZZ-D-A-2011-P3	1:100@A1
Proposed Roof Plan	TLVD-BAP-ZZ-ZZ-D-A-2012-P2	1:100@A1
Proposed Cycle Plan	TLVD-BAP-ZZ-ZZ-D-A-2020-P1	1:20@A1/1:40@A3
Proposed East and West Elevation	TLVD-BAP-ZZ-ZZ-D-A-2100-P3	1:100@A1
Proposed North and South Elevation	TLVD-BAP-ZZ-ZZ-D-A-2101-P3	1:100@A1
Proposed East and West Context Elevation	TLVD-BAP-ZZ-ZZ-D-A-2102-P2	1:200@A1
Proposed North and South Context Elevation	TLVD-BAP-ZZ-ZZ-D-A-2103-P2	1:200@A1
Proposed Sections 1, 2 and 3	TLVD-BAP-ZZ-ZZ-D-A-2200-P2	1:100@A1
Proposed Fence Elevations	TLVD-BAP-ZZ-ZZ-D-A-2110	1:200@A1