

Item No. 7.4	Classification: Open	Date: 28 November 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Council's own development Application 16/AP/3165 for: Council's Own Development - Reg. 3 Address: SOUTH-WEST OF BURGESS PARK, ALBANY ROAD, SE5 Proposal: Re-landscaping the South-West region of Burgess Park including a new play area, new access pathways, new lighting fixtures, new surfaces, trees, shrubs, meadow and to include new park furniture.		
Ward(s) or groups affected:	Faraday		
From:	Director of Planning		
Application Start Date 19/08/2016		Application Expiry Date 18/11/2016	
Earliest Decision Date 22/09/2016			

RECOMMENDATION

1. Grant planning permission, subject to conditions.

BACKGROUND INFORMATION

2. Burgess Park was created after the Second World War as a Metropolitan Park based on the Abercrombie Plan for Greater London. It is located on land formerly occupied predominantly by Victorian terraced houses and gardens, factories and wharves alongside the Grand Surrey Canal which ran from Surrey Docks to Addington Wharf at Camberwell Road and as the Surrey Canal Walk, south to Dock Head at Peckham Road.
3. A long term masterplan for the park was developed during 2010 including two significant phases of construction works.
4. In 2012 the park reopened after a £9 million investment project, which improved the north and east of the park including new topography and hills, an extension of the lake, wildflower meadows, new play and barbecue areas, together with a new BMX track and gardens along St. George's Way.
5. The masterplan was updated in 2015 to take account of changes in the way that the public use the site, the redevelopment of the Aylesbury Estate, and the creation of official cycle routes through the park. The review included substantial community consultation.
6. The council now wishes to progress Burgess Park West, which is the next phase of the implementation of the masterplan.
7. The Burgess Park West (BPW) project will deliver improvements to the southwestern section of the park, which was not included in the previous regeneration.

8. Plans include cycle Quietways with lighting, a play area, an enlarged nature area, removal of a redundant section of New Church Road from inside the park and integration of additional sites that are not currently owned by the council.

Site location and description

9. The area affected by the current proposals is bounded to the north by a central path leading from Camberwell Road to the underpass at Wells Way, residential properties and warehouses to the rear of Parkhouse Street and Southampton Way to the south and west, and properties facing and to the rear of Kitson Street, Rust Square, Addington Square and Bowyer Place to the west. Paths and entrances to Albany Road are also included.
10. The extent to be regenerated is approximately 5.9ha. The site consists of predominantly lawn areas with a path network, some small woodland areas with grasslands and scrub, the closed off New Church Road, Rust Square with a portion of hard surfacing and three sites which are not currently owned by the applicant. The site is located within an urban neighbourhood of predominantly residential areas with some mixed commercial and retail usage.

Details of proposal

11. The application scheme is known as 'Burgess Park West' and proposes alterations and improvements to Burgess Park including:
 - (i) Alterations to the entrances and boundaries at Bowyer Place, New Church Road, Kitson Road, Depot Street, Rust Square, Addington Square, Albany Road, Wells Way and Southampton Way.
 - A new secondary entrance at Southampton Way;
 - 2x new tertiary entrances to Rust Square/Kitson Road;
 - 5x tertiary entrances renovated at Addington Square, Depot Street, New Church Road and Albany Road;
 - Removal of an existing area of hard standing and entrance gateway at Rust Square and conversion to green space;
 - New and renovated railings to entrances, park boundary and the play area;
 - Removal of a small redundant section of dead end road at Addington Square, including loss of approx. 5 no.parking spaces, and conversation of asphalt to green space;
 - Removal of a vehicle entrance on Wells Way and New Church Road; and
 - Creation of a new vehicle and pedestrian entrance and access route with associated hard and soft landscape works and signage to Albany Road BMX track.
 - (ii) General alterations to accessibility and footpaths;
 - Stopping up and removal of New Church Road to provide 4,000m² more green space;
 - New footpaths, varying in width between 1.5m and 3m to link Rust Square and within the nature area;
 - Removal of existing steep sloping footpaths so that surfaced gradients within the park become Disability Discrimination Act (DDA) compliant;
 - Installation of lighting columns at regular intervals to illuminate the Quietways and ensure routes are accessible 24/7;
 - Reorganisation of temporary car parking spaces; and

- Removal of structures and hardstanding on areas of land at 25 Parkhouse Street, 1 to 11 Southampton Way and 13 Southampton Way (subject to acquisition by the council) and their conversion to green space and inclusion within the park.

(iii) Works in relation to biodiversity across the park;

- Increasing the existing nature areas to 1.28ha;
- Provision of additional habitats such as a seasonally wet grasslands, woodland understorey planting and wildflower meadows;
- Installation of bird and bat boxes to existing trees for supplementary nesting;
- Replacement of sunken brick paving with lawn and areas of wildflower meadow; and
- Management of existing vegetation, including felling and replacement of trees with no net loss of individual specimens, new areas of herbaceous perennial and grassland planting.

(iv) Installation of new street furniture;

- New signage, seating, cycle parking, lighting and electric connection points; and
- Installation of CCTV, to mitigate concerns regarding antisocial behaviour.

(v) Provision of outdoor gym equipment;

- Existing outdoor gym equipment along New Church Road to be removed and reinstated within the park.

(vi) Creation of a new play area for younger children;

- A new play area aimed at children of 5-12 years located to the west of the entrance on Southampton Way to include a play trail, netted climbing and other equipment to encourage natural play not currently provided elsewhere within the park, together with safety surfacing, lawn and trees surrounded by hedgerows and fencing to create a dog-free area.

12. The application envisages two phases of implementation to allow cycle and pedestrian routes to be open during construction.
13. Phase 1 will include work north and west of New Church Road, including the play area, Rust Square, new entrances and new axis footpath/cycleway, requiring temporarily diverting Quietways along New Church Road during construction.
14. Phase 2 will cover the majority of the nature area works, including removal and re landscaping of the remaining section of New Church Road and incorporation of the three parcels of land along the southern boundary which Southwark Council wishes to purchase and add to the park.
15. The application indicates that, if planning permission is granted, works would begin in spring 2017, with the first phase of works expected to be completed by summer of 2017.

Planning history

16. Over the course of the creation of Burgess Park there have been many planning applications for alterations or developments affecting the park. The most relevant is the application (10-AP-3061) for a screening opinion, which concluded that an EIA

would not be needed in relation to the subsequent major alterations throughout the park including re-landscaping (10/AP/3246) granted 03 February 2011. More recently (11-AP-3764) for construction of a national standard BMX Track was granted permission on 29 March 2012. Other applications in recent years have also been limited to alterations to sports and other facilities within the park.

<p>10/AP/3061 Application type: Screening Opinion (EIA) (SCR) Request for screening opinion: regulation 5 (1) of Town and Country Planning Act (Environmental Impact Assessment) (England & Wales) Regulations 1999 regarding ("the Regulations") (as amended) regarding revitalisation of Burgess Park. Decision date 09/11/2010 Decision: Screening Opinion - EIA Regs (SCR)</p>
<p>10/AP/3246 Application type: Council's Own Development - Reg. 3 (REG3) Alterations to Burgess Park including: Alterations to the entrances and boundaries at Old Kent Road and Camberwell Road; general alterations to accessibility and footpaths; repair and enlargement of Burgess Park lake including habitat enhancements/alterations, conversion of an area of amenity grassland east of canal bridge to meadow; works in relation to biodiversity across the park; felling and planting of trees; installation of new street furniture; maintenance of a fitness circuit and provision of outdoor gym equipment; structure landscaping relating to the great lawn and the plateau adjacent to Albany Road; creation of a new play area; conversion of existing internal roads to parkland and reorganisation and reduction of car parking spaces within the park. Decision date 03/02/2011 Decision: Granted (GRA)</p>
<p>11/AP/3764 Application type: Full Planning Permission (FUL) Clearance of existing area of vegetation, existing inner trees and multi use games area at the corner of the park adjacent to Albany Road and Wells Way. Construction of a National Standard BMX Track and perimeter fencing. The proposal includes the retention of the trees fronting Albany Road and Wells way. Decision date 29/03/2012 Decision: Granted (GRA)</p>
<p>13/AP/1068 Application type: Council's Own Development - Reg. 3 (REG3) The installation of five new containers including doors, windows and green roof incorporated into the BMX track layout. Decision date 07/08/2013 Decision: Granted (GRA)</p>
<p>09/EQ/0132 Application type: Pre-Application Enquiry (ENQ) Proposed Adizone area in park Decision date 07/01/2014 15:32:24 Decision: Pre-application enquiry closed (EQC)</p>
<p>15/AP/2571 Application type: Full Planning Permission (FUL) Erection of eight 15m lighting stanchions Decision date 12/08/2016 Decision: Granted (GRA)</p>

Planning history of adjoining sites

17. Since 1999 the Aylesbury New Deal for Communities (now the Creation Trust) has been working with the council to deliver a major social programme on the Aylesbury Estate. In September 2009 the council decided to redevelop the estate with demolition carried out in stages over the next 15 to 20 years.
18. Application 14/AP/3843 and 14/AP/3844 for full planning permission at Aylesbury Estate, bounded by Albany Road, Portland Street, Westmoreland Road, Bagshot Street, Alvey Street, East Street, Dawes Street And Bradenham Close for demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between two to 20 storeys in height, providing a combined total of 3,575 residential dwellings; flexible community use, early years facility; public and private open space; new accesses; energy centre; gas pressure reduction station; associated car, cycle parking, landscaping, public realm and associated works was subsequently consented 05 August 2015.

19. The redevelopment of the nearby Elmington Estate secured funding earmarked for local parks, open space and play. These funds have been allocated to the Burgess Park West project and will be used towards building the play area, which will benefit the families living in flats on the newly redeveloped Elmington Estate, who may have limited or no access to private gardens.
20. Application 11-AP-4309 for full planning permission at the site bounded by Edmund Street, Southampton Way and Notley Street for demolition of existing buildings and redevelopment of the site comprising new buildings ranging from 3 to 7 storeys in height to provide 279 residential units together with the construction of a new road, pedestrian and cycle routes and new access to the public highway, car and cycle parking, energy centre, open space and landscaping was consented 22 March 2012.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

21. The main issues to be considered in respect of this application are:
 - a) The principle of the development in terms of land use and conformity with strategic policies for Metropolitan Open Land; and
 - b) The acceptability of the new landscaping design, entrances, play areas and footpaths, and impact on accessibility, trees, planting and biodiversity.

Planning policy

22. National Planning Policy Framework (the Framework)
 - Section 4 – Promoting Sustainable Transport
 - Section 7 - Requiring good design
 - Section 8 - Promoting healthy communities
 - Section 11 - Conserving and enhancing the natural environment
 - Section 12 - Conserving and enhancing the historic environment
23. The London Plan 2016
 - Policy 2.18 - Green Infrastructure
 - Policy 3.16 - Protection and enhancement of social infrastructure
 - Policy 7.2 - An inclusive environment
 - Policy 7.3 - Designing out crime
 - Policy 7.4 - Local character
 - Policy 7.5 - Public realm
 - Policy 7.8 - Heritage assets and archaeology
 - Policy 7.17 - Metropolitan Open Land
 - Policy 7.18 - Protecting open space and addressing deficiency
 - Policy 7.19 - Biodiversity and access to nature
 - Policy 7.21 - Trees and woodlands
 - Policy 6.9 - Cycling
 - Policy 6.10 - Walking
24. Core Strategy 2011
 - 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

25. Southwark Plan 2007 (July) - saved policies

The council's cabinet on 19 March 2013, as required by paragraph 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.

Saved Policy 3.2 - Protection of Amenity

Saved Policy 3.25 - Metropolitan Open Land

Saved Policy 3.28 - Biodiversity

Saved Policy 3.15 - Conservation of The Historic Environment

Saved Policy 3.16 - Conservation Areas

Saved Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Saved Policy 3.19 - Archaeology

Saved Policy 5.3 - Walking and Cycling

26. The Aylesbury Area Action Plan 2010

Policy PL4 - Open Space

Policy PL5 - Burgess Park

Policy COM1 - Location of social and community facility

Policy COM5 - Community space and arts and culture

Principle of development

27. The proposed scheme is on Metropolitan Open Land (MOL) and so saved policy 3.25 is applicable.
28. Policy 7.17 of The London Plan states that the strongest possible protection should be given to London's MOL, whilst Strategic Policy 11 Open spaces and wildlife of the core strategy commits the council to protect open spaces against inappropriate development.
29. Saved policy 3.25 states that within Metropolitan Open Land planning permission will only be permitted for the following purposes:
- i) Agriculture or forestry; or
 - ii) Essential services 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, providing 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 it replaces.
30. The proposal is seeking to creating a unified space that will integrate the park with adjoining redevelopment to create high quality public realm. It will increase the area of useable green space and tree cover as well as providing new seating, lighting and play space. In addition to enhancing the existing child play facilities and biodiversity value it seeks to provide improved and renovated design features that will increase visual interest. No structures are proposed, indeed, an existing road is to be removed

thereby reducing the visual impact of former development.

31. These works are not considered to detract from the open nature of the site and aim to improve both its character and function, thereby enhancing the overall setting and quality of the open space. The principle of these works can be supported provided the design is of a high standard and incorporates good quality materials. These matters are addressed later in the report under the design section.
32. 17 objections have been received, the majority of which question the designation of the land as MOL. The land in question has been designated as MOL since 19 July 1995 (Southwark Unitary Development Policy C 5.6) and is not a relevant matter for consideration of this application. Notwithstanding these objections, the principle of the proposal is acceptable.
33. The principle of the development is therefore acceptable in accordance with the policies in the National Planning Policy Framework 2012; The London Plan March 2016; Core Strategy 2011 and the saved policy 3.25 of the Southwark Plan 2007.

Summary of consultation responses

34.	Total number of representations:					17					
	In favour:		4		Against:		11		Neutral:		2
	Petitions in favour:				0		Petitions against:			0	

35. Compulsory purchase of land at 1-13 Southampton Way and New Church Road
The council decided on 24 January 2014 to make a compulsory purchase order under section 226(1)(a) of the Town & Country Planning Act 1990 (as amended by section 99 of the Planning and Compulsory Purchase Act 2004) and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 for the acquisition of the land and new rights. This was for the purpose of improving and extending Burgess Park in accordance with the provisions of the saved policies of the Southwark Plan 2007 and the Core Strategy 2011.
36. The decision authorises the head of property to:
 - a) Take all necessary steps to secure the making, confirmation and implementation of the compulsory purchase order including the publication and service of all notices and the presentation of the council's case at public inquiry should one be called;
 - b) To acquire all interests in land within the compulsory purchase order areas either by agreement or compulsorily;
 - c) Approve agreements with land owners setting out the terms for the withdrawal of objections to the orders, including where appropriate seeking exclusion of land from the orders; and
 - d) Amend the boundaries of the sites.
37. The sites affected are included in the MOL designation and are currently used as a parking facility for the Metropolitan Police and a yard selling reclaimed architectural and other material. These are proposed to be purchased in order to remove hard landscaping and to plant with trees and other soft works, thereby integrating them into the surrounding parkland.

38. Objections relating to the inclusion of these sites within the current application are therefore the subject of separate legal considerations and processes and are not relevant to the consideration of this planning consent.
39. **Creation of a new play area**
The play hub is located parallel to New Church Road to the south of the central pathway linking Rust Square to the main park. It consists of a number of elements primarily aimed at children ages 5-12, with inclusive play for children with mobility issues and additional elements suitable for younger children. These include a large bespoke structure built amongst existing trees together with other equipment incorporating slides, climbing frames / nets, balance beams and rope pieces, and smaller items, favouring natural timber elements.
40. The landscape setting will include complementary natural play elements such as small land form mounds, surfacing and planting.
41. The play area meets the "Six Acre Standard" published by the Fields In Trust (FIT). According to the standard, the BPW play area is classified as LEAP (Local Equipped Area For Play). This states that in regards to distance from local properties, play should have a buffer zone of not less than 10m in depth between the edge of the activity zone and the boundary of the nearest dwelling and a minimum of 20m between the activity zone and the habitable room facade of the dwelling.
42. The BPW play area exceeds this standard, with 20m between the boundary of the nearest dwelling and the edge of the activity zone, and over 30m between the habitable room façade and the activity zone.
43. Play provision was the subject of a separate consultation exercise whereby safety and other concerns regarding antisocial behaviour have led to amendments to the design to include hedging, mounding and fencing around the play perimeter with low natural log seating. The attraction of facilities such as play equipment and an outdoor gym will engender considerate interaction whilst discouraging disruptive or antisocial behaviour.
44. The overall size of the proposed play structures have been scaled down whilst concerns regarding disturbance have also been addressed via the re-siting of the play area to increase separation from residential properties.
45. **Rust Square**
The two proposed entrances from Kitson Road and New Church Road remain open access with a new layout that defines the square and clarifies the overall park perimeter. This was an objective from the original masterplan for the park and in keeping with other boundaries. Remodelled entrances will prevent vehicular access which is a recurrent problem whilst also discouraging fly tipping.
46. **Removal of mature trees**
Where trees are to be felled they will be replaced so that there is no net loss of individual specimens. Although some of those lost will be mature, with a greater trunk girth and canopy spread than the replacements, the new trees will be of a greater variety and quality.

Some of the larger specimen trees planted will also have a greater life span and will be designed within the landscape in such a way as to increase connectivity to green infrastructure planting across and outside the park. Overall, a suitable amount of girth will be provided so that there is no net loss of canopy cover in the longer term.

47. **Maintenance**
The habitat survey identified the need for ecological enhancement addressed by the enlarged nature area together with improved maintenance practices outlined in the management plan. These can be included within existing schedules without the need for significant investment or increased routine maintenance budgets.

Environmental impact assessment

48. The site is above 5ha and so there is a need to assess whether the scheme would fall under the list of projects listed under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and, if so, to determine if the scheme is likely to have significant environmental effects.
49. Schedule 2 lists a range of projects and relevant thresholds that must be considered when screening a project for EIA. Taking account of the provisions set out in the Schedule it is considered that the scheme is capable of being considered a 10 (b) 'urban development project' as the scheme proposes construction, resurfacing works, hard and soft landscaping in an urban area.
50. Consideration has been given to schedule 3 of the EIA regulations taking account of the nature of the development, the environmental sensitivity of the location and characteristics of the potential impacts. Whilst the site exceeds the applicable threshold it is not likely to have significant environmental effects having regard to criteria under schedule 3 of the EIA regulations as the site is not considered to be environmentally sensitive (for the purposes of the EIA regulations) and the nature and characteristics of the likely environmental effects during the period of works will be short term, contained within the park and no more than local importance. For this reason no significant environmental impacts are anticipated to result from this development.
51. However, documentation supplied with the application does give detailed information on the likely environmental impacts of these proposals and on the proposed mitigation measures.

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

52. Saved policies 3.13 and 3.12 seek to ensure new development is of the highest standard of design which should be coordinated wherever possible to avoid unnecessary clutter and to create an attractive environment. It should be designed to incorporate suitable access for people with disabilities or those who are mobility impaired to ensure ease of movement.
53. As the proposals are primarily physical improvements to the park, none of the park features will create additional light pollution for those living near the park boundaries. New facilities such as the playground are located at a reasonable distance from properties and are buffered by new landscaping. However, there will be additional amenity for local people, whether they are visiting or just passing through the park, and the improvements are intended to enhance the surrounding areas.
54. Existing large boundary trees provide valuable screening to the rear of properties on Addington Square and Southampton Way as well as to those fronting Rust Square and New Church Road. These are all to be retained with additional tree planting provided to further abate the perception of noise and to aide privacy.

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

55. The proposed scheme recognises and plans for the increasingly intensive use of the park, improving public accessibility and safety, whilst also improving its potential as a wildlife habitat. In contrast to previous phases, no significant remodelling and landscaping changes are required in order to achieve these aims, other than returning the road to open space. This will inevitably mean some disruption and changes to the existing areas of trees, shrubs and other planting in the park.

Transport issues

56. The proposals aim to build upon the already well established transport links into and around the park by improving the pedestrian and cycle environment.
57. The current weaving path network results in an indirect layout which breaks up available open space and is unsatisfactory for cycling, circulation and permeability.
58. The proposed redesign increases the number of access/egress points, coordinating them with existing crossings along main roads. Footpaths which have been assessed to have the highest cycle use are 4 meters wide to provide sufficient space for both cyclists and pedestrians.
59. Overall, more legible and accessible routes follow desire lines to key destinations within and around the park, whilst safety and security are enhanced via natural surveillance and the encouragement of activity in previously isolated areas.
60. **Cycle routes**
London cycle routes 22 and 23 pass through Burgess Park, and are well used by commuters. Improved connections have been made for the cyclists that use this route and connect with Portland Street. Cycle parking is provided at the Camberwell Road entrance, Chumleigh Gardens, Wells Way Crossing and the Sports Hub.
61. In addition, two Quietways (QW), routes 07 and 08, are proposed by TfL linking to the new, high capacity strategic north-south cycling corridor or Spine route outside the site located to the east. The complex interactions between these routes and pedestrian use have been analysed using current design guidance and assessed to offer a reasonable balance.
62. To address the concern of cyclists travelling too fast in the park and in conflict with pedestrians, a series of physical calming measures are integrated into the proposals.
63. These include rumble strips to slow speed and alert pedestrians to presence of cyclists, extra space at junctions and clear markings to highlight pedestrian priority. In addition, temporary measures are to be introduced on the opening of the Quietway routes, including clear signage.
64. The revised network will be implemented in phases to allow uninterrupted cycle routes to function throughout construction. The Phase 1 works will enable formal opening of the cycle Quietways by the summer of 2017.
65. **Reorganisation of temporary car parking spaces within the park**
The lawn area currently provides temporary parking for events at the BMX track. These events occur once or twice per year, in the summer months, and approximately 350 vehicles use the lawn for parking. Access which currently uses New Church Road has been re provided via a new entrance at Southampton Way with Depot Street as the exit. Both locations are to be redesigned to ensure safety concerns and traffic

modelling are addressed.

66. The proposed path network leading towards the lawn area is legible and safe, whilst the two new Quietways will also improve the sustainable transport opportunities to the BMX track, in turn contributing to the wider Borough and London objectives.
67. The transport policy team supports the principle of interfaces with the surrounding public highway, particularly at Trafalgar Avenue (outside the site) and Wells Way. Suitable details of the quantum and distribution of cycle parking and seating have been provided.
68. The Burgess Park West project complies fully with council policy contained in the borough's Transport Plan and contributes to the objectives of the Sustainable Community Strategy 2016 by making the borough a better place to be in and by improving individual life chances.

Design issues

69. The London Plan places heavy emphasis on improving the quality of, and access to, open space (policy 7.18) and play space (policy 3.6) in the higher density environment of inner London.
70. Improving Burgess Park complies with strategic policy 11 contained in the Core Strategy, to improve, protect and maintain a network of open spaces and green corridors that will make places attractive, provide sport and leisure opportunities for a growing population and improve and protect habitats for a variety of wildlife.
71. The Burgess Park West site is within easy walking distance for many residents of Camberwell. The council's Open Space Strategy (2013) identifies Camberwell as an area with relatively high population density and high child density. Camberwell's park provision (area per population) is below the borough average and is expected to fall in the future as a result of population growth.
72. Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure new development is of the highest standard of design which should be coordinated wherever possible to avoid unnecessary clutter and to create an attractive environment. It should be designed to incorporate suitable access for people with disabilities or those who are impaired mobility to ensure ease of movement.
73. In the council's Open Space Strategy (2013), Burgess Park is identified as being below average quality and above average value. The Burgess Park West project will improve the quality of the park.
74. The design criteria follows that established as part of the previous park improvement phases informed by CABI guidance and is strongly influenced by the historical context of extensive residential and light industrial clearance including removal of the canal, roads, boundaries and other infrastructure. Historical development of the park has been incomplete and resulted in a fragmented, incoherent use of space with limited accessibility or aesthetic appeal. The new Southwest design aims to enhance the setting and use of the park through six key improvements:
 - i. Making Rust Square feel part of the park
 - ii. New Play Area to connect and activate Rust Square
 - iii. Clarified and expanded path network at Addington Square link.
 - iv. Enhanced and larger nature area
 - v. Improved and expanded activity lawn area
 - vi. New access to the BMX area

75. **Alterations to entrances and boundaries**
The proposed alterations aim to connect Rust Square with the rest of the Park and create safe, legible routes balancing pedestrian and cycling priority. A key feature in the improvement of the character and perception of the Square is the installation of bespoke railings around this currently poorly used and degraded part of the park.
76. Elsewhere, railings will be repaired and repainted with matching designs along boundaries to any land purchased along the southern boundary. None of the entrances will have gates.
77. These changes will provide more welcoming gateways and open up views into and through the park, enhancing visual and physical connectivity. The regrading of paths and steps at entrances will improve disabled access into the park (as well as access for pushchairs) and will benefit the townscape by giving a clearer sense of the parkland beyond.
78. The scheme proposes to achieve the objectives of the Aylesbury Action Area Plan to link the redeveloped estate presenting a more positive and appealing face to the road and increasing the total number of entrances.
79. **General alterations to accessibility and footpaths**
Realigned paths provide longer views and a much clearer feeling of being within a large park where consideration has been given to accessibility, safety and security for all park users. This is achieved primarily via the stopping up and removal of New Church Road which will allow the nature area to expand northwards into the adjacent grassland as far as the proposed footpath and cycleway. A mosaic of habitats will transition from a formal character within the centre of the park to a more natural character at its boundary, increasing green space by 32%. Paths will be a mixture of hard surfacing and permeable self-bonding gravel with minimum light spill, especially in relation to the nature area.
80. The proposals include new signage, litter bins and railings throughout the park with seating that aids accessibility via the incorporation of arm rests.
81. Although no new outdoor gym equipment is proposed, it will be relocated to suitable sites and coordinated with the existing well used exercise fitness circuit within grassed areas. This will have reinforced Grassmatt safety surfacing placed under each piece of equipment. They will be open to the park, without railings or fencing.
82. Other design elements include the retention and reuse of GLA metal orbs which are feature of the Rust Square entrance together with associated steel arch structures, shared surfaces and extensive reuse of existing materials such as granite kerbs. Widened paths are surfaced with either paving or self-bound gravel which enhance sustainability. Overall, the choice of furniture and materials is well specified with innovative seating, signage and screens. The palette is coherent with the wider park providing a consistent feel and quality whilst also being robust and simple to maintain.

Impact on character and setting of a listed building and/or conservation area

83. Although no heritage assets or areas are located within the site it adjoins the Addington Square Conservation area and the Grade II listed lime Kiln.
84. It is considered that the proposal complies with Southwark Plan (2007) Policies: 3.15, 3.16, 3.17 and 3.18, in that it seeks to preserve and enhance the setting of adjoining conservation areas and listed buildings. In summary, it is considered that the proposed landscaping works will not compete or have a detrimental impact on the

wider setting of the conservation areas and listed buildings.

Impact on trees

85. A tree strategy was developed as part of the masterplan which informs the approach to tree retention and design. The survey shows recommended tree works where necessary to mitigate against identified hazardous defects and on the basis of good arboricultural management. The London Wildlife Trust has also undertaken a survey of trees of especial ecological value such that none are to be adversely affected by any proposed park remodelling.
86. Felling, transplanting and planting of trees
The improvement works aim to retain as many of the existing trees as possible. However, some losses are inevitable due to new landscaping and remodelling of ground levels, such as the layout of entrances and new footpaths created to improve views through the park.
87. In total, 46 trees are proposed to be removed, over 50 planted and 7 transplanted. Additionally 18 small trees that were not recorded in the tree survey will also be transplanted.
88. Removals include 19 category B Plane, and Poplar trees, 25 category C cherry, ash, maple, oak, poplar, hornbeam and ailanthus trees together with other poor quality leylandii trees that would normally be removed as part of sound arboricultural and amenity practice. These are located at the entrances to Rust Square and Southampton Way. None are removed from elsewhere within the nature area and existing saplings are retained wherever possible, or transplanted to appropriate locations in order to accommodate sight lines and fill gaps within mature avenues.
89. Details will be required on how this is to be completed together with confirmation of the species palette and maintenance specifications.
90. The removal of trees will be mitigated by planting which forms part of wider public realm and re-landscaping to improve the quality and appearance of the south west area. Based on this analysis, the loss is, on balance, considered acceptable as the majority are category C and not considered to be of an irreplaceable quality.
91. New specimen tree planting of 12-18cm stem girth, will include oak, London plane, poplar, limes, disease resistant elm and other ornamental species. The shrubs selected for the woodland mix are also aimed at improving wildlife habitat and biodiversity, and includes hazel, hawthorn, holly, privet, sloe and elder. This is considered to be a good selection of trees and shrubs to support wildlife and biodiversity.
92. There is less emphasis on structural tree planting to internally connect areas of the park or to define park edges. Planting does however aim to use trees and hedges within discrete areas to define and enclose spaces, such as at the play area, or through informal groups of scattered planting within and grading into the Nature Area. Away from small areas of wet scrub and woodland, more architectural or definitive tree planting is limited to the entrances at Rust Square and Wells Way. Extensive areas are laid to species rich lawn and meadows which provide a theme associated with improved entrances and intersections.

93. **Loss of Canopy**
Whilst the loss of specimen trees may be limited, there will actually be a greater number of all sizes lost which will result in an initial reduction in canopy cover. This is significant as London planning policy regarding climate change refers to canopy cover and the need to compensate for any loss.
94. The site does not contain irreplaceable habitats, ancient woodland or veteran trees whose loss would be contrary to paragraph 118 of the NPPF. It also complies with London Plan Policy 7.21 in the retention of the most valuable trees together with planting of appropriate large-canopied species.
95. No TPO tree are affected as part of the proposed re-landscaping, whilst trees of the greatest benefit to amenity are retained at entrances and the nature area.
96. Where trees are to be felled they will be replaced so that there is no net loss of individual specimens. Although some of those lost will be mature, with a greater trunk girth and canopy spread than the replacements, the new trees will be of a greater variety and quality.
97. Tree planting and landscape conditions are therefore recommended to ensure suitable replacement trees are provided, together with protection measures. Suitable locations elsewhere within the park are available for new planting which have been agreed in principle with the applicant.

Impact on the ecology and biodiversity of the park

98. Burgess Park is a non-statutory 'Site of Borough Grade 2 Importance for Nature Conservation. Surveys of existing habitats and of birds, bats and reptiles were carried out, particularly focusing on the areas most affected by the proposed works. The findings were that it is not habitat-rich, being mainly man-made habitats which have yet to mature. However, the park is potentially a valuable self-contained ecological unit with the capacity to support a diverse range of common species. It has the capacity to increase local biodiversity due to its size through increasing the extent of those areas managed specifically for nature conservation and through wildlife friendly management practices.
99. The proposals will retain and enhance the overall species diversity by retaining and adding to the range of ornamental and semi-natural habitats and by increasing the soft landscaping by the conversion of redundant roads to grassed areas. The new pictorial meadows will enhance the overall ornamental and semi-ornamental habitats within the park creating a more diverse mosaic of foraging, nesting and overwintering habitats for wildlife than is currently supported in this section of the park.
100. A key feature of the design provides additional value via the installation of short species rich meadows at entrances and path edges which develop into a woodland buffer or tree group plantings at building lines.
101. The planting of native tree and shrub species will attract insects and also provide a potential food source for bats and birds. Bat and bird nesting boxes will also be provided in suitable locations.
102. Saved policy 3.28 (Biodiversity) of the Southwark Plan states that development will not be permitted which would damage the nature conservation value of sites of importance for nature conservation (SINC), and where, exceptionally, such developments are permitted, the council will seek mitigation and/or compensation for the damage to biodiversity. No development is proposed that conflicts with this policy.

103. Increasing the size of the nature area by 3,100m² (32%) complies with strategic objective 2F contained in the Core Strategy, to conserve, protect and enhance historic and natural places, including heritage assets and the wider historic environment, open spaces and biodiversity.
104. The submitted surveys are considered acceptable and no further surveys are required. The development will result in clearing areas of planted shrubs and some trees. However, the works should be undertaken outside bird nesting season, (March - August).
105. Although ponds have not been included in the final design sufficient space is retained for these to be created as funding becomes available.

Planning obligations (S.106 undertaking or agreement)

106. Planning obligations are sought to mitigate specified negative impacts of development which is in other respects acceptable. As there are no negative impacts to be mitigated with these proposals there is no requirement for any planning obligations (S106 Planning Agreement).
107. The enhancements to the park will be of benefit to the users of this key community resource, retaining and enhancing the range of facilities available in a more inviting and well-connected environment.
108. There is no proposed change of use or any increase in floorspace. As such, the scheme would not attract a payment under CIL.

Sustainable development implications

109. The proposals enhance the park's ability to create more comfortable microclimates, use less water and manage surface water more effectively. They also include the recycling of existing site materials within the park, achieve a cut and fill balance to ensure all cut materials stay on site, and felled trees will be reclaimed and reused as part of the play elements, dead wood habitat for the park or chipped and re-used in planting areas.
110. A suitable response to climate change is to maintain, and where possible increase, the existing tree canopy cover by replanting. It is therefore proposed to impose a condition requiring additional tree planting to replace tree canopy cover and the associated wildlife habitat.
111. The proposals aim to reduce water use and adopt a sustainable approach to drainage. The previously consented bore hole replaces the mains water supply and the wet woodland areas will hold surface water rather than losing it to storm water drainage, whilst permeable surfacing provides more sustainable drainage from hard areas. The scheme therefore provides for flood storage volumes with a sustainable urban drainage system (SUDs) to attenuate surface water in extreme weather events.
112. Energy efficiency measures in this scheme include aim to include less intensive maintenance (i.e. less frequent and intensive mowing). Enhanced routes through the park encourage walking and cycling, control of temporary car parking numbers, minimising lighting within the park and re-use of existing energy efficient lights. There will also be new waste and recycling bins, whilst existing waste management and recycling will continue.
113. The proposals incorporate new habitats for wildlife, with the aim to both adapt to climate change and mitigate its impacts.

Other matters

114. Flood alleviation
The site lies within Flood Zone 3a as defined by the NPPF. The park is an area of amenity open space and is considered water compatible development. An exception test is therefore not required.
115. The site has a low risk of fluvial and tidal flooding from the River Thames which is approximately 3km to the north. The risk associated with a breach has not been considered due to the water compatible nature of the site and as an area benefiting from flood defences.
116. Flooding from surface water has been assessed by the submitted Flood Risk Assessment (FRA) which notes that the risk varies across the site from high to very low. This is considered acceptable due to the nature and vulnerability classification of the development. The reduction in area of hardstanding and increase in soft landscape area will provide a higher rate of infiltration, whilst all surface water runoff will be contained within the confines of the park. The removal of the existing road drainage within New Church Road will result in lower flows entering the combined sewer system, which will provide an increase in available capacity in the local sewers.
117. The drainage plan therefore demonstrates that any discharge to sewers is not increased by the development. Opportunities to reduce discharge to optimum levels have been addressed via the increased size of the nature area, overall reduction in hard surfacing and use of permeable materials.
118. Removal of a 4000m² redundant section of New Church Road. This element alone will reduce the amount of surface water run-off from the site into the sewer system by 2.5 million litres a year and by around half a million litres during a once in a lifetime storm, significantly reducing local flood risk.
119. Overall, the submitted FRA demonstrates that the flood risks to the site are appropriate for the nature of the development and furthermore, that the development will not increase flood risk elsewhere.
120. Archaeology
Burgess Park borders the Bermondsey Lake Archaeological Priority Zone (APZ) to the east on the Old Kent Road frontage, which is particularly significant for prehistoric finds and in relation to the course of the Roman road and associated roadside settlement. Additionally, the Greater London Historic Environment Record (GLHER) has several entries for heritage assets and archaeological find spots across the Park. It should, however, be noted that the Park has seen significant development impact and much of the archaeology will have been compromised or removed by previous development.
121. The proposal covers a large area of Burgess Park, and whilst the majority of the impacts are surface works and will not have any detrimental impact on the buried archaeological resource, it is possible that in localised areas there may be a deeper impact requiring some archaeological safeguards. An archaeological desk based assessment (DBA) will be submitted to address the impact of the proposals in relation to buried archaeology.
122. Details of a watching brief have been submitted with the application for the areas where deeper excavations will be required (i.e. installation of play equipment and removal of New Church Road). The watching brief proposed is considered acceptable and will be secured by condition.

Conclusion on planning issues

123. The proposals for the improvement of Burgess Park should achieve the objectives of improved access, cohesion and identity as outlined in the masterplan, thereby enabling the park to meet its social, economic and environmental potential. The enhanced park should also provide more of what the community needs in terms of a high quality design, safe open green space for passive enjoyment, social interaction, events, recreation and leisure activities. Environmental sustainability and biodiversity are well considered, as is the overall layout and design of entrances, paths and planting.
124. The scheme has undergone extensive pre-application consultation and as a result the planning consultation responses focus on specific issues. There are both expressions of support for the project and objections expressed about specific aspects of the scheme. The concerns raised and the reasons for the final form of the proposals are explained in this report. However, whilst some issues remain it is considered that the overall benefits of the proposals greatly outweigh any concerns. This is because there are significant improvements for public access, amenity and safety, as well as the enhancement of the landscape, biodiversity and enjoyment of the park facilities, all of which should be supported.
125. Some works to trees of limited amenity value are proposed and can be mitigated through replacement planting. Impacts on the openness of the MOL would be acceptable and disturbance to local residents limited.
126. The scheme is therefore consistent with the status of the park as Metropolitan Open Land, and will retain the openness and recreational function of the land in line with Policy 3.25 of the Southwark Plan. It will enhance the appreciation of heritage assets within and close to the park, also consistent with the Southwark Plan, as well as improving the biodiversity of the landscape. Subject to appropriate conditions, this scheme should be supported to deliver high quality public realm. For these reasons it is recommended that planning permission is granted.

Community impact statement

127. 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.

The impact on local people is set out above.

Consultations

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

Consultation replies

129. Details of consultation and any re-consultation undertaken by the Director of Planning in respect of this application are set out in Appendix 1.
130. In addition to the formal consultation on the planning application, the applicants carried out extensive local consultation during the design process. Several groups were identified for consultation including technical and partner stakeholders, and representatives of the community and public. In total, there have been three rounds of

public consultation for the Burgess Park West regeneration project together with consultation of various professionals working for external consultees and Southwark Council including the friends of Burgess Park. Following the third consultation a focused playground workshop was undertaken.

131. A dedicated web site and Facebook page were also set up. Details of the consultation events and workshops have been provided. These identified a great deal of support for the proposals and contributed ideas for the plans and suggestions for further facilities.
132. A majority of respondents (76%) either liked all or some of the proposed plans. Respondents were generally well-informed about the plans prior to completing the survey – only 5% of respondents said they had not seen them.
133. There was support for the removal of redundant roads, an increase in the nature area and new paths.
134. Alterations to the proposed location and specification of outdoor gym equipment and play area were incorporated or amended following input from stakeholders.
135. Overall, a comprehensive programme of consultations has ensured that there were opportunities for the general public and all interested parties to comment and contribute to the development of the scheme. It has also been demonstrated that the comments and suggestions made throughout the consultation process were fully taken into account and have led to changes in the design of the scheme.
136. Details of consultation responses received are set out in Appendix 2.
137. Summary of consultation responses
There has been support for the Burgess Park West improvement proposals, but objections have been received or concerns raised about specific aspects of the scheme:
 - a) The proximity of the play area in relation to noise and disturbance (three objections)
 - b) The enclosure of Rust Square (one objection)
 - c) A decrease in the area and quality of the nature area (one objection)
 - d) The use of outdoor gym equipment (one comment)
 - e) The proposed maintenance of new landscaping, loss and replacement of trees related to their size and maturity; (one comment Friends of Burgess Park)
 - f) The absence of a Flood Alleviation Strategy (Environment Agency)
 - g) The compulsory purchase of land at Southampton Way and its designation as MOL (eight objections).
138. These concerns are addressed in the report.
139. Comments with support or no objection have been received from Historic England, Network Rail, and Transport for London.
140. There have also been detailed comments from the council's urban forester, archaeologist, ecologist, transport and conservation and design officers.

Human rights implications

141. 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.

142. This application has the legitimate aim of providing new and upgraded landscaping. 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: 16/AP/3165 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 2090 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	Oliver Stutter, Senior Planner	
Version	Final	
Dated	8 November 2016	
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		16 November 2016

APPENDIX 1

Consultation undertaken

Site notice date: 22/08/2016

Press notice date: 25/08/2016

Case officer site visit date: 22/08/2016

Neighbour consultation letters sent: 23/08/2016

Internal services consulted:

Ecology Officer
Economic Development Team
Environmental Protection Team, Environment & Housing Department
Flood and Drainage Team
HIGHWAY LICENSING
Highway Development Management
Housing Regeneration Initiatives
Public Realm Comments on Developments Where Trees are Affected
Waste Management

Statutory and non-statutory organisations consulted:

EDF Energy
Environment Agency
Friends of Burgess Park, 48 Willowbrook Road
Greater London Authority
Historic England
London Fire & Emergency Planning Authority
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Natural England - London Region & South East Region
Network Rail (Planning)
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Flat 20 55 Wells Way SE5 7TW
Flat 21 55 Wells Way SE5 7TW
Flat 18 55 Wells Way SE5 7TW
Flat 19 55 Wells Way SE5 7TW
Flat 22 55 Wells Way SE5 7TW
Flat 25 55 Wells Way SE5 7TW
Flat 26 55 Wells Way SE5 7TW
Flat 23 55 Wells Way SE5 7TW
Flat 24 55 Wells Way SE5 7TW
Flat 17 55 Wells Way SE5 7TW
Flat 10 55 Wells Way SE5 7TW
Flat 11 55 Wells Way SE5 7TW
Flat 8 55 Wells Way SE5 7TW
Flat 9 55 Wells Way SE5 7TW
Flat 12 55 Wells Way SE5 7TW
Flat 15 55 Wells Way SE5 7TW
Flat 16 55 Wells Way SE5 7TW

35 Addington Square London SE5 7LB
Flat A 36 Addington Square SE5 7LB
15 Addington Square London SE5 7JZ
Flat 20 Ayres Court SE5 7FA
Flat 21 Ayres Court SE5 7FA
Flat 18 Ayres Court SE5 7FA
Flat 19 Ayres Court SE5 7FA
Flat 22 Ayres Court SE5 7FA
13 Addington Square London SE5 7JZ
14 Addington Square London SE5 7JZ
Flat 23 Ayres Court SE5 7FA
Flat 24 Ayres Court SE5 7FA
39 Addington Square London SE5 7LB
28 Kitson Road London SE5 7LF
30 Kitson Road London SE5 7LF
24 Kitson Road London SE5 7LF
26 Kitson Road London SE5 7LF

Flat 13 55 Wells Way SE5 7TW
Flat 14 55 Wells Way SE5 7TW
Flat 27 55 Wells Way SE5 7TW
Flat B 36 Addington Square SE5 7LB
Flat D 36 Addington Square SE5 7LB
66 Wells Way London SE5 7UA
25-33 Parkhouse Street London SE5 7TQ
35a Addington Square London SE5 7LB
39c Southampton Way London SE5 7SW
8 Rust Square London SE5 7LG
15-19 Parkhouse Street London SE5 7TQ
37 Addington Square London SE5 7LB
Flat 5 37 Addington Square SE5 7LB
Flat 30 55 Wells Way SE5 7TW
21-23 Parkhouse Street London SE5 7TQ
Flat 28 55 Wells Way SE5 7TW
Flat 29 55 Wells Way SE5 7TW
18 Addington Square London SE5 7JZ
Flat 3 37 Addington Square SE5 7LB
Flat 4 37 Addington Square SE5 7LB
21 Addington Square London SE5 7JZ
Flat 2 37 Addington Square SE5 7LB
1 Evelina Mansions New Church Road SE5 7JW
10 Evelina Mansions New Church Road SE5 7JW
71 Evelina Mansions New Church Road SE5 7JN
72 Evelina Mansions New Church Road SE5 7JN
11 Evelina Mansions New Church Road SE5 7JW
14 Evelina Mansions New Church Road SE5 7JW
15 Evelina Mansions New Church Road SE5 7JW
12 Evelina Mansions New Church Road SE5 7JW
13 Evelina Mansions New Church Road SE5 7JW
70 Evelina Mansions New Church Road SE5 7JN
63 Evelina Mansions New Church Road SE5 7JN
64 Evelina Mansions New Church Road SE5 7JN
61 Evelina Mansions New Church Road SE5 7JN
62 Evelina Mansions New Church Road SE5 7JN
65 Evelina Mansions New Church Road SE5 7JN
68 Evelina Mansions New Church Road SE5 7JN
69 Evelina Mansions New Church Road SE5 7JN
66 Evelina Mansions New Church Road SE5 7JN
67 Evelina Mansions New Church Road SE5 7JN
16 Evelina Mansions New Church Road SE5 7JW
Flat 1 55 Wells Way SE5 7TW
Flat 2 55 Wells Way SE5 7TW
48a New Church Road London SE5 7JJ
35a-35b Southampton Way London SE5 7SW
Flat 3 55 Wells Way SE5 7TW
Flat 6 55 Wells Way SE5 7TW
Flat 7 55 Wells Way SE5 7TW
Flat 4 55 Wells Way SE5 7TW
Flat 5 55 Wells Way SE5 7TW
9 Evelina Mansions New Church Road SE5 7JW
2 Evelina Mansions New Church Road SE5 7JW
3 Evelina Mansions New Church Road SE5 7JW
17 Evelina Mansions New Church Road SE5 7JW
18 Evelina Mansions New Church Road SE5 7JW
4 Evelina Mansions New Church Road SE5 7JW
7 Evelina Mansions New Church Road SE5 7JW
8 Evelina Mansions New Church Road SE5 7JW
5 Evelina Mansions New Church Road SE5 7JW
6 Evelina Mansions New Church Road SE5 7JW
Flat A 25 Southampton Way SE5 7SW
Flat 47 Masterman House Elmington Estate SE5 7HX
Flat 48 Masterman House Elmington Estate SE5 7HX
Flat 45 Masterman House Elmington Estate SE5 7HX
Flat 46 Masterman House Elmington Estate SE5 7HX
Flat 49 Masterman House Elmington Estate SE5 7HX
Flat 52 Masterman House Elmington Estate SE5 7HX
Flat 53 Masterman House Elmington Estate SE5 7HX
Flat 50 Masterman House Elmington Estate SE5 7HX
Flat 51 Masterman House Elmington Estate SE5 7HX
Flat 44 Masterman House Elmington Estate SE5 7HX
Flat 6 Masterman House Elmington Estate SE5 7HU
Flat 7 Masterman House Elmington Estate SE5 7HU
Flat 40 Masterman House Elmington Estate SE5 7HU
Flat 5 Masterman House Elmington Estate SE5 7HU
Flat 8 Masterman House Elmington Estate SE5 7HU
Flat 42 Masterman House Elmington Estate SE5 7HX
Flat 43 Masterman House Elmington Estate SE5 7HX
32 Kitson Road London SE5 7LF
38 Kitson Road London SE5 7LF
40 Kitson Road London SE5 7LF
34 Kitson Road London SE5 7LF
36 Kitson Road London SE5 7LF
22 Kitson Road London SE5 7LF
42 Addington Square London SE5 7LB
10 Kitson Road London SE5 7LF
40 Addington Square London SE5 7LB
41 Addington Square London SE5 7LB
12 Kitson Road London SE5 7LF
18 Kitson Road London SE5 7LF
20 Kitson Road London SE5 7LF
14 Kitson Road London SE5 7LF
16 Kitson Road London SE5 7LF
Flat 5 59 Wells Way SE5 7UB
Flat 6 59 Wells Way SE5 7UB
Flat 8 59 Wells Way SE5 7UB
Flat 3 59 Wells Way SE5 7UB
Flat 9 59 Wells Way SE5 7UB
Flat 1 83 New Church Road SE5 7JR
Flat 2 83 New Church Road SE5 7JR
Flat 13 59 Wells Way SE5 7UB
1-3 Southampton Way London SE5 7SW
Flat 7 59 Wells Way SE5 7UB
Flat 14 59 Wells Way SE5 7UB
36a New Church Road London SE5 7JJ
Flat 2 59 Wells Way SE5 7UB
Flat 4 59 Wells Way SE5 7UB
Flat 1 59 Wells Way SE5 7UB
Flat 12 59 Wells Way SE5 7UB
Flat 15 59 Wells Way SE5 7UB
Flat 10 59 Wells Way SE5 7UB
Flat 11 59 Wells Way SE5 7UB
Flat 3 83 New Church Road SE5 7JR
Flat 11 Ayres Court SE5 7FA
Flat 12 Ayres Court SE5 7FA
Flat 9 Ayres Court SE5 7FA
Flat 10 Ayres Court SE5 7FA
Flat 13 Ayres Court SE5 7FA
Flat 16 Ayres Court SE5 7FA
Flat 17 Ayres Court SE5 7FA
Flat 14 Ayres Court SE5 7FA
Flat 15 Ayres Court SE5 7FA
Flat 8 Ayres Court SE5 7FA
Flat 1 Ayres Court SE5 7FA
Flat 2 Ayres Court SE5 7FA
Flat 4 83 New Church Road SE5 7JR
Flat 5 83 New Church Road SE5 7JR
Flat 3 Ayres Court SE5 7FA
Flat 6 Ayres Court SE5 7FA
Flat 7 Ayres Court SE5 7FA
Flat 4 Ayres Court SE5 7FA
Flat 5 Ayres Court SE5 7FA
1 Rust Square London SE5 7LG
33b Southampton Way London SE5 7SW
39a Southampton Way London SE5 7SW
31a Southampton Way London SE5 7SW
33a Southampton Way London SE5 7SW
39b Southampton Way London SE5 7SW
43a Southampton Way London SE5 7SW
43b Southampton Way London SE5 7SW
41a Southampton Way London SE5 7SW
41b Southampton Way London SE5 7SW
29a Southampton Way London SE5 7SW
17b Southampton Way London SE5 7SW
19a Southampton Way London SE5 7SW
15c Southampton Way London SE5 7SW
17a Southampton Way London SE5 7SW
19b Southampton Way London SE5 7SW
23b Southampton Way London SE5 7SW
27a Southampton Way London SE5 7SW
21a Southampton Way London SE5 7SW
23a Southampton Way London SE5 7SW
1a Parkhouse Street London SE5 7TQ
Flat 9 Leslie Prince Court SE5 7JQ
55 Evelina Mansions New Church Road SE5 7JN
Flat 5 Leslie Prince Court SE5 7JQ
Flat 6 Leslie Prince Court SE5 7JQ

Flat 9 Masterman House Elmington Estate SE5 7HU
 Flat 41 Masterman House Elmington Estate SE5 7HX
 Flat 54 Masterman House Elmington Estate SE5 7HX
 Flat 67 Masterman House Elmington Estate SE5 7HX
 Flat 1 Kenyon House Elmington Estate SE5 7HY
 Flat 65 Masterman House Elmington Estate SE5 7HX
 Flat 66 Masterman House Elmington Estate SE5 7HX
 Flat 2 Kenyon House Elmington Estate SE5 7HY
 Flat 8 Kenyon House Elmington Estate SE5 7HY
 Flat 9 Kenyon House Elmington Estate SE5 7HY
 Flat 3 Kenyon House Elmington Estate SE5 7HY
 Flat 7 Kenyon House Elmington Estate SE5 7HY
 Flat 64 Masterman House Elmington Estate SE5 7HX
 Flat 57 Masterman House Elmington Estate SE5 7HX
 Flat 58 Masterman House Elmington Estate SE5 7HX
 Flat 55 Masterman House Elmington Estate SE5 7HX
 Flat 56 Masterman House Elmington Estate SE5 7HX
 Flat 59 Masterman House Elmington Estate SE5 7HX
 Flat 62 Masterman House Elmington Estate SE5 7HX
 Flat 63 Masterman House Elmington Estate SE5 7HX
 Flat 60 Masterman House Elmington Estate SE5 7HX
 Flat 61 Masterman House Elmington Estate SE5 7HX
 Flat 16 Masterman House Elmington Estate SE5 7HU
 Flat 17 Masterman House Elmington Estate SE5 7HU
 Flat 14 Masterman House Elmington Estate SE5 7HU
 Flat 15 Masterman House Elmington Estate SE5 7HU
 Flat 18 Masterman House Elmington Estate SE5 7HU
 Flat 20 Masterman House Elmington Estate SE5 7HU
 Flat 21 Masterman House Elmington Estate SE5 7HU
 Flat 19 Masterman House Elmington Estate SE5 7HU
 Flat 2 Masterman House Elmington Estate SE5 7HU
 Flat 13 Masterman House Elmington Estate SE5 7HU
 Rear Of 35-39 Parkhouse Street SE5 7TQ
 9-11 Southampton Way London SE5 7SW
 Flat B 25 Southampton Way SE5 7SW
 Ground Floor Flat 39 Parkhouse Street SE5 7TQ
 5-7 Southampton Way London SE5 7SW
 Flat 11 Masterman House Elmington Estate SE5 7HU
 Flat 12 Masterman House Elmington Estate SE5 7HU
 Flat 1 Masterman House Elmington Estate SE5 7HU
 Flat 10 Masterman House Elmington Estate SE5 7HU
 Flat 22 Masterman House Elmington Estate SE5 7HU
 Flat 34 Masterman House Elmington Estate SE5 7HU
 Flat 35 Masterman House Elmington Estate SE5 7HU
 Flat 32 Masterman House Elmington Estate SE5 7HU
 Flat 33 Masterman House Elmington Estate SE5 7HU
 Flat 36 Masterman House Elmington Estate SE5 7HU
 Flat 39 Masterman House Elmington Estate SE5 7HU
 Flat 4 Masterman House Elmington Estate SE5 7HU
 Flat 37 Masterman House Elmington Estate SE5 7HU
 Flat 38 Masterman House Elmington Estate SE5 7HU
 Flat 31 Masterman House Elmington Estate SE5 7HU
 Flat 25 Masterman House Elmington Estate SE5 7HU
 Flat 26 Masterman House Elmington Estate SE5 7HU
 Flat 23 Masterman House Elmington Estate SE5 7HU
 Flat 24 Masterman House Elmington Estate SE5 7HU
 Flat 27 Masterman House Elmington Estate SE5 7HU
 Flat 3 Masterman House Elmington Estate SE5 7HU
 Flat 30 Masterman House Elmington Estate SE5 7HU
 Flat 28 Masterman House Elmington Estate SE5 7HU
 Flat 29 Masterman House Elmington Estate SE5 7HU
 20 Addington Square London SE5 7JZ
 33 Addington Square London SE5 7LB
 16 Addington Square London SE5 7JZ
 19 Addington Square London SE5 7JZ
 34 Addington Square London SE5 7LB
 Flat 1 37 Addington Square SE5 7LB
 38 Addington Square London SE5 7LB
 56 Evelina Mansions New Church Road SE5 7JN
 59 Evelina Mansions New Church Road SE5 7JN
 60 Evelina Mansions New Church Road SE5 7JN
 57 Evelina Mansions New Church Road SE5 7JN
 58 Evelina Mansions New Church Road SE5 7JN
 Flat 2 Leslie Prince Court SE5 7JQ
 3a Parkhouse Street London SE5 7TQ
 37a Parkhouse Street London SE5 7TQ
 11a Parkhouse Street London SE5 7TQ
 13a Parkhouse Street London SE5 7TQ
 5a Parkhouse Street London SE5 7TQ
 Flat 1 Leslie Prince Court SE5 7JQ
 Flat 10 Leslie Prince Court SE5 7JQ
 7a Parkhouse Street London SE5 7TQ
 9a Parkhouse Street London SE5 7TQ
 35 Southampton Way London SE5 7SW
 37 Southampton Way London SE5 7SW
 29 Southampton Way London SE5 7SW
 31 Southampton Way London SE5 7SW
 41 Southampton Way London SE5 7SW
 13 Parkhouse Street London SE5 7TQ
 3 Parkhouse Street London SE5 7TQ
 1 Parkhouse Street London SE5 7TQ
 11 Parkhouse Street London SE5 7TQ
 27 Southampton Way London SE5 7SW
 4 Rust Square London SE5 7LG
 5 Rust Square London SE5 7LG
 2 Rust Square London SE5 7LG
 3 Rust Square London SE5 7LG
 6 Rust Square London SE5 7LG
 17 Southampton Way London SE5 7SW
 21 Southampton Way London SE5 7SW
 7 Rust Square London SE5 7LG
 13 Southampton Way London SE5 7SW
 37 Parkhouse Street London SE5 7TQ
 48 New Church Road London SE5 7JJ
 Flat 1 17 Addington Square SE5 7JZ
 44 New Church Road London SE5 7JJ
 46 New Church Road London SE5 7JJ
 Flat 2 17 Addington Square SE5 7JZ
 15a Southampton Way London SE5 7SW
 15b Southampton Way London SE5 7SW
 Flat 3 17 Addington Square SE5 7JZ
 Flat C 36 Addington Square SE5 7LB
 42 New Church Road London SE5 7JJ
 7 Parkhouse Street London SE5 7TQ
 9 Parkhouse Street London SE5 7TQ
 39 Parkhouse Street London SE5 7TQ
 5 Parkhouse Street London SE5 7TQ
 17 New Church Road London SE5 7JH
 38 New Church Road London SE5 7JJ
 40 New Church Road London SE5 7JJ
 19 New Church Road London SE5 7JH
 36 New Church Road London SE5 7JJ
 6 Wellington Place Leeds LS1 4AP
 9 Palfrey Court 74 Edmund Street SE5 7NR
 7 Ayres Court London SE5 7FA
 Flat 87 Andoversford Court Bibury Close SE15 6AF
 69 Coleman Road London SE5 7TF
 10 Ashley Road Dorking RH4 3QJ
 11 Baltimore Place Welling DA16 3LW
 Hextable Village Nursery Puddledock Lane DA2 7QE
 185 Casewick Road West Norwood SE27 0TA
 54 Elephant Lane Rotherhithe SE16 4JD
 Rose Cottage Snag Lane TN14 7RG
 14 Rue De La Capellette 83440
 14 Rue De La Capellette Seillans
 42 Southampton Way London SE5 7TT
 81a Grove Park London SE5 8LE

Re-consultation: n/a

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Environment Agency
London Underground Limited
Network Rail (Planning)
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Email representation
Flat 87 Andoversford Court Bibury Close SE15 6AF
Hextable Village Nursery Puddledock Lane DA2 7QE
Rose Cottage Snag Lane TN14 7RG
10 Ashley Road Dorking RH4 3QJ
11 Baltimore Place Welling DA16 3LW
14 Rue De La Capellette Seillans
185 Casewick Road West Norwood SE27 0TA
39b Southampton Way London SE5 7SW
4 Rust Square London SE5 7LG
42 Southampton Way London Se57tt
54 Elephant Lane Rotherhithe SE16 4JD
6 Wellington Place Leeds LS1 4AP
69 Coleman Road London SE5 7TF
7 Ayres Court London SE5 7FA
81a Grove Park London SE5 8LE
9 Palfrey Court 74 Edmund Street SE5 7NR
9 Palfrey Court 74 Edmund Street SE5 7NR