REPORT

Item No. 11.6

Classification: Open
Date: 25 March 2013
Meeting Name: Planning Committee

Report title: Executive Summary for Dulwich and Herne Hill Flood Relief Scheme (Development Management planning applications):
Council's own development

Application: 13/AP/4478
Address: DULWICH SPORTS GROUND, TURNERY ROAD, LONDON, SE21 7JH.
Proposal: Construction of a continuous flood defence barrier along the north of the site and an underground storage tank, which will temporarily contain surface water within the Southwark Community Sports Trust grounds, as part of a wider flood alleviation scheme (including works at Belair Park and Dulwich Park).

Application: 13-AP-4479
Address: BELAIRE CREATION GROUND, GALLERY ROAD, LONDON SE21 7AB
Proposal: Localised earth modelling, including construction of low earth bunds, spillways and a detention basin, to temporarily contain surface water to the north of the park and increase the floodable area around the lake, as part of a wider flood alleviation scheme (including works at Dulwich Park and the Southwark Community Sports Trust grounds).

Application: 13-AP-4517
Address: DULWICH PARK, COLLEGE ROAD, LONDON SE21
Proposal: Construction of two linear flood defence bunds complemented by two below ground geocellular water storage tanks to temporarily contain surface water in Dulwich Park, as part of a wider flood alleviation scheme (including works at Belair Park and the Southwark Community Sports Trust grounds).

Ward(s) or groups affected: Village

From: Head of Development Management

RECOMMENDATION

1 That the executive summary be noted and committee considers the individual reports, the recommendations are summarised below:

- 13-AP-4478, that members grant planning permission for application subject to
the conditions set out in the recommendation

- **13-AP-4479**, that members grant planning permission for application subject to the conditions set out in the recommendation

- **13-AP-4517**, that members grant planning permission for application subject to the conditions set out in the recommendation.

**BACKGROUND INFORMATION**

2 This is an executive summary which covers applications 13-AP-4478, 13-AP-4479 and 13-AP-4517, known collectively as the Dulwich and Herne Hill Flood relief scheme, are proposed across three parts of Metropolitan Open Land in the south of the borough. The detailed assessments of which are provided in the individual reports.

**KEY ISSUES FOR CONSIDERATION**

**Proposals**

3 The schemes, known collectively as the Dulwich and Herne Hill Flood relief scheme, are proposed across three parts of metropolitan open land in the south of the borough. Both Belair and Dulwich parks are Grade II listed, Dulwich Park is within the Dulwich Wood conservation area while the other two sites are within the Village conservation area. The scheme has been designed to protect against a 1:75 year storm event and to protect over 600 homes. Works proposed are described in more detail below:

**Dulwich Sports Ground (Southwark Community Sports Trust (SCST) grounds)**

4 A continuous flood defence barrier close to the northern boundary of the site taking the form of low earth bunds and a low wall, with buildings on the site also serving as a defence. A second low earth bund would be built along part of the western boundary of the site and a geocellular tank installed with a capacity of 2000 cubic metres.

**Belair Recreation ground (Belair Park)**

5 Works are in two areas, proximal to the lake and on the northwestern boundary of the site. Works close to the lake involve the lowering of ground levels to the east of it and the erection of a low earth bund to its west. Coupled, these works would increase the floodable area of the lake itself under extreme storm conditions. A low earth bund would be erected along the northwest corner of the site to form a detention basin to hold water.

**Dulwich Park**

6 Two linear defences are proposed running north to south, one to the east of the boating lake and the other to the west. The eastern defence would be mostly comprised of an earth bund that would start north of the bowling green, skirt along its eastern and southern edge and then continue south through the playgrounds where in places the defence takes the form of a wall until continuing south to end approximately 30m south of the Carriage Drive. The western defence would run from close to the Francis Peek Centre in a southerly direction to the footpath north of the lake. Both defences would also entail localised re-grading of footpaths and the Carriage Drive. Two geocellular tanks are also proposed.
Principle of the Development

7 All three sites fall within Metropolitan Open Land (MOL) that is afforded a high degree of protection. Being engineering works, the proposed scheme is considered to be a form of development that is not inappropriate on MOL, according to the National Planning Policy Framework 2012 (NPPF). Paragraph 17 of the NPPF details some of the guiding principles behind the framework and acknowledges that some open land can provide many functions, including flood risk mitigation, providing national planning policy support for this type of development. Regional and Local planning policies protecting MOL emphasise the importance of the openness of such areas and that the preservation of this feature of MOL is crucial. The low earth bunds and walls in Dulwich Park would maintain views across the park and follow linear features in the landscape, preserving the openness of this park. Bunds and walls in Belair Park and Southwark Community Sports trust (SCST) grounds would be set close to vegetation and fences thus preserving the openness of these spaces.

Impact on heritage assets (Grade II listed parks and conservation areas)

8 As the defences would be visible mainly from within the open spaces themselves, there would be limited impact on the wider conservation areas and their settings would be preserved. Both Dulwich and Belair Parks are listed for their historical interest; works within these parks would not alter the historical layout of either and would preserve important views.

Impact on the amenity of adjoining occupiers and the surrounding area.

9 With respect to Belair and Dulwich Parks, the works are sufficiently distant from local residential properties such that they would not give rise to unacceptable adverse impacts. The defences at SCST grounds are much closer to dwellings. Following discussions with local residents, proposals for SCST grounds have been amended to increase the distance of a wall from rear garden fences, retain a healthy oak and reinstate the compound area with a grassed finish rather than a gravel finish as originally proposed.

10 There would be some impact on local residents from the construction works but these would be localised and can be controlled through the imposition of a suitable condition. Similarly, disruption to the users of these open spaces would be temporary and be controlled through such a condition.

Environmental considerations

11 An ecological survey has been undertaken for Belair and Dulwich Parks which identified areas of biodiversity value. The council’s ecologist has advised that he has no concerns about the work proposed and does not feel it necessary for a condition to be imposed additional measures.

12 A tree survey was undertaken for all three sites, the arboricultural impact assessments submitted advised that standard and bespoke tree protection measures should protect all but four trees, which would need to be felled- three Ashes in Dulwich Park and one damaged oak on SCST grounds. Replacement planting is proposed, the details of
which can be secured through a condition recommended by the council’s urban forester.

13 Environmental benefits of the scheme, apart from the protection of local homes against extreme storm events referred to above, include improved drainage, habitat enhancement and creation and an improved children’s play area.

**Representations**

15 No objections were received for the proposal for Belair Park and the five objections to the works by local residents and park users at Dulwich Park referred to the possible alteration of the character of the park, the importance of proper drainage and concern that the attenuation areas would hold water at times other than during extreme storm events. These matters are dealt with in detail in the officer report, however it should be noted that the scheme has been designed to drain attenuation areas within 48 hours of the end of a 1:75 year storm.

16 Thirteen objections were received for the works at SCST grounds. Most of these were in relation to the gravel finish proposed for the area that would be covered by the site compound. The proposal for this site has been amended so that it would be replaced by a grassed area.

17 Support for the applications and the scheme was also received, including from the Dulwich Society; Burbage Road Residents’ Association; Friends of Belair Park and Friends of Dulwich Park in addition to local residents. Comments received were supporting of the scheme because of its benefit with respect to flooding, the ecological benefits and the improvement to drainage within the open spaces.

**BACKGROUND DOCUMENTS**

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<tr>
<th>Background Papers</th>
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<tr>
<td>Site history files:</td>
<td>Chief executive’s department</td>
<td>Planning enquiries telephone: 020 7525 5403</td>
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<tr>
<td>TP/2546-B (application file 13/AP/4478)</td>
<td>160 Tooley Street London SE1 2QH</td>
<td>Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a></td>
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<td>TP/2083-B (application file 13-AP-4479)</td>
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<td>Southwark Local Development Framework and Development Plan Documents</td>
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Date final report sent to Constitutional Team: 14 March 2014