

**Other sites considered but not proposed for location of the New School (11-18 years with 8 forms of entry):**

The following sites have been considered as a potential new secondary school site. The reasons for not proposing the sites are indicated:

**(A) Entire Hawker Centre Site, Lower Ham Road****Site area: 33,000m<sup>2</sup>****Reason for not proposing as a site for whole school: Legal and planning constraints, loss of Metropolitan Open land/open space/playing fields, high risk of not being able to deliver school in time.**

The Hawker Centre building occupies a small part of the overall site, with the majority being grassed sports pitches, plus tennis courts, bowling green children's play area and amenity area.

In terms of planning policy, the whole of the Hawker Centre site is designated as Metropolitan Open Land (MOL), is within the Thames Policy Area, the Thames-side Strategic Area of Special Character and the Riverside North Conservation Area. MOL has the same level of planning policy protection from development as Green Belt. The MOL designation is unique to London and protects strategically important open spaces within the built environment. The Hawker Centre open land is part of the open space that runs along the Thames from Kingston through Ham to Richmond. The aim of planning policy as set out in the London Plan and the Council's Unitary Development Plan is to protect MOL from inappropriate development and protect its open character. Appropriate uses for MOL include open air facilities such as parks, open spaces and outdoor sport, with development limited to small scale structures to support outdoor open space uses.

Locating a secondary school on the Hawker site would constitute inappropriate development which would be contrary to policy because it would require a large building covering a large part of the site, which would result in the loss of open space, sports pitches and the open character of the site.

As well as requiring the approval of the Council as Local Planning Authority, a school proposal would need the agreement of the Mayor for London/the Greater London Authority and the Secretary of State (Department for Communities and Local Government) as a development in MOL, as a departure from the approved Development Plan and as development on local authority owned land resulting in the loss of land used as playing fields. Sport England would also need to be consulted for their views on the loss of sports pitches.

Part of the Hawker Centre site (a 20m band along the boundary with the river) falls within the Environment Agency Flood Risk Zone 2 (Medium Risk), the rest is within low risk Flood

Zone 1. Proposals for a school would require Flood Risk Assessment and discussion with the Environment Agency to manage and reduce flood risk.

In addition existing restrictive covenants on the Hawker Centre site would limit the potential scale of redevelopment. There is a restrictive covenant on the site linked to the adjoining housing on the former British Aerospace site. This restricts the use of the site to Use Class D1 Education and Use Class D2 Leisure. The covenants also require that no buildings or structures are erected that would prejudice the open character of the site, and that free access and enjoyment to the designated amenity area is preserved, together with a requirement that the children's play area is not used for any other purpose.

**(B) Latchmere Recreation Ground**

**Site area: approximately 36,000m<sup>2</sup>**

**Reason for not proposing: Legal and planning constraints, loss of open space/playing fields, high risk of not being able to deliver school in time.**

Latchmere Recreation Ground is a good size to accommodate an eight form secondary school with sixth form and associated outdoor learning areas. The new school facilities would provide an opportunity to provide enhanced leisure and community facilities.

The land is, however, subject to a restrictive covenant dating from 1904 which protects the land for use as "a cricket and athletic ground or other place of exercise and recreation". A lengthy legal process would be required to attempt to release the covenant restrictions with no certainty that this would be achieved.

In terms of local planning policy, Latchmere Recreation Ground is part of the borough's open space network which provides for recreation and contributes to the character and open environment of the borough. The Council's Unitary Development Plan Policy OL6 designates the site as Public Open Space and affords it protection from built development. The development of a school on the site would result in a loss of local open space which would be contrary to policy. Any proposal for a school on the site would be subject to consultation and the views of Sport England and would require the agreement of the Mayor for London/the Greater London Authority and the Secretary of State (Department for Communities and Local Government), as a departure from (i) the approved Development Plan, and (ii) as development on local authority owned land resulting in the loss of land used as playing fields, as well as requiring the approval of the Council as Local Planning Authority.

**(C) Dinton Field, Park Road, Kingston**

**Site area: 24,780m<sup>2</sup>**

**Reason for not proposing: Planning constraints, loss of open space/playing fields and previous commitments made by the Council that the site would be retained as playing fields for education and community use.**

Dinton Field comprises a sports ground with a pavilion and marked sports pitches. Use of the pavilion and pitches are overseen by the Dinton Field Trust, established in 2006, to enable the field to be used exclusively by young people.

Dinton Field is well used during the week by three local primary schools (St Pauls Junior, St Agatha's Primary and Latchmere School) as their nominated playing field and is the base for the Kingston Little (football) League at weekends.

In terms of local planning policy, Dinton Field is part of the borough's open space network providing for recreation and contributing to the character and open environment of the borough. The Council's Unitary Development Plan Policy OL6 designates the site as Local Open Space (Urban Green Space) and affords it protection from built development. Any proposal for a school on the site would be subject to consultation and the views of Sport England and would require the agreement of the Mayor for London/the Greater London Authority and the Secretary of State (Department for Communities and Local Government), as a departure from (i) the approved Development Plan, and (ii) as development on local authority owned land resulting in the loss of land used as playing fields, as well as requiring the approval of the Council as Local Planning Authority.

In the past when the site was proposed as a possible site for a new primary school locally elected councillors made a commitment in response to concerns from local residents that the site would be retained as an open space.

**(D) Kingfisher site, Fairfield Road, Kingston**

**Site area: approximately 9,500m<sup>2</sup>, with use of playing fields on Fairfield**

**Reason for not proposing: Legal and planning constraints, high risk of not being able to deliver school in time, re-provision of existing use, limited site size.**

This site is located in Kingston Town Centre, on the outer side of the relief road, and includes the Kingfisher leisure centre with its swimming pool, and an open space with a play area. The town centre location would be particularly suitable for a secondary school as it has good transport links from across the Borough.

The site is small for a secondary school but the location could lend itself to a higher building than other sites considered, though it would need to take account of the adjoining Library and Museum, which are Listed Buildings. It would provide the opportunity for co-location of other community facilities such as a new library.

The K+20 Kingston town centre Area Action Plan (AAP) adopted in 2008 sets out planning policy for the site which is identified as Site P6. Policy P6 requires improvements to the quality of facilities and the environment, including facilities for leisure, recreation or community use and the retention and enhancement of the local open space and an improved play area. The provision of a school on the site would result in the loss of the open space which would be contrary to policy.

This site is considered a high risk regarding the ability to build the new school in time due to the above restrictions, and as it is not currently possible to confirm where re-provision of the existing leisure facilities could occur.

**(E) Recreation Ground, Kingston Road, New Malden  
Allotment Gardens, Kingston Road, New Malden  
Part of Sewage Works Main Site, Lower Marsh Lane, Kingston  
Site area: 120,000m<sup>2</sup>**

**Reason for not proposing: Planning constraints, loss of Metropolitan Open Land/open space/playing fields, part of land not in Council ownership, site location, high risk of not being able to deliver school in time**

This large area of land encompasses an RBK recreation ground and allotment gardens and a disused part of the Thames Water Lower Marsh Lane sewage works complex. The site is bounded by housing along Kingston Road to the north and California Road to the east, the Hogsmill River to the south and Kingsmeadow Stadium to the west. It was identified in the RBK Local Development Framework Core Strategy Issues and Options consultation document (March 2009) as a key site providing opportunities for change.

The recreation ground has the Searchlight Youth Club building at the north-western end of the site and playground, tennis court and putting green at the south-eastern end. The allotments are in full use with 28 plots. The part of the sewage works that was considered for a new school is currently not in use but has not been formally declared as redundant and surplus to requirements by Thames Water.

This is a substantial site and it would enable a new secondary school to have its own playing fields on site and for existing sports facilities and allotments to be relocated on the site. The new school facilities would provide an opportunity to provide enhanced leisure and community facilities.

The site is not ideally located in terms of providing a new secondary school in the north of the borough as it is on the eastern boundary of the Kingston Town school places planning area.

In terms of planning policy, the whole area is designated as Metropolitan Open Land (MOL), which has the same level of planning policy protection from development as Green Belt. The MOL designation is unique to London and protects strategically important open spaces within the built environment. The Hogsmill land is part of London's strategic open space network that runs from the Thames along the Hogsmill to the borough boundary in Tolworth. The aim of planning policy as set out in the London Plan and the Council's Unitary Development Plan is to protect MOL from inappropriate development and protect its open character. Appropriate uses for MOL include open air facilities such as parks, open spaces and outdoor sport, with development limited to small scale structures to support outdoor open space uses.

## A38

Locating a secondary school on the site would constitute inappropriate development which would be contrary to policy because it would require a large building, which would result in the loss of open space, sports pitches and the open character of the site. Whilst the LDF Core Strategy process is looking at opportunities to enhance the quality of the area and local facilities, the timescale for approval of the Core Strategy following independent examination in 2011 is not programmed until early 2012, so there would be significant risk involved in progressing this site for a school.

In the interim, as well as requiring the approval of the Council as Local Planning Authority, a school proposal would need the agreement of the Mayor for London/the Greater London Authority and the Secretary of State (Department for Communities and Local Government) as a development in MOL, as a departure from the approved Development Plan and as development on local authority owned land resulting in the loss of land used as playing fields. Sport England would also need to be consulted for their views on the loss of sports pitches.

Additionally, part of the site is within Environment Agency Flood Risk Zone 2 (Medium Risk) of flooding. Proposals for a school would require Flood Risk Assessment and discussion with the Environment Agency to manage and reduce flood risk.