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Item No. 7.3	Classification: Open	Date: 1 October 2019	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 19/AP/1275 for: Full Planning Application Address: Burgess Park Community Sports Ground, Burgess Park Community Sport Pavilion, Cobourg Road, London, SE5 0JB Proposal: Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to west and north of new pitches		
Ward(s) or groups affected:	Peckham		
From:	Director of Planning		
Application Start Date 13/06/2019		Application Expiry Date 15/10/2019	
Earliest Decision Date 24/09/2019			

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The site comprises approximately 4.68ha located in eastern portion of Burgess Park. The site as existing hosts a fenced artificial grass football pitch (AGP) located in the western part surrounded by ancillary park land and footpaths to the north, west and south. To the immediate east adjoining the AGP is the existing Burgess Park community sports centre. To the east of the sports centre is Cobourg Road running north/south through the site, to the east of which further are the existing community cricket and ruby pitches. All of the above are included within the application site boundary.
3. The existing sports centre is an irregularly shaped single storey building. It is partially obscured by a grass verge facing terraced residential properties located to the north on Loncroft Road. Nearby beyond this is a Victorian school and former church, now a mosque, and which are all situated within the Cobourg Road conservation area. The mosque is Grade II listed and approximately 37m north west of the site albeit set back from the established building line of the surrounding houses.
4. To the east behind the mosque and to the north of the cricket and rugby community sports pitches is Waite Street which meets the eastern site boundary road in Trafalgar Avenue. This returns west as the southern boundary to the site as Neate Street to

meet the bottom of Cobourg Road in the centre of the site, with parkland footpaths continuing west.

5. The site is located in:
 - a) Metropolitan Open Land (MOL)
 - b) Site of Importance for Nature Conservation (SINC)
 - c) The setting of a conservation area and Grade II listed building
 - d) An area of PTAL 2 and 3 and in small portions 1b
 - e) Flood zone 3
6. The site borders the Old Kent Road Opportunity Area to the immediate north which the Cobourg Road Conservation Area is located within, and whose boundary runs along Waite Street and Loncroft Road.
7. The area surrounding the site comprises the wider setting of Burgess Park, most extensively to the west. Areas of Peckham of a primarily dense, mixed and urban character are located east and south beyond the park, with the modest Cobourg Road Conservation Area to the north noted above.

Details of the proposal

8. The proposal would see the redevelopment of the existing single AGP, sports centre building and surrounding ancillary grassland located west of Cobourg Road for the provision of:
 - A new sports centre facility fronting Cobourg Road comprising x6 team changing rooms, lockers, a 'club room/café space and kitchen, ancillary offices and sports equipment storage facilities in the centre of the site
 - Two new artificial grass pitches ('AGPs) with fence boundary treatment and flood lights to the west of the sports facility
 - Three new 'spectator mounds' on the perimeter of the site around the western-most AGP
 - Re-landscaping across the site and highway works, including removal of existing on street parking bays, to Cobourg Road
9. The new sports centre building would be located on a north-south orientation. It would be located in broadly the same location as the existing building between new public realm fronting Cobourg Road to the immediate east with the AGPs located on and accessed from the adjoining western side.
10. The building's club café would be located to the north overlooking the corner of Cobourg and Loncroft Road with the building entrance and reception near this. Refuse store and sports equipment storage would be located at the southern end of the building. The changing rooms and lockers would run the length of the building in between.
11. The building would be single storey of a broadly rectangular floor plan and profile, at a maximum height of 4.5m and approximately 70m long. The height and width of the floor plan would be 'pushed in' from the extremities to give the impression of an extending 'wing span' from the public entrance point as the focus of the new public realm in Cobourg Road, where the lowest point in the elevation would be approximately 3.5m high.
12. It would be clad in perforated metal cladding with window reveals within solid walls behind. The cladding would be 'pleated' along the Cobourg road elevation. Facing the

AGPs on the western elevation the cladding would have a concertina effect to create alcoves affording depth for sculptured concrete benches for pitch side users of the facilities.

13. Large glazing panels would be utilised behind the metal screening in the northern elevation to provide outlook, access to daylight and a semi-public-facing aspect of the club room/café space behind at the junction of the site with local roads. The southern elevation would be relieved of the retaining walls behind to provide a level of openness and transparency to the equipment store through the perforations.
14. The proposal also includes 'Ballstop' perimeter fences around the pair of AGPs and community cricket/rugby sports pitches which would stand 4.5m high. The two AGPs would be afforded dedicated, permanently installed floodlights. A noise barrier would be installed between the fencing along the northern boundary of the AGPs and the run of retained trees opposite and with a view to protecting the amenity of the occupiers of the facing houses on Loncroft Road.
15. There would be alteration to existing boundary fence arrangement of and other minor changes to the community cricket and rugby pitches located to the east of Cobourg Road and further landscaping and lighting of the surrounds, most notably near Waite Street to the north and with the interim footpath to Cobourg Road between.

16. Amendments to the proposal since submission

The proposals were initially submitted with provision of full Multi-Use Games Area ('MUGA') located to the immediate east of Cobourg Road. Following objections from the England and Wales Cricket Board (ECB) and, by extension, Sport England, the provision of the MUGA was subsequently removed.

17. Revisions were also submitted for the approach to the treatment of the highway along Cobourg Road in front of the proposed sports centre building and the associated number of parking spaces to be removed.
18. The changes underwent 14-day re-consultation following the receipt of the revised plans. This period closed following the preparation of this report, therefore an addendum will be prepared to report back on any further consultation responses received as a result of this additional consultation.

19. **Planning history**

02/CO/2111 Application type: Full planning permission (FUL) BURGESS PARK CORNER OF COBOURG ROAD & LONGCROFT ROAD SE5 Extension of existing artificial pitch to north, replacement of existing 2.5m high fencing around pitch with 4.6m high sections behind goals together with new gated vehicular access. Decision: Granted (GRA) Decision issue date: 23/06/2003
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03/AP/1115 Application type: Full planning permission (FUL) YOUTH PITCH BUILDING BURGESS PARK SE5 Erection of a single storey building to provide changing and community facilities at the east end of Burgess Park close to Longcroft Road Decision: Granted (GRA) Decision issue date: 12/08/2003
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07/CO/0160 Application type: Full planning permission (FUL) SPORT GROUND BETWEEN WAITE STREET & NEATE STREET LONDON SE15 6AX
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Removal of old chainlink fence and replace with stronger twin wire mesh sports fence to maximum height of 3.68m. Installation of double and single gates
Decision: Granted (GRA) Decision issue date: 29/01/2008

08/CO/0023 Application type: Full planning permission (FUL)
BURGESS PARK CORNER OF COBOURG ROAD & LONCROFT ROAD SE5
Details for proposed vehicular access as required by Condition 3 of planning application dated 23/06/03 - LBS Registration No 02-CO-2111 for extension of existing artificial pitch to north, replacement of existing 2.5m high fencing around pitch with 4.6m high sections behind goals together with new gated vehicular access.
Decision: Granted (GRA) Decision issue date: 24/06/2008

17/EQ/0346 Application type: Pre-application enquiry (EQ)
BURGESS PARK SPORTS CENTRE BURGESS PARK, ALBANY ROAD, LONDON SE5
Relocation of existing Burgess Park Sports Centre in to a new, larger single storey building along Cobourg Road with the addition of 2x new all weather pitches to the west.
Decision: Pre-application Enquiry enclosed (ENQ) Decision issue date: 13/10/2017

Planning history of adjoining sites

20. None of relevance to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

21. The main issues to be considered in respect of this application are:
- a) Principle of development
 - b) Environmental Impact Assessment
 - c) Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - d) Design issues
 - e) Transport and servicing issues
 - f) Landscaping and trees
 - g) Impact on trees
 - h) Ecology and biodiversity
 - i) Energy and sustainability
 - j) Ground contamination
 - k) Flood risk
 - l) Planning obligations
 - m) Community infrastructure levy (CIL)
 - n) Community involvement and engagement
 - o) Other matters

Adopted planning policy

National Planning Policy Framework (NPPF)

22. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

23. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development
Chapter 5 Delivering a sufficient supply of homes
Chapter 6 Building a strong, competitive economy
Chapter 7 Ensuring the vitality of town centres
Chapter 8 Promoting healthy and safe communities
Chapter 9 Promoting sustainable transport
Chapter 10 Supporting high quality communications
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places
Chapter 14 Meeting the challenge of climate change, flooding and coastal change
Chapter 15 Conserving and enhancing the natural environment
Chapter 16 Conserving and enhancing the historic environment

London Plan 2016

24. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:

Policy 3.1 – Ensuring equal life chances for all
Policy 3.2 – Improving health and addressing health inequalities
Policy 3.16 - Protection and enhancement of social infrastructure
Policy 5.12 - Flood risk management
Policy 5.13 - Sustainable drainage
Policy 5.21 - Contaminated land
Policy 6.9 - Cycling
Policy 7.3 - Designing out crime
Policy 7.6 - Architecture
Policy 7.8 - Heritage assets and archaeology
Policy 7.17 - Metropolitan open land
Policy 7.19 - Biodiversity and access to nature
Policy 7.21 - Trees and woodland

Core Strategy 2011

25. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic policy 1 - Sustainable development
Strategic policy 2 - Sustainable transport
Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles
Strategic policy 11 - Open spaces and wildlife
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards

Southwark Plan 2007 (saved policies)

26. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

- 3.2 - Protection of amenity
- 3.4 - Energy efficiency
- 3.7 - Waste reduction
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 - Designing out crime
- 3.15 - Conservation of the historic environment
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 3.25 - Metropolitan open land
- 3.28 - Biodiversity
- 5.2 - Transport impacts
- 5.3 - Walking and cycling

Emerging development plan policy

New Southwark Plan: Proposed Submission Version

27. For the last 5 years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the initial draft of the Proposed Submission version ('PSV') (Regulation 19) on 27 February 2018. Consultation on a selected number of 'amended' (relative to the initially published PSV) policies concluded in May 2019. It is anticipated that the plan will be submitted for Examination in Public (EIP) in Autumn 2019.
28. As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.
29. Policies considered in the context of this planning application include:
 - SP2: 'Regeneration that works for all'
 - SP5: 'Healthy active lives'
 - SP6: 'Cleaner, greener, safer'
 - P56: Open space

Old Kent Road Area Action Plan

30. The council is preparing an Area Action Plan/Opportunity Area Planning Framework for Old Kent Road (AAP/OAPF) which proposes significant transformation of the Old Kent Road area over the next 20 years, including the extension of the Bakerloo Line with new stations along the Old Kent Road towards New Cross and Lewisham. Consultation has been underway for 4 years, with a first draft published in 2016. A further preferred option of the Old Kent Road AAP (Regulation 18) was published in December 2017 and concluded consultation on 21 March 2018. As the document is still in draft form, it can only be attributed limited weight.

Consultation

31. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Summary of consultation responses

32. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses from members of the public

- 46 Supported
 - 22 Objected
 - 2 Neutral
 - One objecting petition from representatives of the Southwark Tigers and Lancers Rugby Club, undersigned by 101 members and supporters agreeing with their objections and points raised
33. Note: Some responders formally registered objections while clarifying general support but objected to or raised concerns regarding specific parts of the proposals. Similarly several responses registered as being supportive of the proposals were supplemented by cautious concerns and/or specific objections. The above figures reflect the totals of the overarching tone of each response in addition to what the responder directly registered their comments as. Where responses registered as support but supplemented by strong concerns/objections, these were counted as objections for the avoidance of doubt.
34. In addition to general indications of support, objection or otherwise to the principle of the development, more detailed comments, substantially comprising objections and/or concerns, regarding the following issues were raised by members of the public in response to the public consultation on the application:

- Neighbour amenity impacts
Issues are addressed in detail in paragraphs 50 -55.
- Design quality and site layout.
Issues are addressed in detail in paragraphs 56 -72.
- Transport, parking, highways, deliveries and servicing matters
Issues are addressed in detail in paragraphs 73 -80.
- Environmental impact during the construction phase (noise, dust and dirt etc.)
Issues are addressed in detail in paragraphs 121 - 122.
- Ecology and biodiversity
Issues are addressed in detail in paragraphs 93 -97.
- Security and prevention of crime and anti-social behaviour
Issues are addressed in detail in paragraphs 53 – 54, 86 - 87 and 115
- Concerns of the cost of use (and by extension accessibility) of new facilities as a result of improvement
Issue is addressed in detail in paragraphs 116 - 120.

Summary of consultation responses from internal, statutory and non-statutory consultees

35. The following responses from internal, statutory and non-statutory consultees should be noted.
36. Sport England submitted a response to the application which objected to the initially

proposed scheme on a number of grounds and which communicated additional comments and concerns from both the England and Wales Cricket Board ('ECB') and Rugby Football Union (RFU). Sport England concluded that in order to be able to support the proposed development the following would be required:

- Remove or provide stronger justification for the proposed MUGA within the scheme; and
 - Clarify whether either of the two AGPs will be able to be used for Rugby.
37. As noted above in para 16 - 18, the initially proposed MUGA has been removed from the scheme. Clarification of the technical specification of the AGPs and their application in Rugby use was confirmed by the applicant.
38. The issues cited as requiring to be addressed in order for Sport England as a statutory consultee to support the proposals have therefore been addressed. However a formal written response from Sport England has not yet been received confirming the support for the scheme. This is in light of on-going discussion with representatives of both ECB and RFU regarding additional concerns regarding the proposals that have been subsequently raised, including fencing arrangement and interaction of the community rugby and cricket pitches from the revised layouts.
39. The primary reasons for the initial formal objection have therefore been addressed, however there do remain outstanding issues at the time of writing this report which has prevented submission of a formal written response confirming that Sport England support the revised proposals. It is anticipated that resolution to these issues will be able to be confirmed through the addendum report to be presented to the members of the planning sub-committee following the close of the 14 day re-consultation period.
40. The following internal, statutory and non-statutory consultees also provided responses to the consultation confirming that the proposed development would be acceptable subject to conditions.
- Environment Agency
 - Metropolitan Police
 - Environmental Protection Team
 - Design and Conservation Team
 - Ecologist
 - Highways: Development Management

Principle of development

41. There is no objection to the principle of the development in land use terms. The use of the land in the site would remain as existing, falling under Use Class D2 (outdoor sports facilities). The council's adopted development plan, comprised of the saved Southwark Plan policies, the Core Strategy and the London Plan, has specific criterion for development on Metropolitan Open Land (MOL) to adhere to. Additionally, the draft New Southwark Plan and draft new London Plan (2019) also have their equivalent strategic and detailed policies regarding development on MOL.
42. As MOL, Burgess Park is afforded protection under policy 7.17 of the London Plan. This policy advises that the strongest protection should be given to MOL and inappropriate development refused, unless in very special circumstances. With regard to Southwark's policies, saved policy 3.25 states that within MOL planning permission will only be permitted for appropriate development which is considered to be for the following purposes:

43.
 - i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, provided that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
44. The equivalent draft New Southwark Plan policy P56 ('Open space') has similar wording to the effect of the above quoted saved Southwark Plan policy (3.25), albeit is substantially strengthened in one respect whereby criterion iii) of saved policy 3.25 noted above applies to all buildings rather than dwellings only. This is considered in further detail in paras 56 - 62 below.
45. The proposed development would provide the sports centre facility, two new AGPs and landscaping summarised in para 8 of this report above. This would support the use of the park for outdoor sport and recreation, and as such is considered to comply with part ii) of the policy. The design of the proposal is such that it would preserve the openness of the MOL. This is considered further below in the design section of this report (paras 56 - 62).
46. MOL is afforded the same protection as green belt thus the guidance on green belt in the National Planning Policy Framework is a material consideration. The Framework states that new buildings providing appropriate facilities for outdoor sport and recreation are acceptable. The principle of the proposed development is therefore considered to be acceptable in land use terms.

Environmental impact assessment

47. A screening assessment to establish whether a full environmental impact assessment (EIA) is required providing the proposed development falls within any of the following categories:
 - (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;
 - (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
 - (ii) the development includes more than 150 dwellings; or
 - (iii) the overall area of the development exceeds 5 hectares.
48. and is a type of development set out in either Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The schedules cover development types such as heavy infrastructure, heavy industry and large scale leisure and tourism uses (such as ski slopes, marinas and theme parks) that should be subject to an EIA screening assessment where the development meets either criterion (b) (i), (ii) or (iii) noted above.
49. The development falls within category b)(i) noted above however it does not fall under any of the development types in either Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The requirement for a screening assessment to establish whether an EIA is required is therefore not applicable.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

50. The proposed sports centre building is set on a north-south axis which affords it a relatively modest profile viewed from these directions. The northern end of the building is located opposite a blank flank elevation of an end-of-terraced house which fronts Cobourg Road with a view to minimising the visual impact on the Loncroft Road neighbour's daylight sunlight and open outlook. As a result of this arrangement the view of the park from the perspective of these residents will retain the sense of openness to their southerly primary aspect that they currently enjoy.
51. The proposed floodlights would not incur any harm to the amenity of these facing occupiers as confirmed through technical 'lux' (light intensity) analysis while still enabling the required levels for play on the pitches. A condition limiting the light levels emitted from the floodlights is recommended to be appended to any grant of planning permission, as recommended by the council's Environmental Protection Team.
52. The acoustic barrier running 2.5m high between the perimeter fence and the row of retained trees would be installed alongside the northern boundary edge to ensure noise from the use of the pitches will not harm the amenity of these adjoining neighbours. The 3db increase in noise from the development, from the perspective of these neighbours, minimised as a result of the noise barrier will have no observed effect. The barrier would largely be obscured by the retained trees running in front along Loncroft Road. Details of this barrier are recommended to be secured by condition in the absence of the submission of detailed plans submitted with the full application.
53. Responses submitted to the consultation on the application raised concerns about the impact of the increased provision of the facilities on the occupiers of the nearby residential properties. This included noise of crowds dispersing from matches through the local streets, use of resident's bins, increase in perception/fear of crime and increase in crime in the immediate vicinity due to the increase in people.
54. While these concerns are legitimate, it is not considered that the proposed development would incur any greater risk of noise and disturbance and crime than the existing facility on the site to the extent that would warrant refusal when these concerns are considered as planning issues. Refuse and 'secured by design' are addressed as planning issues and as they relate to the proposed development for the purposes of this planning application elsewhere in this report.
55. The proposed spectator mounds to the west and north of the proposed new western-most AGP would go some way to mitigate noise impacts arising as a result of the play conducted on the pitches and therefore help to minimise the impact of the development on the amenity of the users of the other nearby portions of the park.

Design issues

Scale, height, massing, layout and urban and detailed design

56. The proposed sports centre building would cover approximately 570sqm GIA. This is marginally smaller relative to the existing sports facility which comprises a total GIA area of approximately 643sqm. The existing facility as existing comprises two perpendicular wings, one of which is a maximum height of 5m, orientated on an east-west axis and with the northern elevation hidden by a grass verge (facing residents on Loncroft Road). The remaining wing lies adjacent to the existing AGP on a north-south axis and is approximately 3.5m on the eastern elevation in front of the main entrance to the facility while is approximately 3m high on the AGP (western) side.

57. The proposed new building relative to the existing would be in a more prominent location within the park and the site. This design decision has been taken partially with a view to improve way finding, with the entrance to the existing bunker-like facility tucked away in a corner where the two wings meet following a footpath off Cobourg Road.
58. The proposed replacement building would certainly be more noticeable within the park grounds due to the location, orientation, shape and dimensions of the building and indeed architectural treatment with regard to façade articulation and materials. It would not be hidden by a grass verge as per the current facility on the site and would by contrast provide a strong axis on which to focus the clustering of the sports offer in Burgess park located either side of Cobourg Road. This is considered to be appropriate for the proposed facility in a park of this stature and a design improvement on the existing facility in this regard.
59. Despite the stronger presence within this part of the park's landscape, the reduction in maximum height and GIA, combined with the approach to reducing the maximum heights and widths to the overall building volume means that the proposed approach would meet the updated draft New Southwark Plan version of saved Southwark Plan policy 3.25 which requires that any replacement building within MOL 'is no larger than the building it replaces.' The approach to cladding and retaining materials behind at the northern and southern ends of the building would additionally contribute to a reduction of any perceived increase in massing within the park's landscape.
60. The cladding would otherwise be an interesting and robust material intended to be almost continuous with adjacent enclosing fences, with what could nevertheless form quite a hard edge to this part of the park. This would be mitigated by the creation of a 'plaza' between the building and the public highway of Cobourg Road and by the wedged shaped footprint of the building itself which will funnel visitors towards its entrance. This will allow for an element of street activity with the relatively neutral cladding of the building behind. The light reflective colour of the cladding will vary according to light conditions. Shadows cast on the perforated, pleated panels by nearby trees will also add some interest.
61. The increase in the overall provision and coverage area of the associated 4.5m fencing and flood lighting and will impose itself on this part of the park and impact its existing relatively quiet character afforded by the low key entrance and set back position of the existing sports centre facility and single AGP behind this.
62. However, given the existing uses and arrangement of these uses on the site the impact is overall considered to be 'additional' rather than 'new.' As viewed from the across the park from the west and south the additional impact will not be significantly more noticeable. As viewed from the south along Cobourg Road the additional fencing will be partially screened by the proposed small scale sports centre.

Impact on heritage assets

63. The complex is adjacent to Cobourg Road Conservation Area (CA) which has a picturesque park side setting. The new complex would have some harm on this setting and, with the increase in provision of fencing and floodlighting, harm this picturesque quality. However, and as pointed out above, the additional harm, over and above that caused by the existing AGP would be relatively limited.
64. These nearby houses within the CA are of generous proportions. They feature floor to ceiling heights of 3m comprising ground, first floors with eaves to 6m and pitched roofs with a roof ridge heights at close to 9.5m high at the party wall ridge level. As noted

above the smaller area of the northern elevation of the proposed sports centre building would face such a blank flank façade with what would otherwise be a dividing party wall. In this context the maximum 4.5m height of the proposed sports centre building opposite is not considered to be inappropriate.

65. It is worth noting that the park side setting is not an original part of the Conservation Area's character - other buildings would have enclosed the street of Cobourg and Loncroft Roads prior to the post-war creation of Burgess Park. Nevertheless the harm to the setting by imposition of a new, unapologetically contemporary building with a stronger street presence along with increased provision of boundary fencing will harm the relatively green and quiet setting for the conservation area. This will have to be balanced against the public benefit accruing from the proposals.
66. Taking the location and stature of the park as noted above into account, it is not unreasonable to expect the park to be used for active recreation and for it to take on whatever characteristic accrues from this. Providing it is done in a carefully considered way to comply with the requirements of development plan policy for development on MOL (as it does here, noted above) it is on balance acceptable.

Consultation response - objections received on design grounds

67. It should be noted that a number of objections to the proposal were submitted the council objecting to the proposed design of the scheme including overall layout and detailed design specification of the proposed sports centre building.
68. These included comments that the overall layout is poor and would create barriers across the park. There would be an increase in the extent of fencing around the perimeter of the site, necessitated by the two new AGPs which replace the existing single AGP located in the same part of the site. It is acknowledged that the additional land take of the new AGP and associate fencing would impede on what is currently open outlying ancillary grassland areas. However the provision of a net uplift of one AGP in this location is in accordance with the 2015 Burgess Park Masterplan and is required to meet the demand for facilities identified in the council's Playing Pitch Strategy (2017).
69. Additionally, it should be noted that the proposals as a whole would not (with the exception of the footpath into, and terminating at, the entrance of the existing sports centre building) cut off or impede any formally established routes of either footway or highway within or around the site. The proposals would, as noted above, aid way finding and legibility of this part of the park. This objection has therefore been given limited weight in the consideration of the application.
70. Objections were also received on the basis of the encroaching of the sports facilities, including the AGPs, into what is as existing the ancillary outlying grasslands of the park, including the impact of the reduction of this space on their use and potential to accommodate for non-sporting and self-organised activities by users of the park. However, as noted in para 104 below, the proposed layout is a logical one minimising the impact of the parkland land-take and is in accordance with the principles of the expansion of the sports facilities, including an additional AGP, established in the council's Burgess Park Masterplan and Playing Pitch Strategy.
71. In addition to this there is no shortage of spaces for non-sporting or self-organised activities to take place elsewhere in the park including in the immediate vicinity of the site. These objections similarly have therefore been afforded little weight in the consideration of the application.
72. Finally, a number of objections were received that related to the detailed design of the

proposed sports centre building itself, specifically relating to the functionality of the building and whether the proposed design would adequately meet user requirements. These are noted in Appendix 2. Following review and discussion of these points with the applicant, officers are satisfied that the proposed arrangement in terms of detailed design of the facilities would meet anticipated user needs and is therefore acceptable.

Transport and servicing

General

73. The site is within a CPZ and a 20 MPH Zone with a school and mosque located in the immediate area to the north, generating footfall and motorised traffic during peak times. Traffic can approach from Old Kent Road and Trafalgar Avenue. The site is PTAL primarily 3 in this area and is a short walk to bus services on Trafalgar Road and the Old Kent Road.

Car parking, access and road safety

74. The application proposes changes to the public highway, including a reduction in car parking spaces along Cobourg Road by approximately 30 spaces. This reduction is amended from the initially proposed reduction of approximately 45 spaces in this part of the site. The proposed highway works include
- Introduction of a raised table across the junction of Loncroft Road with Coburg Road
 - Introduction of a raised crossing on Coburg Road to the southern end of the sports centre building and plaza.
 - Introduction of Single Yellow lines to restrict parking between the two raised tables and
 - The removal of parking bays at this section of Cobourg Road (approximately 75m on either side of the road, equivalent to approximately 30 spaces)
75. The exact location and materials will be subject to a S278 arrangement. The retained parking bays on Coburg Road will be reviewed for uses to include Blue Badge parking, secure cycle parking and some pay and display bays that could be used by visitors to the facilities.
76. A parking survey confirmed that the removal of the existing parking spaces would mean demand would still be able to be accommodated with the reduced number at the initially proposed 45 space reduction. The proposed changes to the existing parking arrangements are to be reduced than what was initially proposed and will be confirmed as part of the Section 278 agreement.
77. Transport planning and highways officers acknowledged that outside of the proposals put forward in this planning application, provision of and changes to parking would continue to be reviewed and rationalised, including under the CPZ process, with a view to making the borough a greener and safer place for residents workers and visitors.
78. The approach has been proposed in the forward-looking context of strategic policies set out in the draft New Southwark Plan: Proposed Submission Version and Old Kent Road Area Action Plan (in addition to adopted development plan policies). The reduction of the parking spaces to the level approximately now proposed will both adequately fulfil demand generated by the facility in the interim, while ensuring where possible users of the facilities are encouraged to travel by more sustainable modes of transport including walking, cycling and public transport accessible from nearby Old

Kent Road and Trafalgar Avenue.

Cycle Parking

79. The applicant has identified locations for sufficient cycle parking to exceed both draft and adopted London Plan standards and draft New Southwark Plan standards for visitor spaces. The number proposed comprises 28 spaces indicated as being located on the plaza area in front of the sports centre building. The exact location will be subject to confirmation by the S278 arrangement if located on the public highway or through submission of further details by condition. The applicant has confirmed that further cycle parking spaces in the site to increase the provision can be identified and will be confirmed through submission of details to be secured by condition and/or the S278 agreement.

Servicing and delivery

80. The servicing requirements would be minimal and will take place from Coburg Road. Submission of a delivery and service management plan to ensure timings of deliveries avoid conflict during times of high activity in the area is recommended to be secured by condition.

Landscaping and trees

Trees

81. 22 trees within the site were identified as requiring removal to facilitate the development. These comprised 4 category B trees and 18 category C trees. The trees proposed to be removed are all located on the western portion of the site where the new x2 AGPs, spectator mounds and sports centre building would be located.
82. New tree planting would take place across the site to ensure that canopy lost is replaced with at least equivalent than that being removed. The total loss of canopy cover from the removal of the identified 22 trees is approximately 700sqm which will be adequately offset by replanting of x40 trees on site on recommendation of the council's urban forester.
83. A run of mature lime trees located along the eastern side of Cobourg Road adjacent to the community cricket pitch would be retained and remain unaffected by the proposal.

Landscaping

84. The 'spectator mounds' would be located along the west (being 38m and 47m wide respectively) and north (63m wide) of the western-most AGP. They would be approximately 2m high with gently sloping front and rear aspects as well sloping 'sides' to provide access. The rear aspect faces away from the AGPs and would be planted with native shrub planting to provide habitat for biodiversity. The slope facing the AGPs providing the opportunity for additional tiered make-shift 'seating.'
85. There is no objection to the provision of these mounds in landscaping/urban design terms. They would increase the utility of this aspect of the park by providing dedicated places from which to spectate on games activities within the new AGPs. The demarcation of areas of Burgess Park by raised mounds has precedent elsewhere and is established in the Masterplan for Burgess Park.' As well as offering a space for spectators, the provision of the mounds would have several other benefits identified elsewhere in this report (see para 96 re: ecology, para 55 re: noise and para 122 re: soil and HGV movements).

86. An additional area of raised land would be located to the north of the existing cricket pitch at the junction of Cobourg Road in the centre of the site and which would also accommodate a Sustainable Urban Drainage scheme (SUDs) including planting. This corner space forms an intermediary link with the footpath between Waite Street to the north east and Cobourg Road to the west.
87. New lighting would be introduced along this route that, combined with the new, more open corner area and re-located entrance of the community/cricket pitches at this meeting point of routes, would improve safety and reduce the perception of and opportunity for crime. The lighting would continue along the hard landscaped plaza in front of the new sports centre along Cobourg Road.
88. As noted above, both the area of the combined two AGPs and the existing community cricket/rugby sports pitches will be bounded by 4.5m high 'ballstop' perimeter fencing. The pitches of the AGPs themselves will be bounded internally by additional 3.5m pitch perimeter fencing separating the two from each other and the outlying hard landscaped area adjacent to the sports centre building.
89. Given the presence of the fencing accommodating the existing single AGP and same community cricket/rugby pitches, there is no objection to the principle or the impact of the proportionate increase in fencing bounding the facilities within the setting of the park in landscaping terms.
90. The plaza area between the new sports centre building and public highway of Cobourg Road would accommodate basic provisions for the street including benches, cycle parking, bollards, bins and a 'Legible London' style way finding monolith sign. Materials have been indicatively confirmed as meeting the requirements of the Southwark Streetscape Design Manual, and include improved paving/raised junctions to provide better east/west links across the two halves of the site.
91. Details of the public realm works on the adopted highway would be secured under Section 278 of the Highways Act in association with the development. Details of any landscaping works to areas not part of the adopted highway are recommended to be secured by condition.
92. As part of wider project works to Burgess Park, formal paving along a footpath that runs from the south of the park, partially through the south west corner of the site, to the barbeque area to the west of the site, would be implemented, including in the portion which lies within the site boundary.

Ecology and biodiversity

93. Burgess Park is designated a Scientific Importance for Nature Conservation (SINC). The site is currently host habitat comprising primarily of 'ancillary' amenity grassland surrounding the existing AGP in addition to the numerous trees interspersed across the site. A small section of planted shrubbery is located in front of the existing sports centre facility.
94. A survey confirmed the site is used by bats as habitat. The updated Bat survey (Sept 2019) confirmed that light-sensitive species were not observed as habiting the area and therefore the impact of the proposed artificial lighting on bats would be negligible.
95. Further recommendations were set out in the survey to minimise the anticipated impact on bats (assessed as being either negligible or low, with the exception of the potential impact of the construction impacts which could be moderate). These are recommended to be secured by conditions.

96. A range of new planting, including native shrubbery would be implemented across the site in relevant locations such as the rear facing slopes of the spectator mounts and in the new opened corner in the north of the site located to the east of Cobourg Road, hosting the SUDs scheme planting. Details of this will be secured through the landscaping conditions.
97. The opportunity for provision of a green roof was considered however given the implications for the additional height incurred, in the context of the parkland MOL and adjacent conservation area setting and requirement to minimise impact on the openness afforded by MOL, in addition to the adjacent conservation area, the exclusion of habitat at this roof level is acceptable.

Energy and sustainability

98. As a 'community facility' (Use Class D2) the new sports centre building would be required to achieve BREEAM level 'Very Good' according to Core Strategy Strategic Policy 13 'High environmental standards.' An indicative 'BREEAM approach' analysis was undertaken which confirmed the proposed sports centre facility would be able to achieve 'Good' rather than a policy-compliant 'Very Good' level.
99. This is due to the limitations of the proposal in 'modifying a significant area of 'undeveloped' [sic] land' with there being no evidence that the change in the ecological value of the site will be equal to or greater than the mandatory credit score required to achieve 'Very Good' rating. The low score would essentially be due to the existing extensive area of ancillary amenity grassland being replaced with AGPs. Given the public benefits of the proposed scheme, including a new and improved sports facility provision within Burgess Park, the lack of achievement of 'Very Good' is considered acceptable given the reasonable justification.
100. The indicative 'BREEAM approach' analysis notes that the scheme has the potential to achieve 'Very Good' equivalent scores in many other categories outside of 'ecology.' A standard condition requiring submission of a full pre-assessment and subsequent post-completion assessment is recommended to be secured by planning condition to ensure that the percentage saving, currently identified at maximum 52.7% under the current design stage, is increased during detailed design to see delivery of the scheme at 58% score where feasible and following fit out.
101. The new building would be constructed of materials which would see U-values (insulation) and G-values (solar transmittance in glazing) supersede those required under Part L of the 2013 Building Regulations. The proposed façade treatment with the perforated cladding will provide solar shading to what would otherwise be large openings in the elevations, minimising the impact of solar gain in summer months.
102. The development is of too small a scale to be required to achieve minimum 35% on site savings on Part L of the 2013 Building Regulations. Nonetheless by virtue of the above noted design specification the proposed building is considered to otherwise fulfil the requirement to maximising carbon emissions savings through the application of the Mayor's Energy hierarchy, including prioritisation of passive design measures to improve energy efficiency of the building.

Consultation responses – objection to principle of redevelopment of site on sustainability grounds

103. Consultation responses objected to the scheme on the grounds of the sustainability of the approach to both replacement of the existing building which was constructed in 2005-06 and the lack of any proposed new renewable or clean energy supply as was incorporated into the existing facility on the site.

104. Part of the justification for the redevelopment of the existing building for a new one is on design grounds. This includes improving way finding and ensuring the presence of the overall facility is appropriate for and makes the most of the opportunities afforded by the location and context of the site. A further reason is that the re-location enables the provision of an net addition of one APG (an established aim set out in both the council's Burgess Park Masterplan (2015) and the Playing Pitch Strategy (2017)) in a logical arrangement with the two AGPs proposed located side by side one another.
105. A structural report concluded that while the building was in overall sound structural condition, due to the age of parts of it continual and costly maintenance would be required to address and upkeep the parts noted as requiring immediate attention. In addition to the above, one of the reasons the existing facility is not considered to be fit for purpose is partly on the basis of the ambitious but now failed low carbon emissions strategy with PV panels and the installed Ground Source Heat Pumps (GSHP) that the current building was designed and built out with.
106. A building inspection report submitted to support the application confirmed that the original automated 'Building Management System' (BMS) responsible for controlling and distributing heat supplied by the GSHP within the existing facility was over-engineered, being too complicated and fighting with the supplementary, 'top-up' electric immersion heaters. This was the result of a number of design flaws and poor construction resulting in an inefficient, difficult-to-manage and costly building to run.
107. On balance, while the proposed building is overall of a scale below the policy requirement threshold of minimum 35% on site carbon emissions savings beyond Part L of the 2013 Building Regulations, justification for the wholesale redevelopment of the existing facility, which would bring a number of wider benefits noted above and elsewhere in this report is considered to be reasonable and therefore acceptable.

Ground conditions and contamination

108. An unexploded bomb survey and ground contamination report was submitted with the application which officers from environmental protection team reviewed. Due to the area's recent history as a heavily bombed industrial area during WWII, risk of unexploded bombs and ground contamination was concluded to be high. Conditions securing further details on these aspects of the site and impacts on the development will be able to satisfactorily manage and mitigate any risk imposed by the redevelopment of the site.

Flood risk

109. The site is located in Flood Zone 3 but in an area that benefits from the defences of the Thames Barrier and therefore is subject to a low risk of tidal and fluvial flooding. Similarly due to the basin-like nature of much of the parkland, while pockets of the site (such as the highway of Cobourg Road) are at low lying levels, the overall probability of surface water flooding is low.
110. Technical calculations were submitted as part of a flood risk assessment confirming that the site overall would achieve greenfield run off rates to the council's Flood and Drainage team's satisfaction. A small area of 'SUDs planting' has been indicated in the corner of the site to the immediate north east of Cobourg Road. Details of this will be secured as part of the landscaping condition.

Planning obligations (S.106 undertaking or agreement)

111. There are no obligations to secure by legal agreement. The highways works subject to a separate Section 278 agreement under the Highways Act 1980 will be secured by condition

Mayoral and borough community infrastructure levy (CIL)

112. The Southwark CIL charge for this type of development in across the whole borough is £0 per sqm. There is therefore no Southwark CIL payment to make to the council as the charging authority should planning permission be granted and the development implemented.
113. Under MCIL2 the Mayor of London charges £60 per sqm for all development in Southwark. The Mayoral CIL charge can be indicatively reported to be in the region of £34,000. A final figure will be able to be confirmed following any grant of planning permission and would be subject to the relevant technical calculation and indexation.

Community involvement and engagement

114. An engagement summary was provided by the applicant confirming the community engagement and formal consultation undertaken prior to the submission of the planning application according to the council's 'engagement summary' template as required by the council's development consultation charter.

Other matters

Secured by Design

115. The Metropolitan Police's Secure by Design officer reviewed the application and confirmed that the development would be able to achieve Secure by Design certification providing details of the building specification is confirmed to the appropriate standards. Details of these are therefore recommended to be secured by condition.

Cost for users facilities and facility management and governance

116. Responses to the public consultation raised concerns and objected to the proposals on the basis of the potential increase in costs to the users of the facilities, including the established local clubs. The number and strength of the objections indicated strong opposition to the scheme on the basis of fear of the development of the facilities would be to the exclusion of established local community groups.
117. One consultation response comprising a petition of 101 signatories from Southwark Tigers and Lancers Rugby Club members and supporters cited several development plan policies (noted above, including London Plan 3.1, 3.2 and 3.16) to indicate that the redevelopment and re-provision of the existing facilities potentially amounted to 'loss' of facilities by virtue of a change in management/operation regime of the proposed sports centre. Several other development plan policies were cited regarding access to community facilities, citing concerns that no information regarding management arrangements of the proposed facility were included in the application.
118. Subsequent to this analysis the petition requested a condition be appended to any grant of planning permission for submission and approval of a management plan to be prepared in consultation with the local community and which should be bought back for discharge by planning committee, in addition to a legal agreement to set affordable rent levels for the existing community groups.

119. The development as proposed conforms to the specific requirements of the cited development plan policies regarding access to community and healthy facilities. However the detailed operational and management arrangements of the facilities are not considered to be material consideration for this planning application. Such arrangements would be an agreement between the relevant parties outside of a planning application.
120. Nonetheless it can be brought to the planning committee's attention that the operation and management arrangements of the proposed facility have been considered in detail and in principle approved by the deputy leader of the council and cabinet member for culture, leisure, equalities and communities on 8 May 2019, including the community involvement and access arrangements. This report and record of the decision can be found on the 'council and democracy' section of the council's website.

Construction impacts

121. Some consultation responses raised concerns about construction impacts including the requirement for the closure of the community cricket pitch for up to two years as a result of the build out of the project. The applicant has confirmed that the building programme would not disrupt the use of the community cricket pitch.
122. It should be noted that the proposed spectator mounds will be constructed from the removed soil excavated to facilitate construction of the project. This will minimise the impact of the construction of the project on the local area by reducing the necessary HGV trips to and from the site that would otherwise be required to shift the material offsite.

Conclusion on planning issues

123. A grant of planning permission is recommended on the basis of the proposed development conforming to the strategic and detailed development management policies cited in paras 22 – 30 above, including: Acceptable principle of development by virtue of the proposed land use, acceptable impact on the amenity of the adjoining and nearby occupiers, acceptable design including landscape impact of park setting and on nearby heritage assets, acceptable transport and highways impacts, acceptable impact on ecology, biodiversity and trees, acceptable with regards to sustainability and other matters detailed further in this report above.

Community impact statement / Equalities Assessment

124. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
125. f) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- g) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
- Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low

- h) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
126. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
127. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
128. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. No matters pertaining to the impact of this development on people with protected characteristics have been raised through the consultation and no impact above in that detailed above in the 'planning assessment' is expected.
129. Throughout the consultation process no information was received to indicate that any members of the public falling under the protected characteristics would be affected by the development, and thus no specific mitigation measures are required in this regard.

Human rights implications

130. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
131. This application has the legitimate aim of providing new affordable housing. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/M2022 Application file: 19/AP/1275 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5840 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendations

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Tom Weaver, Planning Officer	
Version	Final	
Dated	19 September 2019	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		20 September 2019

APPENDIX 1

Consultation undertaken

Site notice date: 20/06/2019

Press notice date: 27/06/2019

Case officer site visit date: 20/06/2019

Neighbour consultation letters sent: 24/06/2019

Internal services consulted:

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Highway Development Management
Design and Conservation Team
Flood and drainage team
Urban Forester
Ecology Officer

Statutory and non-statutory organisations consulted:

Sport England
Historic England
Thames Water
Environment Agency
Metropolitan Police
Friends of Burgess Park
UKPN

Neighbour and local groups consulted:

- Flat 15, 85 Cobourg Road, London
- Flat 14, 85 Cobourg Road, London
- Flat 17, 85 Cobourg Road, London
- Flat 16, 85 Cobourg Road, London
- Flat 11, 85 Cobourg Road, London
- Flat 10, 85 Cobourg Road, London
- Flat 13, 85 Cobourg Road, London
- Flat 12, 85 Cobourg Road, London
- 91 Cobourg Road, London, SE5 0HU
- 89 Cobourg Road, London, SE5 0HU
- 65 Cobourg Road, London, SE5 0HU
- 93 Cobourg Road, London, SE5 0HU
- Flat 19, 85 Cobourg Road, London
- Flat 18, 85 Cobourg Road, London
- 87 Cobourg Road, London, SE5 0HU
- Flat 20, 85 Cobourg Road, London

- Flat 9, 85 Cobourg Road, London
- 79 Cobourg Road, London, SE5 0HU
- 77 Cobourg Road, London, SE5 0HU
- 83 Cobourg Road, London, SE5 0HU
- 81 Cobourg Road, London, SE5 0HU
- Flat 14, 103 Cobourg Road, London
- Flat 13, 103 Cobourg Road, London
- New Peckham Mosque, 99 Cobourg Road, London
- Flat 15, 103 Cobourg Road, London
- Flat 6, 85 Cobourg Road, London
- Flat 5, 85 Cobourg Road, London
- Flat 8, 85 Cobourg Road, London
- Flat 7, 85 Cobourg Road, London
- Flat 2, 85 Cobourg Road, London
- Flat 1, 85 Cobourg Road, London
- Flat 4, 85 Cobourg Road, London
- Flat 3, 85 Cobourg Road, London
- 67 Cobourg Road, London, SE5 0HU
- Flat B, 47 Trafalgar Avenue, London
- First Floor Flat, 34 Glengall Road, London
- Garden Flat, 47 Trafalgar Avenue, London
- Flat 10, 77 Trafalgar Avenue, London
- Flat 1, 77 Trafalgar Avenue, London
- Cobourg School House, Cobourg Road, London
- Main Block, Cobourg Primary School, Cobourg Road
- Flat C, 52 Trafalgar Avenue, London
- Flat A, 52 Trafalgar Avenue, London
- 36A Bird In Bush Road, Peckham, SE15 6RW
- Top Floor Flat,, 261 Liverpool Road, London
- 256 Gainsborough Court, 14 Stubbs Drive, London
- Flat 59 Oslo Tower, Naomi Street, London
- 146 Seely Road, London, SW17 9QY
- Flat 5, 220 Blackfriars Road, London
- 128 Church Lane, Top Floor Flat, London
- 324 South City Court, London, SE15 6AU
- 43 Peregrine House, Hall Street, London
- 77A, Dunton Road, London
- Flat 22, Ian Court, Dacres Road, London
- 83 Hatcham Park Road, London, SE14 5QF
- 25 Aylesbury Road, London, SE17 2EQ
- Flat 5, 77 Trafalgar Avenue, London
- Flat 4, 77 Trafalgar Avenue, London
- Flat 7, 77 Trafalgar Avenue, London
- Flat 6, 77 Trafalgar Avenue, London
- Flat 12, 77 Trafalgar Avenue, London
- Flat 11, 77 Trafalgar Avenue, London
- Flat 3, 77 Trafalgar Avenue, London
- Flat 2, 77 Trafalgar Avenue, London

- 26 Glengall Road, London, SE15 6NN
- Flat 1, 103 Cobourg Road, London
- 9 Glengall Terrace, London, SE15 6NW
- Flat 3, 103 Cobourg Road, London
- Flat 2, 103 Cobourg Road, London
- 6 Glengall Terrace, London, SE15 6NW
- 5 Glengall Terrace, London, SE15 6NW
- 8 Glengall Terrace, London, SE15 6NW
- 7 Glengall Terrace, London, SE15 6NW
- Flat 9, 103 Cobourg Road, London
- Flat 8, 103 Cobourg Road, London
- Flat 11, 103 Cobourg Road, London
- Flat 10, 103 Cobourg Road, London
- Flat 5, 103 Cobourg Road, London
- Flat 4, 103 Cobourg Road, London
- Flat 7, 103 Cobourg Road, London
- Flat 6, 103 Cobourg Road, London
- 4 Glengall Terrace, London, SE15 6NW
- 49 Trafalgar Avenue, London, SE15 6NP
- 38 Glengall Road, London, SE15 6NN
- 52 Trafalgar Avenue, London, SE15 6NR
- 51B Trafalgar Avenue, London, SE15 6NP
- 30 Glengall Road, London, SE15 6NN
- 28 Glengall Road, London, SE15 6NN
- 36 Glengall Road, London, SE15 6NN
- 32 Glengall Road, London, SE15 6NN
- 64 Trafalgar Avenue, London, SE15 6NR
- 62 Trafalgar Avenue, London, SE15 6NR
- 3 Glengall Terrace, London, SE15 6NW
- 1 Glengall Terrace, London, SE15 6NW
- 56 Trafalgar Avenue, London, SE15 6NR
- 54 Trafalgar Avenue, London, SE15 6NR
- 60 Trafalgar Avenue, London, SE15 6NR
- 58 Trafalgar Avenue, London, SE15 6NR
- 14 Addington Square, London, SE5 7JZ
- 11 Leydon Close, London, SE16 5PF
- 31 Councillor Street, London, SE5 0LY
- 9B Vicarage Grove, London, SE5 7LW
- Flat 44, Leysdown House, London
- Casa Sul Monte, Tysea Hill, Stapleford Abbots
- 128 New Cross Road, London, SE14 5BA
- Flat 26, Macclesfield House, Central Street, London
- 9 Black Horse Mews, Borough Green, Sevenoaks
- 67 South Way, Croydon, CR0 8RH
- 54 Underhill Rd, London, SE22 0QT
- Flat 15, 43 Searles Road, London
- 1 Merrick Square, London, SE1 4JB
- 163 Athenlay Road, London, XXXX

- 30 Pepys Road, Newcross, London
- 806 Baldwin Point, London, SE17 1FH
- Flat 351 Imperial Court, 225 Kennington Lane, London
- Flat 23 151-153 Bermondsey St, London, SE1 3HA
- 70 Ivydale Road, London, SE15 3BS
- 59D Richborne Terrace, London, SW8 1AT
- Garden Flat, 37 Fenwick Road, London
- 28 Evelyn Street, London, SE8 5DG
- 23 Ravenstone Street, London, SW12 9ST
- Flat 9 Daisy Dormer Court, Brixton, SW9 8DW
- Flat 2, 22 Leam Terrace, Leamington Spa
- 37 Chapter Road, London, SE17 3ES
- Flat 28, Beaconsfield Close, London
- 201 Cold Harbour Lane, Flat 4, London
- 2B Ethel Street, Elephant And Castle, SE17 1NH
- 68 Riverpark Gardens, Bromley, BR2 0BH
- 3 Somerton Rd, London, SE15 3UG
- 49 Wakefield House, Goldsmith Road, London
- 99A Glenarm Road, London, E5 0LY
- 99A Glenarm Road, London, E5 0LY
- 122 Casino Avenue, London, SE24 9PP
- 13 Camberwell Green, London, SE5 7AF
- 10 Kelmores Grove, London, SE22 9BH
- 210 Merrow Street, London, SE17 2NX
- Flat 5 , Capitol Apts., 5 Bolingbroke Walk, London
- Flat 69, 64 St George's Way, London
- 184 New Cross Road, London, SE14 5AA
- 113B Grove Vale, East Dulwich, London
- 30 Myrdle St, London, E1 1EU
- 1, Sterry Street, Borough, SE1 4NE
- Flat 8 - Chamberlain Court, Silwood Street, London
- 118 Stockwell Road, Brixton, SW9 9HR
- Flat 21, Bath House, Bath Terrace, London, SE1 6PU
- 22 Lloyd Villas, London, SE4 1US
- Shumleigh Gardens, Burgess Park, London
- Flat 2 114 Camberwell Road, London, SE5 0EE
- 100 Claverdale Road, London, SW2 2DL
- 6 Maple Leaf Square, London, SE16 6SB
- 76 Brookdale Road, London, SE6 4JP
- 33 Trafalgar Avenue, London, SE15 6NP
- Flat 1, Littlebourne House, Upnor Way, London
- 78 Tower Mill Road, London, SE15 6BP
- Basement Flat, 34 Glengall Road, London
- Flat A, 50 Trafalgar Avenue, London
- 2 Glengall Terrace, London, SE15 6NW
- Flat C, 50 Trafalgar Avenue, London
- Flat B, 50 Trafalgar Avenue, London
- 66 Trafalgar Avenue, London, SE15 6NR

- The Annexe, Cobourg Primary School, Cobourg Road
- 48B Glengall Road, London, SE15 6NH
- 48A Glengall Road, London, SE15 6NH
- Upper Ground Floor Flat, 34 Glengall Road, London
- Ground Floor Flat, 40A Glengall Road, London
- Flat C, 47 Trafalgar Avenue, London
- Flat A, 47 Trafalgar Avenue, London
- 5 Pepler Mews, London, SE5 0HX
- 104 Cobourg Road, London, SE5 0JB
- 102 Cobourg Road, London, SE5 0JB
- 41 Loncroft Road, London, SE5 0JE
- 39 Loncroft Road, London, SE5 0JE
- 71 Cobourg Road, London, SE5 0HU
- 69 Cobourg Road, London, SE5 0HU
- 100 Cobourg Road, London, SE5 0JB
- 73 Cobourg Road, London, SE5 0HU
- 2 Pepler Mews, London, SE5 0HX
- 1 Pepler Mews, London, SE5 0HX
- 4 Pepler Mews, London, SE5 0HX
- 3 Pepler Mews, London, SE5 0HX
- 45 Loncroft Road, London, SE5 0JE
- 43 Loncroft Road, London, SE5 0JE
- 49 Loncroft Road, London, SE5 0JE
- 47 Loncroft Road, London, SE5 0JE
- Flat 12, 103 Cobourg Road, London
- First Floor Flat, 50 Glengall Road, London
- Flat C, 44 Glengall Road, London
- Ground Floor Flat, 50 Glengall Road, London
- Second Floor Flat, 50 Glengall Road, London
- Flat 9, 77 Trafalgar Avenue, London
- Flat B, 44 Glengall Road, London
- Flat A, 44 Glengall Road, London
- 42 Glengall Road, London, SE15 6NH
- 40 Glengall Road, London, SE15 6NH
- 24 Glengall Road, London, SE15 6NN
- 46 Glengall Road, London, SE15 6NH
- First Floor Flat, 40A Glengall Road, London
- 75A Cobourg Road, London, SE5 0HU
- Christ Apostolic Church Mount Zion International, 1A Sumner Road, London
- Burgess Park Community Sports Pavilion, Burgess Park Community Sport Ground, 106 Cobourg Road
- Flat 8, 77 Trafalgar Avenue, London
- 75 Cobourg Road, London, SE5 0HU
- 51A Trafalgar Avenue, London, SE15 6NP

Re-consultation:

- Flat 15, 85 Cobourg Road, London

- Flat 14, 85 Cobourg Road, London
- Flat 17, 85 Cobourg Road, London
- Flat 16, 85 Cobourg Road, London
- Flat 11, 85 Cobourg Road, London
- Flat 10, 85 Cobourg Road, London
- Flat 13, 85 Cobourg Road, London
- Flat 12, 85 Cobourg Road, London
- 91 Cobourg Road, London, SE5 0HU
- 89 Cobourg Road, London, SE5 0HU
- 65 Cobourg Road, London, SE5 0HU
- 93 Cobourg Road, London, SE5 0HU
- Flat 19, 85 Cobourg Road, London
- Flat 18, 85 Cobourg Road, London
- 87 Cobourg Road, London, SE5 0HU
- Flat 20, 85 Cobourg Road, London
- Flat 9, 85 Cobourg Road, London
- 79 Cobourg Road, London, SE5 0HU
- 77 Cobourg Road, London, SE5 0HU
- 83 Cobourg Road, London, SE5 0HU
- 81 Cobourg Road, London, SE5 0HU
- Flat 14, 103 Cobourg Road, London
- Flat 13, 103 Cobourg Road, London
- New Peckham Mosque, 99 Cobourg Road, London
- Flat 15, 103 Cobourg Road, London
- Flat 6, 85 Cobourg Road, London
- Flat 5, 85 Cobourg Road, London
- Flat 8, 85 Cobourg Road, London
- Flat 7, 85 Cobourg Road, London
- Flat 2, 85 Cobourg Road, London
- Flat 1, 85 Cobourg Road, London
- Flat 4, 85 Cobourg Road, London
- Flat 3, 85 Cobourg Road, London
- 67 Cobourg Road, London, SE5 0HU
- Flat B, 47 Trafalgar Avenue, London
- First Floor Flat, 34 Glengall Road, London
- Garden Flat, 47 Trafalgar Avenue, London
- Flat 10, 77 Trafalgar Avenue, London
- Flat 1, 77 Trafalgar Avenue, London
- Cobourg School House, Cobourg Road, London
- Main Block, Cobourg Primary School, Cobourg Road
- Flat C, 52 Trafalgar Avenue, London
- Flat A, 52 Trafalgar Avenue, London
- 36A Bird In Bush Road, Peckham, SE15 6RW
- Top Floor Flat,, 261 Liverpool Road, London
- 256 Gainsborough Court, 14 Stubbs Drive, London
- Flat 59 Oslo Tower, Naomi Street, London
- 146 Seely Road, London, SW17 9QY
- Flat 5, 220 Blackfriars Road, London

- 128 Church Lane, Top Floor Flat, London
- 324 South City Court, London, SE15 6AU
- 43 Peregrine House, Hall Street, London
- 77A, Dunton Road, London
- Flat 22, Ian Court, Dacres Road, London
- 83 Hatcham Park Road, London, SE14 5QF
- 25 Aylesbury Road, London, SE17 2EQ
- Flat 5, 77 Trafalgar Avenue, London
- Flat 4, 77 Trafalgar Avenue, London
- Flat 7, 77 Trafalgar Avenue, London
- Flat 6, 77 Trafalgar Avenue, London
- Flat 12, 77 Trafalgar Avenue, London
- Flat 11, 77 Trafalgar Avenue, London
- Flat 3, 77 Trafalgar Avenue, London
- Flat 2, 77 Trafalgar Avenue, London
- 26 Glengall Road, London, SE15 6NN
- Flat 1, 103 Cobourg Road, London
- 9 Glengall Terrace, London, SE15 6NW
- Flat 3, 103 Cobourg Road, London
- Flat 2, 103 Cobourg Road, London
- 6 Glengall Terrace, London, SE15 6NW
- 5 Glengall Terrace, London, SE15 6NW
- 8 Glengall Terrace, London, SE15 6NW
- 7 Glengall Terrace, London, SE15 6NW
- Flat 9, 103 Cobourg Road, London
- Flat 8, 103 Cobourg Road, London
- Flat 11, 103 Cobourg Road, London
- Flat 10, 103 Cobourg Road, London
- Flat 5, 103 Cobourg Road, London
- Flat 4, 103 Cobourg Road, London
- Flat 7, 103 Cobourg Road, London
- Flat 6, 103 Cobourg Road, London
- 4 Glengall Terrace, London, SE15 6NW
- 49 Trafalgar Avenue, London, SE15 6NP
- 38 Glengall Road, London, SE15 6NN
- 52 Trafalgar Avenue, London, SE15 6NR
- 51B Trafalgar Avenue, London, SE15 6NP
- 30 Glengall Road, London, SE15 6NN
- 28 Glengall Road, London, SE15 6NN
- 36 Glengall Road, London, SE15 6NN
- 32 Glengall Road, London, SE15 6NN
- 64 Trafalgar Avenue, London, SE15 6NR
- 62 Trafalgar Avenue, London, SE15 6NR
- 3 Glengall Terrace, London, SE15 6NW
- 1 Glengall Terrace, London, SE15 6NW
- 56 Trafalgar Avenue, London, SE15 6NR
- 54 Trafalgar Avenue, London, SE15 6NR
- 60 Trafalgar Avenue, London, SE15 6NR

- 58 Trafalgar Avenue, London, SE15 6NR
- 14 Addington Square, London, SE5 7JZ
- 11 Leydon Close, London, SE16 5PF
- 31 Councillor Street, London, SE5 0LY
- 9B Vicarage Grove, London, SE5 7LW
- Flat 44, Leysdown House, London
- Casa Sul Monte, Tysea Hill, Stapleford Abbots
- 128 New Cross Road, London, SE14 5BA
- Flat 26, Macclesfield House, Central Street, London
- 9 Black Horse Mews, Borough Green, Sevenoaks
- 67 South Way, Croydon, CR0 8RH
- 54 Underhill Rd, London, SE22 0QT
- Flat 15, 43 Searles Road, London
- 1 Merrick Square, London, SE1 4JB
- 163 Athenlay Road, London, XXXX
- 30 Pepys Road, Newcross, London
- 806 Baldwin Point, London, SE17 1FH
- Flat 351 Imperial Court, 225 Kennington Lane, London
- Flat 23 151-153 Bermondsey St, London, SE1 3HA
- 70 Ivydale Road, London, SE15 3BS
- 59D Richborne Terrace, London, SW8 1AT
- Garden Flat, 37 Fenwick Road, London
- 28 Evelyn Street, London, SE8 5DG
- 23 Ravenstone Street, London, SW12 9ST
- Flat 9 Daisy Dormer Court, Brixton, SW9 8DW
- Flat 2, 22 Leam Terrace, Leamington Spa
- 37 Chapter Road, London, SE17 3ES
- Flat 28, Beaconsfield Close, London
- 201 Cold Harbour Lane, Flat 4, London
- 2B Ethel Street, Elephant And Castle, SE17 1NH
- 68 Riverpark Gardens, Bromley, BR2 0BH
- 3 Somerton Rd, London, SE15 3UG
- 49 Wakefield House, Goldsmith Road, London
- 99A Glenarm Road, London, E5 0LY
- 122 Casino Avenue, London, SE24 9PP
- 13 Camberwell Green, London, SE5 7AF
- 10 Kelmere Grove, London, SE22 9BH
- 210 Mellow Street, London, SE17 2NX
- Flat 5 , Capitol Aprtments., 5 Bolingbrooke Walk, London
- Flat 69, 64 St George's Way, London
- 184 New Cross Road, London, SE14 5AA
- 113B Grove Vale, East Dulwich, London
- 30 Myrdle St, London, E1 1EU
- 1, Sterry Street, Borough, SE1 4NE
- Flat 8 - Chamberlain Court, Silwood Street, London
- 118 Stockwell Road, Brixton, SW9 9HR
- Flat 21, Bath House, Bath Terrace, London, SE1 6PU
- 22 Lloyd Villas, London, SE4 1US

- Shumleigh Gardens, Burgess Park, London
- Flat 2 114 Camberwell Road, London, SE5 0EE
- 100 Claverdale Road, London, SW2 2DL
- 6 Maple Leaf Square, London, SE16 6SB
- 76 Brookdale Road, London, SE6 4JP
- 33 Trafalgar Avenue, London, SE15 6NP
- Flat 1, Littlebourne House, Upnor Way, London
- 78 Tower Mill Road, London, SE15 6BP
- Basement Flat, 34 Glengall Road, London
- Flat A, 50 Trafalgar Avenue, London
- 2 Glengall Terrace, London, SE15 6NW
- Flat C, 50 Trafalgar Avenue, London
- Flat B, 50 Trafalgar Avenue, London
- 66 Trafalgar Avenue, London, SE15 6NR
- The Annexe, Cobourg Primary School, Cobourg Road
- 48B Glengall Road, London, SE15 6NH
- 48A Glengall Road, London, SE15 6NH
- Upper Ground Floor Flat, 34 Glengall Road, London
- Ground Floor Flat, 40A Glengall Road, London
- Flat C, 47 Trafalgar Avenue, London
- Flat A, 47 Trafalgar Avenue, London
- 5 Pepler Mews, London, SE5 0HX
- 104 Cobourg Road, London, SE5 0JB
- 102 Cobourg Road, London, SE5 0JB
- 41 Loncroft Road, London, SE5 0JE
- 39 Loncroft Road, London, SE5 0JE
- 71 Cobourg Road, London, SE5 0HU
- 69 Cobourg Road, London, SE5 0HU
- 100 Cobourg Road, London, SE5 0JB
- 73 Cobourg Road, London, SE5 0HU
- 2 Pepler Mews, London, SE5 0HX
- 1 Pepler Mews, London, SE5 0HX
- 4 Pepler Mews, London, SE5 0HX
- 3 Pepler Mews, London, SE5 0HX
- 45 Loncroft Road, London, SE5 0JE
- 43 Loncroft Road, London, SE5 0JE
- 49 Loncroft Road, London, SE5 0JE
- 47 Loncroft Road, London, SE5 0JE
- Flat 12, 103 Cobourg Road, London
- First Floor Flat, 50 Glengall Road, London
- Flat C, 44 Glengall Road, London
- Ground Floor Flat, 50 Glengall Road, London
- Second Floor Flat, 50 Glengall Road, London
- Flat 9, 77 Trafalgar Avenue, London
- Flat B, 44 Glengall Road, London
- Flat A, 44 Glengall Road, London
- 42 Glengall Road, London, SE15 6NH
- 40 Glengall Road, London, SE15 6NH

- 24 Glengall Road, London, SE15 6NN
- 46 Glengall Road, London, SE15 6NH
- First Floor Flat, 40A Glengall Road, London
- 75A Cobourg Road, London, SE5 0HU
- Christ Apostolic Church Mount Zion International, 1A Sumner Road, London
- Burgess Park Community Sports Pavilion, Burgess Park Community Sport Ground, 106 Cobourg Road
- Flat 8, 77 Trafalgar Avenue, London
- 75 Cobourg Road, London, SE5 0HU
- 51A Trafalgar Avenue, London, SE15 6NP

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Consultation responses received
Internal services

Environmental Protection Team:

- Acceptable subject to conditions

Officer response to issue(s) raised: Relevant conditions noted in the report recommended to be appended to any grant of planning permission.

Design and Conservation Team:

- Acceptable subject to conditions

Officer response to issue(s) raised: Relevant conditions noted in the report recommended to be appended to any grant of planning permission

Flood Risk Management Team:

- Acceptable

Officer response to issue(s) raised: N/A

Ecologist:

- Acceptable subject to conditions

Officer response to issue(s) raised: Relevant conditions noted in the report recommended to be appended to any grant of planning permission

Highways: Development Management

- Acceptable subject to conditions

Officer response to issue(s) raised: Relevant conditions noted in the report recommended to be appended to any grant of planning permission

Statutory and non-statutory organisations

Environment Agency:

- Acceptable subject to conditions.

Officer response to issue(s) raised: Relevant conditions noted in the report recommended to be appended to any grant of planning permission.

Thames Water:

- No objection.

Officer response to issue(s) raised: N/A

Historic England:

- No comment

Officer response to issue(s) raised: N/A

Metropolitan Police:

- Acceptable subject to conditions

Officer response to issue(s) raised: Relevant conditions noted in the report recommended to be appended to any grant of planning permission

Neighbours and local groups

Members of the public provided comments provided on the specific following issues as part of the consultation.

Design quality and site layout:

- Poor layout including
 - Interruption of use of ancillary park grasslands for non-sport or self-organised activities
 - MUGA poorly sited, would take away from training space for junior rugby club, would take away from outfield area of community cricket pitch
- Demolition and redevelopment of existing facility is unsustainable
- Misleading visualisations
- Proposals are barely improved [relative to existing facilities]
- Spectator mounds too far away from pitches
- Proposals create barriers across the park
- Justification for the project is not clear
- Should propose flood lights for the community rugby pitch
- Noise barrier located along Loncroft Road will be ugly
- Poor design of the proposed sports centre building including:
 - No green roof
 - No renewable/low carbon energy proposed
 - Unattractive and is not in keeping with the surrounding area
 - Poorly located refuse store
 - Kitchen and club room is too small
 - Storage should not open out onto club room
 - Roof should be an accessible, hireable space
 - Lockers should be located in the least desirable area
 - West façade should have greater extent of glazing that is openable and accessible overlooking the pitches
 - Not enough storage
 - Reduction in changing rooms will deter female participation in club sport
 - Purpose of the ancillary offices is not clear
 - Design should be amended to allow for greater pitch-side spectator and spill out aspect from within the building

Neighbour amenity impacts:

- No evidence that the noise of football matches will be reduced by wall
- Harm to resident's views

Transport, parking, highways, deliveries and servicing matters:

- Reduction in parking will harm resident's access to parking
- Reduction in parking will impact the users of the facilities who arrive by car

Environmental impact during the construction phase (noise, dust and dirt etc.):

- Concerns regarding the closure of the community cricket pitch for 2 years necessitated by construction programme

Ecology and biodiversity:

- Concern regarding harm to bats and wetland habitat
- Destruction of mature trees

Security and prevention of anti-social behaviour:

- Concern regarding impact on antisocial behaviour, increase in crime, opportunity for crime and perception/fear of crime particularly in the adjoining residential area to the north when streets used as through routes to access and egress the site

Other matters:

- Concerns regarding the cost of facilities as a result of improvement