

<b>Item No.</b> 6.3	<b>Classification:</b> OPEN	<b>Date:</b> 1 July 2014	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 14/AP/0310 for: Full Planning Permission  <b>Address:</b> ST PAUL'S RECREATION GROUND, SALTER ROAD, LONDON SE16  <b>Proposal:</b> Refurbishment of St Paul's Recreation Ground (Use Class D2) to include replacement and enlargement of the existing artificial playing surface; erection of a new single storey clubhouse and changing rooms; construction of two covered spectators stands with seating and standing areas, plus open spectator standing areas, two turnstile entrances from Salter Road, vehicular and cycle parking, new vehicular access onto Salter Road and replacement fencing.		
<b>Ward(s) or groups affected:</b>	Surrey Docks		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 26/02/2014		<b>Application Expiry Date</b> Planning Performance Agreement (1 August 2014)	
<b>Earliest Decision Date</b> 29/03/2014			

## RECOMMENDATION

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

## BACKGROUND INFORMATION

### Site location and description

- 2 The application site is the St Paul's sports ground which is located on the northern side of Salter Road. It has a site area of 0.97 hectares and comprises a full-sized synthetic turf pitch, mesh fencing and flood lighting. The site is owned by the Council and was previously managed by Bacon's College for the delivery of curriculum activities and pay and play. This arrangement ceased around eight years ago when the college obtained planning permission to upgrade the neighbouring Mellish Fields and the college now uses that site instead. The St Paul's site has not been managed since owing to a lack of funding and whilst it is understood to be used on an informal basis by people living in the area, it is incapable of supporting any formal use.
- 3 In terms of the surrounding land uses, there are residential properties to the north, south and east of the site, and the Peter Hills with St Mary's and St Paul's C of E school is to the west. The site is within approximately 100m of the former Surrey Docks Stadium which is located to the south-west of the site. There are trees around the northern, eastern and western boundaries of the site.

### Details of proposal

- 4 Full planning permission is sought to refurbish the facility comprising replacement and

enlargement of the existing artificial playing surface with a new artificial grass 3G surface, erection of a new single storey clubhouse and changing rooms, construction of two 150-seat covered spectators stands with seating and standing areas, open spectator standing areas, two turnstile entrances from Salter Road, vehicular and cycle parking, new vehicular access onto Salter Road and boundary fencing. There is already floodlighting at the site which would be retained and new lamps would be provided, and a public address system is proposed. The facilities have been designed to comply with the Football Association (FA) sports ground standards for a category D football pitch.

- 5 The vehicular access would be from Salter Road at the western edge of the site, leading to 19 off-street parking spaces, an ambulance space and a turning area. Pedestrian / spectator access to the site would be via two new turnstiles to be provided from the Salter Road frontage.
- 6 The proposed club house would be located along the southern boundary of the site, next to the new vehicular access. It would be a single-storey building with a shallow, mono-pitched roof with a maximum height of 3m fronting the street. It would provide 210sqm of accommodation comprising a club room, kitchen, changing rooms, WCs, a medical room and a plant room. It would be faced with brick with elements of cladding panels and would have upvc windows and doors.
- 7 Two metal spectator stands would be provided, each capable of accommodating up to 150 spectators. One would be located along the southern boundary of the site next to the clubhouse. It would measure 13.5m wide and a maximum of 5.5m at its highest point and would be for seated spectators, and there would be a spectator standing area beyond this and further spectator standing at the eastern end of the pitch. The other spectator stand would be located at the western end of the pitch and would be for standing spectators. It would measure 24.5m wide and 4m high at its highest point with additional spectator standing areas at either side.
- 8 The sports pitch would be enlarged and centralised to allow sufficient circulation space around the edges for match officials. A new 1.1m high pitch barrier would be erected around the edge of the pitch and two covered trainers' boxes would be provided along the northern edge.
- 9 The existing 3.7m high wire mesh fencing would be retained and repaired along the northern, eastern and southern boundaries, and new solid fencing to a height of 1.83m would be installed which would sit inside the existing mesh fencing; on the eastern boundary the solid fencing would extend to 5m in height for the width of the penalty area. A new 3m high wire mesh fence with 1.83m high solid section at the bottom would be erected at the western end of the pitch separating the pitch from the parking area and again the solid section of fencing would extend to 5m high for the width of the penalty area.
- 10 There are discrepancies in the submission regarding the proposed hours of use, but the applicant has confirmed that use would be required from 8am until 10pm Mondays to Fridays and 8am until 7pm on Saturdays and 8am until 6pm on Sundays. The exception to this would be one night a week during the football season (July to April) when use until 10:30pm is proposed to allow for injury or extra time during Fisher matches.
- 11 This application is linked to item 2 on the committee agenda relating to the former Surrey Docks Stadium. A planning application has been submitted to redevelop the former stadium site for housing and a new park, and in order to mitigate the loss of the existing stadium and to address a requirement in the Canada Water AAP (CWAAP) to provide sports facilities on the site, the applicant for the stadium site (Fairview)

proposes to contribute towards the work on the St Paul's site.

- 12 The total cost of the works are estimated at £950k and Fairview would contribute £500k. This would cover the cost of the upgraded surfacing and parking, the new 3G pitch, fencing and lighting (phase 1 works). The former stadium used to be home to Fisher Athletic (now Fisher FC, a local Bermondsey and Rotherhithe team) which vacated the site in 2004 owing to financial difficulties and now ground-shares with Dulwich Hamlet at the Dog Kennel Hill stadium. Fisher FC wish to return to their home area and would submit a joint application with the Council to the Football Foundation and Football Stadia Improvement fund for approximately £225k worth of funding. It is envisaged that the remaining £225k would be match funded by the Council through s106 funds, although this would require separate approval by the Planning Committee. This funding would secure the club house, spectator stand and PA system - phase 2 works. The Council would retain ownership of the site and Fisher FC would have a concession agreement to use the site for its training and match activities. The Council would seek a partner operator to manage the facility.

### **Planning history**

- 13 Planning permission for the existing facility was granted in 1978 (reference: TP/3000/D2/NCB).
- 14 11-AP-2608 - Partial change of use from Class D2 (leisure) to D1(education): a motorcycle training school. Erection of a portacabin in north west corner. Planning permission was REFUSED on 23/11/2011 for the following reasons:
- 15 1) The proposed use of the site as a motorcycle training centre is not compatible with the existing protected open space and does not allow for the enjoyment of the site as a community facility. Furthermore the proposed use is considered contrary to the designation of the site as an open space/community use as set out in the draft Canada Water Area Action Plan (2010). As such the proposal is contrary to Strategy Policy 4 'Places to learn and enjoy', and Strategic Policy 11 'Open Spaces and Wildlife' of the Core Strategy (2011) and is contrary to saved policy 3.27 'Other Open Space (OOS)' of the Southwark Plan 2007. It is also contrary to the site designation as set out the draft Canada Water Action Area Plan (2010) and policy 7.18 of the London Plan 2011.
- 16 2) Due to the nature of the use and lack of information supplied around the numbers of vehicles associated with the use and the details for the arrivals/departure of students/trainers, the proposal is considered to have a detrimental impact on the amenity of surrounding occupiers by way of noise and disturbance, as well as impacting on pedestrian safety. As such the proposal is contrary to Strategic Policy 2 'Sustainable Transport' and Strategic Policy 13 'High Environmental Standards' of the Core Strategy and is contrary to saved policy 3.2 'Protection of Amenity' and saved policy 5.2 'Transport Impacts' of the Southwark Plan (2007).

### **Planning history of adjoining sites**

#### Former Surrey Docks Stadium

- 17 14-AP-0309 - Redevelopment of the former Surrey Docks Stadium comprising demolition of existing buildings and erection of 103 residential dwellings (Use Class C3) in a series of buildings up to 4-storeys high, associated car parking and cycle parking, alterations to the existing vehicular access, enhancement to existing open space, associated landscaping, new pedestrian access/egress, and the creation of a new public park with associated works. Application UNDER CONSIDERATION as item 3 on the committee agenda.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

- 18 The main issues to be considered in respect of this application are:
- a) principle of the proposed development;
  - b) impact upon the amenities of neighbouring residents and occupiers;
  - c) impact of adjoining and nearby uses on occupiers and users of proposed development;
  - d) transport;
  - e) design;
  - f) trees;
  - g) planning obligations and Mayoral community infrastructure levy;
  - h) sustainability;
  - i) ecology
  - j) contaminated land
  - k) air quality
  - l) flood risk;
  - m) designing out crime
  - n) archaeology
  - o) statement of community involvement

### Planning policy

#### National Planning Policy Framework (NPPF)

- 19 Section 4 - Promoting sustainable transport  
Section 7 - Requiring good design  
Section 8 - Promoting healthy communities  
Section 10 - Meeting the challenge of climate change, flooding and coastal change  
Section 11 - Conserving and enhancing the natural environment

#### Planning Practice Guidance

#### London Plan July 2011 consolidated with revised early minor alterations October 2013

- 20 Policy 3.1 Ensuring equal life chances for all  
Policy 3.19 Sports facilities  
Policy 3.16 Protection and enhancement of social infrastructure  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 6.13 Parking  
Policy 7.4 Local character  
Policy 7.5 Public realm  
Policy 7.8 Heritage asset and archaeology  
Core Strategy 2011
- 21 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  
Strategic policy 14 - Implementation and delivery

### Southwark Plan 2007 (July) - saved policies

- 22 The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- 23 Policy 2.2 - Provision of new community facilities  
Policy 2.5 - Planning obligations  
Policy 3.2 - Protection of amenity  
Policy 3.4 - Energy efficiency  
Policy 3.6 - Air quality  
Policy 3.7 - Waste reduction  
Policy 3.11 - Efficient use of land  
Policy 3.12 - Quality in design  
Policy 3.13 - Urban design  
Policy 3.14 - Designing out crime  
Policy 3.19 - Archaeology  
Policy 5.2 - Transport impacts  
Policy 5.3 - Walking and cycling  
Policy 5.6 - Car parking  
Policy 5.7 - Parking standards for disabled people and the mobility impaired

### Canada Water AAP

- 24 The site is designated proposal site 1 in the Canada Water AAP which lists open space as a required land use, and community use (Class D) as the only other acceptable use. The site specific guidance advises that with the provision of new playing field at Mellish Fields the site, which was managed by Bacon's College, the site is no longer in use. It advises that the Council will consider the most appropriate role for the site through the preparation of the open spaces strategy and capital investment strategy. The site also forms part of an air quality management area, the suburban density zone and the Thames special policy area, and the northern part of the site forms part of an archaeological priority zone.
- 25 The AAP is currently being reviewed and the wording to the site specific guidance has changed, to read 'We will explore options to bring St Paul's Sports Ground back into active use'.

### **Principle of development**

- 26 Paragraph 73 of the NPPF advises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Policy 3.19 of the London Plan states that development proposals that increase or enhance the provision of sports and recreation facilities will be supported and it advises that where possible, multi-use public facilities for sport and recreational activity should be encouraged.
- 27 In terms of Southwark policy, strategic policy 4 of the Core Strategy (part 6) advises that the Council will support the retention and improvement of facilities which encourage physical activity and will ensure that developments promote healthy lifestyles and address negative impacts on physical and mental health. Saved policy 2.2 of the Southwark Plan advises that planning permission will be granted for new

community facilities provided provision is made for them to be used by all members of the community and subject to an assessment of amenity and transport impacts. Policy 12 of the CWAAP 'Sports facilities' of the CWAAP is also relevant, which advises that the Council will support improvements to sports facilities.

- 28 As stated the existing facility has not been managed for around 8 years and is incapable of supporting any formal use. Bringing the site back into use with enhanced facilities would be in accordance with the aims and objectives of the above policies and raises no land use issues. It would also be in accordance with the Council's adopted open spaces strategy which identifies the St Paul's site as below the borough average for quality and value and recommends improving the quality of the space. Sport England has supported the application, and has recommended conditions requiring details of a community use agreement and long term maintenance of the facility to be submitted for approval and these form part of the draft recommendation. It is noted that 15 representations have been received in support of the application from residents, in addition to representations in support from a Ward Councillor for Surrey Docks and the three Ward Councillors for Rotherhithe.
- 29 Other neighbouring residents have raised concerns that the proposal would result in the loss of a free, open access sports facility which is used by local people. Whilst this is noted, without any maintenance it is unlikely that this could continue indefinitely. As well as being the new home for Fisher FC the facilities would become a shared community resource, available for public use on a pay and play basis and for bookings by local teams. As well as football, the facility could also be used to play hockey and netball. Other opportunities for a casual 'kick-about' use would include the new park which is proposed at the former stadium site.
- 30 The intended use of the facility as it currently stands is set out at Appendix 3 of this report and includes time allocated to Fisher FC for its matches and training activities including youth and women's teams, use by schools and community groups and general pay and play use. It is noted that there is not yet a partner operator to manage the facility for the Council and they may well have their own use requirements. As such it is recommended that the final details of when it would be available for use and by whom be reserved by way of condition, with the details agreed in consultation with Sport England including details of the pricing policy.

### **Environmental impact assessment**

- 31 The application site exceeds 0.5ha and therefore could be classified as a Schedule 2 'Urban development project' under the Town and Country Planning (Environmental Impact Assessment) Regulations (2011). However, the proposed development would provide relatively small-scale facilities and whilst there would be some away supporters visiting the site, it is not considered that this would have significant, far-reaching effects that would require the an environmental impact assessment to be carried out. The transport and amenity impacts of the proposal in relation to the neighbouring occupiers are considered below.

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

- 32 Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. Saved policy 3.2 of the Southwark Plan states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused.

- 33 Concerns have been raised by neighbouring residents regarding noise and disturbance, light pollution, increased litter and footballs being kicked into neighbouring gardens.

Impact of the proposed use

- 34 The site has a long established use as a sports pitch and no change of use would occur as a result of the proposals; there are currently no planning conditions restricting the hours during which the facility or the floodlighting can be used. The proposed works are likely to result in the site being used more intensively, although it is noted that it would have been used more intensively in the past when managed by Bacon's College until this arrangement ceased. During the intervening period it is likely that residents would have experienced lower levels of background noise.
- 35 As stated it is intended that the site would become the new home for Fisher FC, allowing them to return to their home area and ending the need to ground-share in Champion Hill. Fisher is a semi-professional team which plays in the southern counties east football league (5<sup>th</sup> tier of the non-league football and 9<sup>th</sup> tier of English football) and was reformed as a supporters owned club in 2008. If Fisher receives funding from the FA it would have a concession agreement with the Council enabling it to use the site for its training activities and matches, and a breakdown of the intended use is at Appendix 3 of this report.
- 36 It is proposed that the facility would be open from 8am until 10pm Mondays to Fridays, from 8am until 7pm on Saturdays and 8am until 6pm on Sundays. The exception to this would be during week night Fisher matches when an additional half an hour is proposed to allow for injury or extra time. Concerns have been raised that the hours of use would be excessive, and would cause unacceptable noise and disturbance to neighbours.
- 37 Based on the current timetable it is anticipated that Fisher week night matches would take place on Wednesday evenings one week and Tuesday evenings the following week during the football season including pre-season training (July-April). The hours proposed by the applicant are considered to be acceptable and use beyond 10pm would not necessarily happen every week. On this basis the Environmental Protection Team is satisfied with these hours, subject to the use until 10:30pm happening a maximum of four times per calendar month and that the site is vacated and the lights turned off by this time. Sport England has requested a condition for management details for the site, and it is recommended that this be required to include details of how people would be managed arriving at and departing from the site to ensure they would do so in an orderly manner.
- 38 The FA requirements dictate that the site must have a minimum safe capacity of 1,300 people with the potential to increase to 1,950 in the future, and the supporting documentation indicates that the proposal would comply with this requirement. A noise report and transport statement submitted with the application do not test this scenario however. Instead they consider the impacts of the proposal based on 100 spectators which is broadly in line with the number of fans (home and away) which currently attend Fisher matches, and 250 spectators to allow for a more than doubling of the current numbers.
- 39 The noise report advises that if the site were used for hockey or pay and play activities, noise levels would typically fall within those already experienced at the closest residential properties. It does advise however, that the existing noise levels would be exceeded during formal football matches. The noise sources would be from spectators, players and coaches, vehicles, referee whistles and the PA system. It notes that noise from players, referees and coaches would be similar to when the

pitch was previously in use and would be intermittent.

- 40 Fisher matches including the women's and youth teams are shown as being held every Saturday afternoon and Sunday morning/afternoon and on Wednesday evening one week and Tuesday evening the following week during the football season. It is recognised that there would be some loss of amenity to the properties bordering the site during this time, although it would be of limited duration and could be mitigated to a degree by measures recommended in the noise report. This recommends that the spectator stands and trainer boxes be covered on three sides and that a noise sensing PA system be used.
- 41 The spectator stands would be located on the southern and western boundaries, with the closest relationship being 30m to the residential properties on the opposite side of Salter Road on Bevin Close. They are currently shown as being covered from above only, and the applicant has advised that any side enclosures would need to be transparent to allow views of the pitch. No objections are raised in this regard as it would limit their visual impact and this matter can be dealt with by way of condition.
- 42 Concerns have been raised that the trainers boxes would be located on the northern part of the site next to residential properties on Rotherhithe Street, and that the noise report concludes that most of the noise during matches comes from the trainers boxes. Whilst this is noted, there would be a minimum of 14m between these structures and the rear of the neighbouring buildings with mature trees in between. A condition for details of the boxes is recommended to ensure that they would be covered on three sides, and the proposed installation of solid boundary fencing up to a height of 1.83m would help to reduce noise.
- 43 The provision of a public address system is an FA requirement if league games are to be played at the site and if no PA system were provided, it could impact upon the ability to obtain funding. Again, details of the PA system to be used can be reserved by way of condition, and an additional condition is recommended restricting use of the PA system to Fisher matches and emergencies only.

#### Impact of the proposed structures

- 44 The proposed clubhouse would be located in the south-western corner of the site, 34m away from the nearest residential occupiers which are at Bevin Close on the opposite side of Salter Road. It would be of limited size and would not give rise to any loss of light or outlook to neighbouring properties. All windows and doors to the building would face the pitch and would not result in any loss of privacy.
- 45 The spectator stands would be located next to the southern and western boundaries of the site. There would be a 30m separation distance between the southern stand and the properties on the opposite side of Salter Road, and 47m between the western stand and the rear of properties on Rotherhithe Street. These separation distances are such that the structures would not result in any loss of light, outlook or privacy to neighbouring occupiers.
- 46 With regard to the proposed fencing, concerns have been raised regarding loss of light from the installation of 1.83m high solid fencing around the perimeter of the pitch. On the northern, eastern and southern sides this would sit inside the existing mesh fencing, with new fencing to be installed on the western side. Again this is an FA requirement and is in order to prevent people from being able to view the game from outside the ground.
- 47 On the northern part of the site the solid fencing would be a minimum of 14m away from the rear of 392 Rotherhithe Street, separated by mature trees. Whilst the ground



floor of this building and rear amenity space is below the level of the pitch, the solid fencing would not bisect a 25 degree line taken from the middle of the ground floor windows therefore no discernible loss of light would occur. Given the separation distance it is considered that a good level of outlook would be retained to these properties.

- 48 With regard to the fencing along the eastern perimeter, the separation distance would be a minimum of 15m which would be sufficient to retain a good level of light and outlook. There would be 30m to the properties on the opposite side of Salter Road and the western fence would be set 9m off the site boundary with trees and landscaping beyond. It is noted that on the eastern and western sides the fencing would need to extend to 5m high for the width of the penalty areas. To ensure that there would be no loss of light or outlook to neighbouring occupiers the applicant has advised that this could comprise a steel mesh fence or catch nets, both of which would allow light through and a condition for details is recommended.
- 49 The site already benefits from floodlighting which would be re-used, with the electrics repaired and the lamps replaced. The submission confirms that the new lamps would be no brighter than the existing and replacing the lamps would not in itself require planning permission. Notwithstanding that the proposal has been reviewed by the Council's Environmental Protection Team and a condition is recommended requiring the lighting to comply with the Institute of Lighting Professionals guidance.
- 50 Concerns have been raised that the proposal could result in increased litter in the area and that new bins should be provided on the site. This concern is duly noted, and a condition requiring details of a refuse management strategy including provision for bins on the site is recommended. Concerns have also been raised that the site could be rented out for concerts, although no details of any non-sporting uses have been submitted at this stage. A condition is therefore recommended prohibiting use of the site for other purposes falling within class D2.
- 51 In order to minimise potential construction impacts upon neighbouring occupiers the Environmental Protection Team has recommended that a construction management plan be submitted for approval and this forms part of the draft recommendation. Given the proximity to the school a condition for a construction logistics plan is also recommended.
- 52 To conclude in relation to amenity impacts, it is recognised that there would be some loss of amenity to the properties bordering the site owing to increased noise and disturbance during Fisher football matches. This however, must be weighed against the potential benefits of the scheme and whether any of the impacts could be minimised by way of conditions.
- 53 The increased noise levels are anticipated to occur during Fisher matches, with noise levels staying within existing levels the rest of the time. The upgraded facilities would allow Fisher to return to its home area to train, play matches and deliver youth training and other activities in an accessible location for the local community. The facility would be constructed in accordance with FA requirements and would be available to the local groups for hire and the community on a pay and play basis. Conditions could be imposed to ensure that the noise reduction measures detailed in the noise report are implemented and on balance, it is considered that the benefits which would arise from the proposed development would outweigh any harm caused. In the event that increased attendance were to result in over 250 people regularly attending the site, a condition is recommended requiring updated noise impact assessments with mitigating measures to be submitted for approval.

## **Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 54 The site does share a close relationship with the residential buildings around it and the proposal could result in noise complaints from neighbouring occupiers. It is an existing relationship however, and although the site has not been intensively used for the past eight years, it would have been used more intensively prior to this when managed by Bacon's College. There are currently no conditions on the hours of use of the pitch or floodlighting and restrictions could be put in place through this application.

## **Transport issues**

- 55 Core Strategy policy 2 'Sustainable transport' asserts a commitment to encourage walking, cycling and the use of public transport rather than travel by car, and requires transport assessments to be provided with applications to show that schemes minimise their impacts, minimise car parking and maximise cycle parking to provide as many sustainable transport options as possible. Saved policy 5.2 states that planning permission will be granted for development unless there is an adverse impact on the transport network or if adequate provision for servicing is not made, saved policy 5.3 requires provision to be made for pedestrian and cyclists and saved policies 5.6 and 5.7 relate to car parking. A Transport Statement (TS) has been submitted in support of the application.
- 56 The site has a public transport accessibility level (PTAL) of 2 (low) and is not located in a controlled parking zone. The nearest bus stop to the site is outside the school, approximately 50m from the site and there are bus stops on Rotherhithe Street within 500m of the site. The site is approximately 900m from Rotherhithe overground station. Concerns have been raised by neighbouring residents regarding traffic generation, highway safety and lack of parking during match days.

## Trip generation

- 57 The Transport Statement submitted with the application considers the impact of 100 spectators viewing the game which is broadly in line with the current number of spectators at Fisher matches (home and away fans). It also considers a scenario of up to 250 spectators which would allow for a more than doubling of the current numbers.
- 58 Based on standardised trip generation data the Transport Statement concludes that for 100 spectators 43 cars would be expected to travel to and from the site and based on 250 spectators, 107 cars would be expected.
- 59 The Transport Statement also considers travel patterns from other similar facilities within the London area with a comparable number of spectators and PTAL ratings as the site. The sites used for this comparison are those of Dartford FC, Cray Wanderers FC, Crawley Town and Enfield Town. If similar travel patterns were to occur at the St Paul's site, the TS concludes that for 100 spectators 38 cars would be expected, and for 250 spectators 94 cars would be expected. As detailed below, the TS concludes that there is capacity on-street to be able to accommodate the maximum likely parking requirements arising from the proposed development when either approach is adopted, either using trip generation data or the comparison studies.

## Parking

- 60 Saved policy 5.6 of the Southwark Plan establishes maximum parking standards and requires developments to minimise the number of spaces provided. For open sports

grounds in the suburban density zone one space per three player plus one space per 3.75 spectators is required. Based on 28 players and 100 spectators 35 parking spaces would be required and for 250 spectators, 75 parking spaces to be provided. It is noted that the proposal would provide only 19 off-street parking although this is an existing site which would be upgraded as opposed to a wholly new facility.

On match days all of the on-site parking would be for use by players and match officials only. On a typical match day it is anticipated that up to 28 players, 10 home and away club related staff and up to 4 match officials would attend the site. It is expected that players and staff, if travelling by car, would typically car-share (especially those travelling from the away team) whilst players based in the local area would be likely to walk, cycle or use public transport.

- 61 Fisher FC has advised that for their current games at Champion Hill there is no coach demand for transporting either Fisher FC or the away teams to the grounds and that it is unlikely that this would change. In light of this no provision has been made for coach parking within the submission and this has not been considered in the TS. This situation could change however, therefore a condition requiring details to be submitted for approval is recommended in the event that coaches are required.
- 62 Parking surveys of the surrounding streets within 500m of the site have been undertaken. The surveys were undertaken on Saturday 23<sup>rd</sup> November 2013 (13:00-20:00) and Tuesday 26<sup>th</sup> November 2013 (15:00-00:00) and it is noted that the Fisher first team matches are proposed to take place on Tuesday evenings and Saturday afternoons. None of the streets within the survey area are in a controlled parking zone.
- 63 The survey reports that within the survey area there are 454 parking spaces on local roads. During the Tuesday survey 205 spaces were available across the survey period, with a peak parking demand observed at 15:00 which is likely to have coincided with the school run. At this time 273 vehicles were parked within the survey area, which left a total of 181 spaces available. Following this the next peak in demand was at 21:00 when there were 257 vehicles parked, leaving 197 spaces available. During the Saturday survey the average number of spaces available on-street was 215. There was a peak in demand at 15:00 which is likely to coincide with kick-off time for most of Fisher's weekend matches and at this point 249 spaces were occupied, with 205 remaining available.
- 64 Based on the findings of the likely trip generation and the parking surveys of the area the TS concludes that there would be sufficient on-street parking available on the surrounding streets to accommodate the parking requirements of up to 250 spectators, which could require up to 107 parking spaces. This level of parking demand is only anticipated during Fisher matches and is the worst case scenario and in light of this it is not considered that the proposal would result in any unacceptable loss of on-street parking for existing residents.
- 65 Given that the TS only assess up to 250 spectators, a condition is recommended for a further transport assessment and a large event management plan to be submitted for approval if spectator numbers exceed 250. In addition to this conditions for details of cycle parking and a travel plan are recommended, both of which would promote more sustainable modes of travel.

#### Pedestrian safety

- 66 Concerns have been raised that the turnstile entry system to the site from Salter Road would create difficulties as people enter and leave the ground and that traffic speeds on Salter Road would cause a hazard to parked cars and pedestrians.

- 67 There is a footway and grass verge on the Salter Road frontage and a pedestrian crossing directly outside which would provide safe passage to pedestrians coming to and from the site. It is also noted that a new crossing would be installed further south along Salter Road which could have the effect of slowing the traffic. The TS considers historic accident information and has not identified any road safety issues in the vicinity of the site, and for larger crowds over 250 spectators measures such as phased departures could be implemented if necessary.
- 68 To conclude in relation to transport matters, it is not considered that the number of vehicles likely to be generated as a result of the proposal would have an unacceptable impact upon the surrounding highway network. There is adequate on-street parking available to accommodate the likely parking demand, and cycle parking and a travel plan would encourage alternative modes of travel. In the event that more than 250 spectators attend, a further transport assessment would be required by way of a condition.

### **Design issues**

- 69 The NPPF stresses the importance of good design and at paragraph 56 states that: "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." This is reinforced through strategic policy 12 of the Core strategy which states that "Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in." Saved policy 3.12 of the Southwark Plan is also relevant, which asserts that developments "should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit" and saved policy 3.13 asserts that the principles of good urban design must be taken into account in all developments, including height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape. The site is not located in a conservation area and the nearest listed buildings are in Rotherhithe Street, the settings of which would not be affected by the proposed works.
- 70 Concerns have been raised regarding the design of the clubhouse and that it would appear as an eyesore, however, it is considered that it would sit comfortably within its context and would not result in any loss of visual amenity to the streetscene. It would be modest in scale and the use of brick is welcomed. Elements of cladding around the entrances and a signage zone would add visual interest, although it is noted that separate advertisement consent may be required. Limited details of the solid fencing including its colour and materials have been provided at this stage therefore a condition for details is recommended.
- 71 The southern-most spectator stand would be the most visible aspect of the proposal, although it is not considered to be of a scale which would appear overly dominant or imposing in the streetscene. The stand on the western side would be visible above the clubhouse but it would be set back from the street frontage and viewed side on. Overall the simple design of the structures is considered to be appropriate and would preserve the visual amenities of the area.

### **Impact on trees**

- 72 There are mature trees around the edges of the site including in the grass verge fronting Salter Road and overhanging the western boundary. They are not located on the site and no works are proposed to them. However, given that it is proposed to install new fencing around the perimeters of the site a condition for tree protection

measures is recommended.

### **Planning obligations (S.106 undertaking or agreement)**

- 73 The proposed development would not create any new dwellings or more than 1,000sqm of floorspace. It is also not considered that there would be any impacts arising from the development which could not be mitigated by way of conditions. In light of this no planning obligations are considered to be necessary.
- 74 It is noted however, that the proposed works would be part funded by a £500k contribution from Fairview which is the applicant for the former Surrey Docks Stadium site. A legal agreement is currently being drafted to secure the delivery of the phase 1 works on this site and stipulating that the last 20 private dwellings in the development cannot be occupied until / unless the phase 1 works have been delivered. The agreement is also to include a clause that the last 10 units cannot be occupied until / unless a build contract has been signed for the phase 2 works.

### **Sustainable development implications**

- 75 Strategic policy 13 of the Core Strategy 'High environmental standards' requires community facilities to achieve at least BREEAM 'very good'. The policy does not make any distinction between major and minor applications therefore the proposed clubhouse would need to achieve this target.
- 76 The applicant has advised that the modest amount of floorspace to be created (210sqm) and the cost of making the building BREEAM compliant would not be financially viable in this instance. The cost of the BREEAM design and post construction stage assessment would be £14,688 and £65,000 would be required to provide the measures which would achieve BREEAM compliance. This would add significantly to the build costs and it is noted that the applicant for the former stadium site has already agreed to contribute well in excess of the sports contribution that would be required for a scheme of 103 dwellings. It is intended that the remaining amount would be secured through funding and s106 monies. In this instance therefore, given the modest size of the club house and intended funding arrangements it is considered that to require BREEAM compliance would place an excessive burden on the scheme. The building would in any event include a number of measures aiming at reducing its impact on the environment, including low energy lighting including external lighting and cut-off devices, water saving taps, a water meter, good levels of insulation, an efficient gas boiler and photovoltaic panels on the roof.

### **Mayoral Community Infrastructure Levy (CIL)**

- 77 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
- 78 A CIL payment of £7,746 is required based on the floorspace to be created in the new clubhouse.

### **Ecology**

- 79 Strategic policy 11 of the Core Strategy 'Open spaces and wildlife' seeks to improve, protect and maintain a network of open spaces and green corridors and to protect important open spaces, trees and woodlands and site of importance for nature

conservation. Saved policy 3.28 of the Southwark Plan 'Biodiversity' requires biodiversity to be taken into account in the assessment of all planning applications and requires the submission of ecological assessments where relevant.

- 80 An ecological assessment has been submitted with the application which concludes that the proposal would not result in any adverse ecological impacts, either on the site which is hard-surfaced, or within the wider area. The assessment has been reviewed by the Council's Ecology Officer and is found to be acceptable, and a number of conditions are recommended including for the eradication of Japanese knotweed from the site.
- 81 Concerns have been raised by a neighbouring resident regarding the impact of noise and lighting on local wildlife, although the Council's Ecologist has not raised this as a concern. It is noted that the new lamps to the floodlighting columns would be no brighter than the existing.

### **Contaminated land**

- 82 A geotechnical report relating to land contamination has been submitted with the application; it has been reviewed by the Council's Environmental Protection Team and an informative is recommended.

### **Air quality**

- 83 Saved policy 3.6 of the Southwark Plan states that planning permission will not be granted for development that would lead to a reduction in air quality.
- 84 An air quality assessment has been submitted with the application which concludes that the proposal would not have a significant impact upon air quality. It recommends dust control measures and a construction management plan condition to secure this is recommended. Other than this, the assessment has been reviewed by the Council's Environmental Protection Team and is found to be acceptable with no further conditions or informative recommended.

### **Flood risk**

- 85 The site is located within flood risk zone 3a and as such a flood risk assessment has been submitted in support of the application. It has been reviewed by the Council's Flood and Drainage Team and the Environment Agency and a condition for a sustainable urban drainage scheme is recommended.

### **Designing out crime**

- 86 Saved policy 3.14 of the Southwark Plan 'Designing out crime' states that development should be designed to improve community safety and crime prevention.
- 87 The proposed works would include the repairing of the existing and provision of new fencing to the site and re-use of the existing lighting columns. It is proposed that CCTV would be installed and as no details of this have been provided at this stage, a condition is recommended.
- 88 Concerns have been raised that the proposal could result in public disorder, nuisance and vandalism from completing teams. Whilst this is noted, it would be the responsibility of the club and partner operator to ensure that people arrive at and depart from the site in an orderly manner and any incidences of anti-social behaviour would be a matter for the police.

## **Archaeology**

- 89 The northern part of the site forms part of an archaeological priority zone. In light of this a condition for a watching brief is recommended.

## **Statement of community involvement**

- 90 A Statement of Community Involvement has been submitted with the application which details pre-application consultation that has been carried out by the applicant. It advises that the approach taken was to provide detailed information about the proposed development key stakeholders (locally elected representatives, local community groups and statutory bodies) and the local community, to answer questions about the proposals and to provide reassurance that key issues likely to affect the community have been addressed. It describes how a range of communication techniques were employed comprising one-to-one meetings with key stakeholders, presentations at public meetings arranged with local amenity groups and a 2-day exhibition between 21st and 23rd November 2013 which was attended by 88 people.
- 91 The Statement advises that attendees at the exhibition were asked to complete a questionnaire and provide feedback. 75% of attendees stated support for the proposal including the linked scheme at the former stadium site and 25% expressed support but with reservations. In the main the attendees could appreciate the regenerative potential of creating a mixed-use scheme, but queries were raised regarding additional traffic movements and impact of the St Paul's proposals upon the amenity of neighbouring occupiers.

## **Conclusion on planning issues**

- 92 The proposed development would improve the existing sports facilities at the site and would be acceptable in land use terms. It is intended that the site would become the home to Fisher FC allowing them to return to their home area, and representations received in support of this including from local councillors are noted.
- 93 There would be some noise and disturbance to neighbouring occupiers during Fisher matches, but these would be of limited duration and conditions are recommended to minimise the impact of this. The proposal would not result in adverse highway conditions and parking demand could be accommodated on-street. This is based on up to 250 spectators therefore conditions are recommended requiring noise and transport impacts to be considered again if spectator numbers exceed this.
- 94 The design of the proposal would be acceptable and there would be no adverse impacts upon trees surrounding the site, subject to a tree protection condition. A section 106 agreement would secure the delivery of the facility and the proposed new building, although not BREEAM compliant, would include a number of measures to reduce its energy use. No adverse impacts in terms of ecology, air quality, land contamination, flood risk or archaeology would occur, subject to conditions, and there are not considered to be any issues regarding crime and public safety. In light of this it is recommended that planning permission be granted.

## **Community impact statement**

- 95 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

- a) The impact on local people is set out above.
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

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

### **Consultation replies**

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

### Summary of consultation responses

- 96 12 representations have been received objecting to the application on the following grounds:
- loss of free community space;
  - loss of light due to fencing;
  - club house and stand an eyesore;
  - noise nuisance;
  - light pollution;
  - Impact on parking and traffic generation;
  - footballs in neighbouring gardens;
  - hours of use are too late.
  - litter;
  - impact on ecology;
  - long term management of the site;
  - renting out for concerts.
- 97 3 comments have been received:
- lack of parking on match days including coaches;
  - light pollution should not stray beyond the touch line;
  - another speed camera is needed on Salter Road;
  - litter would need to be addressed.
- 98 15 representations have been received in support of the application on the following grounds:
- Would be a significant benefit to the club and local community including schools and young people;
  - club is committed to the community and is involved in a number of good causes;
  - club exiled from its local area for too long;
  - site is an eyesore;
  - would regenerate the area including the former stadium site;
  - would boost local businesses and bring trade to the area;
  - with new houses being constructed in the area new facilities such as these are required.



## Human rights implications

- 99 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.
- 100 This application has the legitimate aim of providing upgraded facilities for football use including new pitch, lighting, fencing, access and parking, clubhouse and spectator stands. 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.

## SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Not applicable.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/536-C Application file: 14/AP/0310 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquires telephone: 020 7525 5403 Planning enquires email: planning.enquiries@southwark.gov.uk Case officer telephone:: 020 7525 5410 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
<b>Appendix 1</b>	Consultation undertaken
<b>Appendix 2</b>	Consultation responses received
<b>Appendix 3</b>	Proposed timetable of use
<b>Appendix 4</b>	Neighbour consultee list
<b>Appendix 5</b>	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice Head of Development Management	
<b>Report Author</b>	Victoria Lewis	
<b>Version</b>	Final	
<b>Dated</b>	18 June 2014	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	Yes	Yes
Strategic director, housing and community services	No	No
Director of regeneration	No	No
<b>Cabinet member</b>	No	
<b>Date final report sent to Constitutional Team</b>	<b>19 June 2014</b>	

## APPENDIX 1

### Consultation Undertaken

**Site notice date:** 13/03/2014

**Press notice date:** N/A

**Case officer site visit date:** 13/03/2014

**Neighbour consultation letters sent:** 06/03/2014

**Internal services consulted:**

Transport Planning  
Public Realm Asset Management  
Environmental Protection Team  
Ecology Officer  
Urban Forester  
Parks and Open Spaces Service  
Waste Management  
Surface Water Flood Management Team  
Public Realm Project Design

**Statutory and non-statutory organisations consulted:**

Environment Agency  
Sport England  
Transport for London  
Natural England  
Metropolitan Police

**Neighbours and local groups consulted:** Refer to Appendix 4.

**Re-consultation:** N/A.

## APPENDIX 2

### Consultation Responses Received

#### Internal services

##### Transport Planning

The Transport Statement indicates that with an attendance of 100 spectators 38 vehicles could be expected to travel to/from the site on match days. Expected movement patterns generated by the proposal have been detailed and addressed in the Transport statement. The levels of vehicle movements are expected to be mainly associated with the football club on match days. The applicant has provided off street parking for the use of players and officials. It is expected that given that this is a small local club spectators will be local and will walk and or get public transport to the site.

It is unclear as to the location of the cycle storage proposed. This will need to be addressed. The Council would expect the cycle storage provision to be secure, convenient and weatherproof. Cycle storage will need to be in line with the provisions that are set out within the London Plan.

The applicant has proposed to provide 19 off street car parking spaces and a minibus space. The applicant has stated that this will be for the use for players and officials on match days. Details are required as to how they are expecting to manage this on match days are required. It is unclear if any of the spaces proposed are for the use of disabled users this will also need to be addressed.

The applicant was required to undertake a parking survey in line with the Lambeth Parking Methodology to ensure that the proposed application would not have an adverse impact on an area that already has a high level of car ownership. The applicant has demonstrated within their survey results that there is available on street parking to accommodate any overspill parking that will occur as a result of this development.

Details are required with regards to how the site will be serviced. The applicant will need to provide a Travel Plan this can be left to condition.

In terms of Transport, transport Policy do not have any reason to suggest a refusal. However, the above points will need to be addressed.

##### Public Realm Asset Management

No response received at the time of writing.

##### Environmental Protection Team

Recommend conditions that the lighting must comply with the Institute of Lighting Professionals Guidance, for a construction environmental management plan, and limiting the hours of use of the clubhouse from 0700-2200 Monday to Saturday with the floodlighting to be permanently switched off outside these hours. An exception to this can be once a week (a maximum of 4 times per month) where 2230 would be acceptable, subject to the site being vacated by the time and the lights switched off. Informatives are recommended in relation to any illuminated signage and land contamination.

##### Ecology Officer

The site is a sport pitch with scrub and trees around the boundary. The site has Japanese knotweed present and this will require treatment to eradicate it. Would welcome a pre and post lighting assessment to ensure that the lighting LUX levels to the surrounding vegetation stay the same - officer response - the submission confirms that the LUX levels for the lighting would remain as existing.

#### Urban Forester

Tree protection condition recommended.

#### Parks and Open Spaces Service

No response received at the time of writing.

#### Waste Management

No response received at the time of writing.

#### Surface Water Flood Management Team

Condition recommended for details of a surface water management scheme.

#### Public Realm Project Design

No response received at the time of writing.

### **Statutory and non-statutory organisations**

#### Environment Agency

No objection subject to a condition for a surface water drainage scheme.

#### Sport England

Support the application subject to conditions requiring the development to be carried out in accordance with the approved plans, for a community use agreement to be submitted for approval and for management and maintenance details of the scheme to be submitted.

#### Transport for London

Salter Road is not part of the TfL strategic road network and there do not appear to be any TfL assets nearby that may be affected by the proposals. The predicted trip generation figures for the football club matches and the spread of community / school / student use through the rest of the week is unlikely to require additional bus services capacity along Salter Road. No further comments.

#### Natural England

No objection in relation to statutory nature conservation sites. Standing advice referred to in relation to protected species, local sites biodiversity enhancements and landscape enhancements.

#### Metropolitan Police

No response received at the time of writing.

## **Neighbours and local groups**

### Councillor Hubber (Surrey Docks Ward)

Am writing as a ward Councillor in support of the applications for planning permission in respect of the sites of the former Surrey Docks Stadium and St Paul's Field, Salter Road. Both applications have been presented to me in some detail and believe they will lead to an enhancement of both the housing and recreational provision in Surrey Docks ward.

### Councillor Whittam (Rotherhithe Ward)

Am writing in support of the application by Fairview homes to build on the Surrey Docks Stadium site. Believe this application will enhance the area substantially with the addition of the new park space and the new family housing. Welcome the return of Fisher Athletic football club to the St Pauls Field site.

Satisfied that there will be no major disruption to other residents in the area with the addition of the clubhouse and stands on Salter Road edge of the site. The housing development is no more than 4 stories high which is the limit of what would be supported.

Look forward to seeing over 20% affordable housing once the final figures are worked out.

All in all this is a very good scheme and wholeheartedly support it both as a near neighbour at home in Bywater Place and as Ward Councillor for Rotherhithe ward where it is on the border.

### Cllr Williams (Rotherhithe Ward)

Writing in support of the application by Fairview homes to build on the Surrey Docks Stadium site. Satisfied there will be no major disruption to other residents in the area with the addition of the clubhouse and stands on Salter Rd end of the site. Also support and welcome the return of Fisher Athletic FC to the St Paul's Field.

### Cllr Cryan (Rotherhithe Ward)

Writing to support the above planning applications. Believe that the application by Fairview Homes to build on the Surrey Docks Stadium site will bring much needed family housing and the addition of a new park will also greatly enhance the area. Having looked at the plans am satisfied that the proposed development will enhance this area of Salter Road and am satisfied that disruption to residents will be kept to a minimum. Also support the plans to bring Fisher Athletic back to Surrey Docks and support the application of the development of the St Paul's Field site to accommodate this.

## Objections

### Rotherhithe Street

- The ground is well used by local children to get free exercise and there would be a serious loss of community exercise space for local children;
- Loss of light due to boundary screening;
- Clubhouse would be an eyesore;
- Noise nuisance;

- Location of trainers boxes would cause noise nuisance.

#### Rotherhithe Street

- Loss of light arising from boundary screening including light to a balcony and windows which are below the level of the pitch. Support the improvements to the playing field but any fencing must allow light through, such as chain link or palisade fencing.

#### Globe Wharf

- There is informal use of the site by neighbouring residents;
- The noise report is unclear and indicates that noise levels in the area would double during football matches
- Lack of parking

#### Bevin Close

- Lack of parking;
- Footballs in gardens;
- Late night games and general use causing noise;
- question what the boundary treatment would be.

#### Helena Square

- The site has a low PTAL and spectators are likely to travel to the site by car, particularly away supporters;
- No public parking on the site;
- The number of spectators could increase if Fisher FC returns to the area, with an unknown impact on the surrounding area.
- Noise nuisance, PA system and floodlighting would impact upon local people;
- Potential for public disorder / nuisance and vandalism from conflicting teams
- Hours of use too long.

#### Sovereign Crescent

- The land should be left as an unobstructed open space for the local community. The facilities would deprive the local community of a public open space amenity.

#### Lavender Road

- Could dramatically change the character of the neighbourhood;
- People can currently be heard using the existing pitch. The use of a PA system is not necessary and would cause unacceptable noise and disturbance.
- Impact of noise on local wildlife;
- Impact of lighting including on wildlife; lighting should not be permitted beyond 9pm.
- The pitch should be used no later than 9pm given its location in a residential area with many families and children.
- Require further information regarding the long term maintenance and upkeep of the facility.
- Increased litter; additional bins should be provided;
- Consider that safety would improve because people use the existing pitch at all hours, but before, during and after a game the Council should ensure that local safety is enforced.

#### Lavender Road

- Concerned regarding loss of amenity and a number of safeguards are required;

- The noise report indicates that there would be unacceptable noise for some of the time, contrary to saved policy 3.2 of the Southwark Plan. The report notes the intention that noise should rather than will be controlled;
- Conflicting times of use within the submission;
- Hours of use should be limited to 8am-10pm Monday to Friday and 8am to 6pm on Saturdays and Sundays;
- Use of the PA system should be limited to 9pm to 6pm Monday to Sunday;
- No live or recorded music should be played over the PA system;
- These conditions would enable adequate dispersal time of people from the site and the quiet enjoyment of peoples homes and gardens.

#### Foundry Close

- Increased traffic. Salter Road already impassable at school drop-off / pick-up times. The proposal would add to this, especially on match days, and the turnstile entrances would create chaos as people enter and leave the ground;
- Noise. Match days would be loud for local residents and if the site were used in the evenings it would affect families with children trying to sleep;
- Parking. There is only off-street parking on nearby Stave Yard Road and Foundry Close. Fear that parking will be used by fans.
- Floodlights. The possibility of lights glaring into homes is of concern.

#### Foundry Close

- Loss of well used, free recreation area in an area of rapidly growing population and rising obesity rates;
- 36% reduction nationally on spending on youth services for teenagers. Youth services and public health were not consulted on the application.
- Nowhere else suitable in the area for ball games which is free;
- Is already a sports club at Bacon's College for those who wish to rent space and for coaching and Millwall is not far away. Open use of Mellish Fields has already been lost.
- Bins should be provided on the site;
- Additional demand for parking;
- Site could be rented out for concerts and Foundry Close would be between two rival audio systems. Area should be looked at as a whole.

#### No address provided

- There is already a lot of traffic in the area and further cars would be detrimental to the quality of life of residents bordering the site, especially when there is a planned development of new housing across the street.

#### No address provided

- Object due to the limited parking to be provided and the new access from Salter Road. The road already serves much traffic and further cars would be detrimental to people who live next to the recreation ground. With the planned new houses on the opposite side of the street, there would be even more cars. The future users may walk / cycle to the grounds as they do today. Would not object to an application without new vehicular parking and access onto Salter Road.

#### Comments

##### Stave Yard

- Concerned about lack of parking including a small number of coaches;
- Not against the development but insufficient attention has been given to the car parking



issue.

#### No address provided

Question whether floodlighting is proposed. If it is it should ensure there would be no horizontal light pollution- it should illuminate the pitch only and should not stray beyond the touchline.

#### No address provided

- Concerned about cars parking on Salter Road which happens at school drop-off and pick up times. Most cars exceed 30mph and will cause a hazard for cars / pedestrians on Salter Road. The development should only proceed if an additional speed camera is installed in the vicinity facing both directions.

#### Supports

##### Rotherhithe Street

- Optimistic about the plans and that Southwark could welcome the team back to its spiritual home;
- Could become a hub which would strengthen the community; this is currently based around pubs and churches;
- Match days would bring trade to the area and boost local businesses;
- Key issues are roads and litter. Additional bins would easily prevent any litter problems;
- There are no on-street parking restrictions at present and would not like this to disappear. These should remain unchanged and could be reviewed after 18 months with an impact study.
- More frequent busses on match days should be considered;
- Have not watched a Fisher FC match but could do if the club was to return.

#### No address provided

- The development will give a huge boost to the area. Fisher is a genuine community club owned by their fans which has been exiled from Bermondsey / Rotherhithe for too long. The club is a not for profit organisation run for the good of the community. The facility would be good for local schools and everybody in the area.
- The club has experienced difficult times in the last decade but have rebuilt themselves and continued to be a force for good in Bermondsey and Rotherhithe. The club has never lost touch with their community, despite being exiled in Dulwich for a decade.
- The players play for free which shows how much they care for their local club. The facility would be fantastic for the whole community, old and young.

##### Lagado Mews (Fisher FC club captain)

- Live within 100 yards of the site and grew up playing football on the site and watched every home game. Would be extremely proud and emotional to lead the team out at the new site in its home town.
- Would be a fantastic addition to the community; the club gave the drive and ambition to become a footballer and life could have gone in a completely different direction;
- Played for Fishers under 8's and 9's and went on to sign for QPR with a professional contract, then Yeoville Town and Crewe Alexandra before becoming injured.
- Have forged alternative career in marketing and have returned to Fisher FC. Moving back to Rotherhithe would inspire a new generation of children and revive local passion in the community for the club. Intend to stay in the area with family and it is good that the team is close to securing the foundations for a long term return to Rotherhithe for Fisher FC.

### Surrey Water Road

Support the development of the old into a new football stadium as it is not very attractive in its current format. Would support at least one commercial unit as there are none at this end of Canada Water.

### Boss Street

- Proposal allows for significant improvements in the area and the return of Fisher FC. The presence of a local football club provides significant benefits to the local community including opportunities and inspiration.

### Ainsty Estate

- Rotherhithe resident of over 20 years, would like to see the team back and the improvement of the facilities currently available. They would benefit not just the team but the community as a whole. The site is in desperate need of repair and this is a golden opportunity to solve multiple issues.  
- Area is expanding with increases in new houses so facilities such as this must also be increased.

### Denny Close

- Fisher is a long standing force for good in the area and a club that is huge community asset.

### Greenacre Square

- Applications in keeping with the area's history and tradition whilst addressing key issues for its future;  
- Proposal offers to return the site to potentially much wider access and community use;  
- Return of the club is a tremendous asset to the area and offers real hope of a renewal of sporting success for Rotherhithe;  
- Revised plans have substantially dealt with potential problems of traffic disruption and parking on match days;  
- The combined proposals make them an attractive addition to Rotherhithe and offer real hope of renewing two deteriorating sites with new community-focused plans.

### Farrins Rents

- The site has been neglected and underused in recent years and has become an eyesore. Proposal would improve its appearance and provide a very useful local community resource. Hope consideration is given to on-site parking to prevent overflow parking causing problems on Globe Pond Road and other nearby roads.

### No address provided

- Can think of few examples of a football club so committed to their community. With its ownership open to anyone who supports the club and its aims, it provides the perfect platform for Fisher to become even more of a success back in its geographical home. - Council deserves credit for recognising the importance of Fisher FC and the difference it can make to the fabric and wellbeing of a community.

### No address provided

- As a young child watched a pre-season friendly between Leyton Orient and Fisher

Athletic and had a brilliant day that will never be forgotten (introduced to team and coaches). Allowing Fisher back into the area will allow young children to experience days such as that which will make them feel a sense of pride and love in their football team from their borough;

- Hope the Council will allow the team to return home and give the borough and residence the opportunity to experience live sport.

No address provided

- Fisher has been a credit to Southwark and it is only fitting that they can return to Rotherhithe, continuing their community focus. The club's work with Time and Talents and Fisher Downside plus their youth football programme has benefited a large number of young people. The club promotes causes such as Kick It Out and Football versus Homophobia. The Council should support the proposal. It is sympathetic to the area, will lead to an excellent community facility and public open space.

No address provided

-Bring Fisher home, great to see them back in Bermondsey.

No address provided

- Fisher was my children's first experience of football. Once the team moved to Dulwich it was no longer the same, the club lost its identity. Would love to see the team return to Rotherhithe. Fisher are the roots of football.

No address provided

- With the former site unused and the proposed site underused and neglected, regenerating these areas would be of great benefit to the club and local community. The pitch could be used all year round providing local schools, clubs and the community with a great facility to use. Great to see regeneration coupled with securing the future of Fisher FC at the heart of the community, which can help to bind it further.