

Planning Committee (Smaller Applications)

Tuesday 25 March 2025

7.00 pm

G02 meeting rooms, 160 Tooley Street SE1 2QH

Supplemental Agenda No.1

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	Addendum report and Members pack.	

Item No: 6.1	Classification: Open	Date: 25 March 2025	Meeting Name: Planning Committee (Smaller Applications)
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Peckham Rye	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken into account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

- **Item 6.1. Adventure Playground, Peckham Rye Park, Homestall Road**

Additional consultation responses from local residents

4. One further comment of support has been received since the planning committee report was published. The revised breakdown of public consultation responses is as follows:

- 5x letters of representation received. (+1 change)
- 0x objection comments received. (0 change)
- 4x support comments received. (+1 change)
- 1x neutral comments received. (0 change)

Additional consultation responses from external consultees

5. During the pre-committee briefing members asked for public safety to be considered in regard to the planting of trees and concerns over crime/perceived fear of crime. As such, Met Police were contact for comment. They raised no objection. An informative note was provided which shall be attached to the draft

decision notice: "Trees should be trimmed, where appropriate, to achieve 2.4m-3m canopy clearance from ground level to ensure sightlines are maintained."

Corrections and clarifications on the main report

Paragraph 2 – Executive Summary

6. Existing wording: The proposal was publicised through site notices and neighbour letters. No objections were received. 3 letters of support and 1 neutral comment was received.
7. Amended wording: The proposal was publicised through site notices and press notices. No objections were received. 4 letters of support and 1 neutral comment was received.
8. Reason for amendment: To clarify the public consultation undertaken and to reflect late public comment of support.

Paragraph 15 – Consultation responses from members of the public

9. Existing wording:
 - 4x site notices displayed (04.11.2024 to 25.11.2024).
 - 4x letters of representation received.
 - 0x objection comments received.
 - 3x support comments received.
 - 1x neutral comments received.
10. Amended wording:
 - 4x site notices displayed (04.11.2024 to 25.11.2024).
 - 1x press notice published (22.10.2024 to 14.11.2024).
 - 5x letters of representation received.
 - 0x objection comments received.
 - 4x support comments received.
 - 1x neutral comments received.
11. Reason for amendment: To clarify public consultation undertaken and to reflect late public comment of support.

Paragraph 23 – Consultation responses from external consultees

12. Existing wording:
 - Friends Of Park - Peckham Rye & Common - no response received.
 - The Gardens Trust – neutral, no comment at this time.
13. Amended wording:
 - Friends Of Park - Peckham Rye & Common - no response received.
 - The Gardens Trust – neutral, no comment at this time.
 - Met Police – no objection, informative provided.

14. Reason for amendment: To reflect additional response from external consultee.

Paragraph 31 – National Planning Policy Framework (the Framework) 2024

15. Existing wording:
The relevant chapters from the Framework are:
- Chapter 2 Achieving sustainable development
 - Chapter 8 Promoting healthy and safe communities
 - Chapter 11 Making effective use of land
 - Chapter 12 Achieving well-designed places
 - Chapter 15 Conserving and enhancing the natural environment
 - Chapter 16 Conserving and enhancing the historic environment
16. Amended wording:
The relevant chapters from the Framework are:
- Chapter 2 Achieving sustainable development
 - Chapter 8 Promoting healthy and safe communities
 - Chapter 11 Making effective use of land
 - Chapter 12 Achieving well-designed places
 - Chapter 13 Protecting Green Belt land
 - Chapter 15 Conserving and enhancing the natural environment
 - Chapter 16 Conserving and enhancing the historic environment
17. Reason for amendment: Formatting error, the assessment of the impact on metropolitan open land (aka green belt) remains unchanged.

Corrections and clarifications on Appendix 1: Recommendation (draft decision notice)

18. The following plans are to be omitted from the approved plans condition as they relate to existing play structures: DGPR_002_TT.2.18 PROPOSED TRIM TRAIL COMBO 2 (TT.2.18) & DGPR_003_TT.2.36 PROPOSED TRIM TRAIL COMBO 5 (TT.2.36).

Corrections and clarifications on Appendix 2: Relevant Planning Policy

19. Under the 'National Planning Policy Framework ('the Framework') 2024' section add: Chapter 13 Protecting Green Belt land.

Corrections and clarifications on Appendix 4: Consultation undertaken

20. Under the 'Consultation undertaken' heading add: Press notice published (22.10.2024 to 14.11.2024).

21. Under the 'Consultation external consultees' heading add: Met Police - Designing out Crime Officer.

Corrections and clarifications on Appendix 5: Consultation responses received

22. Under the 'Consultation undertaken' heading, add amended breakdown of public consultation responses as follows:
- 5x letters of representation received. (+1 change)
 - 0x objection comments received. (0 change)
 - 4x support comments received. (+1 change)
 - 1x neutral comments received. (0 change)
23. Under the 'Consultation responses from external consultees' heading add: Met Police - Designing out Crime Officer – no objection, informative note provided.

Conclusion of the Director of Planning and Growth

24. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions.

REASON FOR URGENCY

25. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

26. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Welcome to Southwark (Smaller Applications) Planning Committee

25 March 2025

MAIN ITEMS OF BUSINESS

Item 6.1. ADVENTURE PLAYGROUND, PECKHAM RYE
PARK, HOMESTALL ROAD



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice
Chair)



Councillor Richard Livingstone



Councillor Sabina Emmanuel



Councillor Sam Dalton



Councillor Adam Hood



Councillor Sam Foster

Item 6.1.

ADVENTURE PLAYGROUND, PECKHAM RYE PARK, HOMESTALL ROAD

Installation of new play equipment (to replace existing), play safety surfacing, pathways, outdoor furniture, soft landscaping and tree planting within Peckham Rye Park.

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Site Location Plan



Satellite View (as existing)



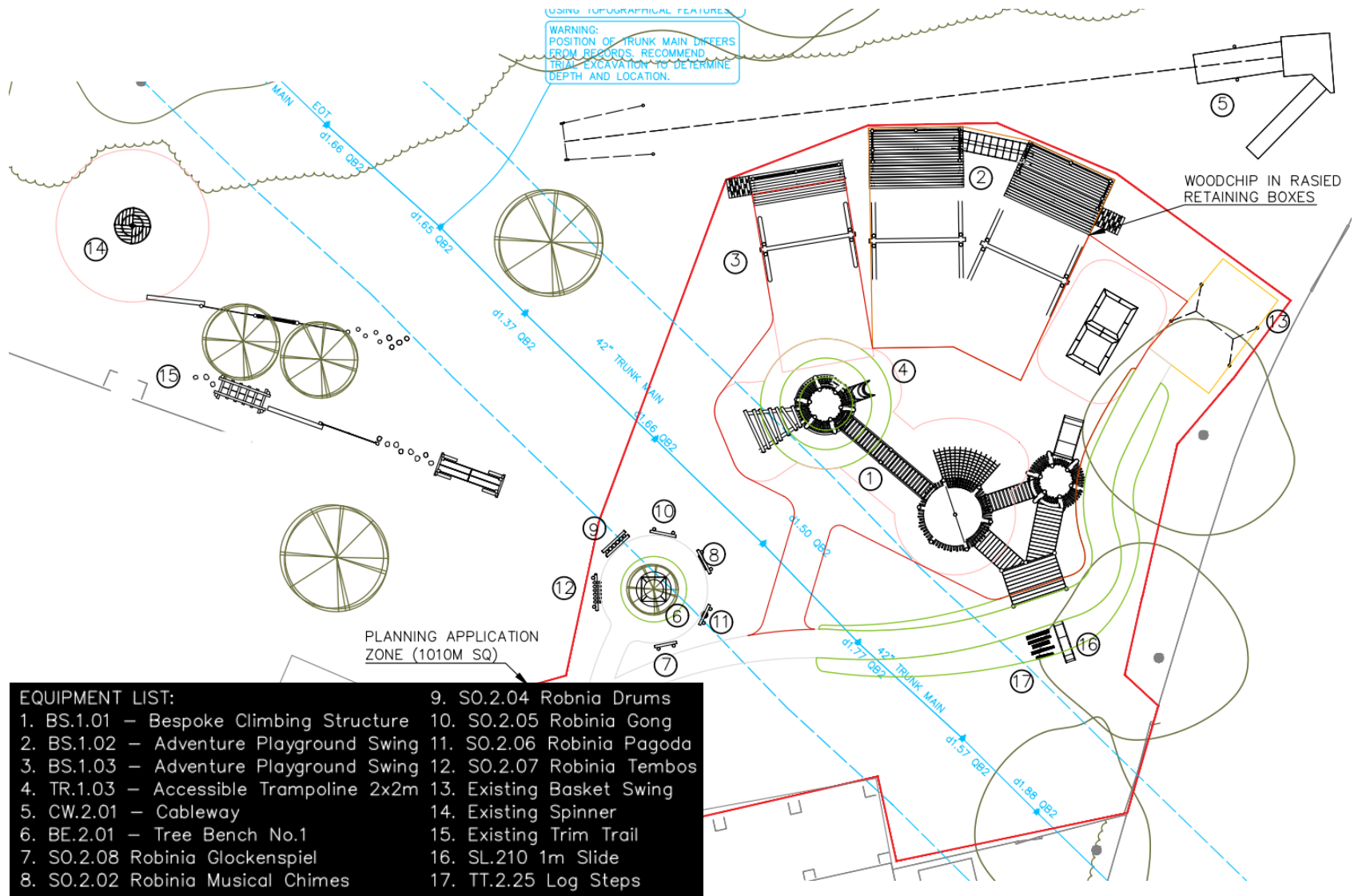
6

Details of the proposal (indicative render)



10

Details of the proposal (general arrangement plan)

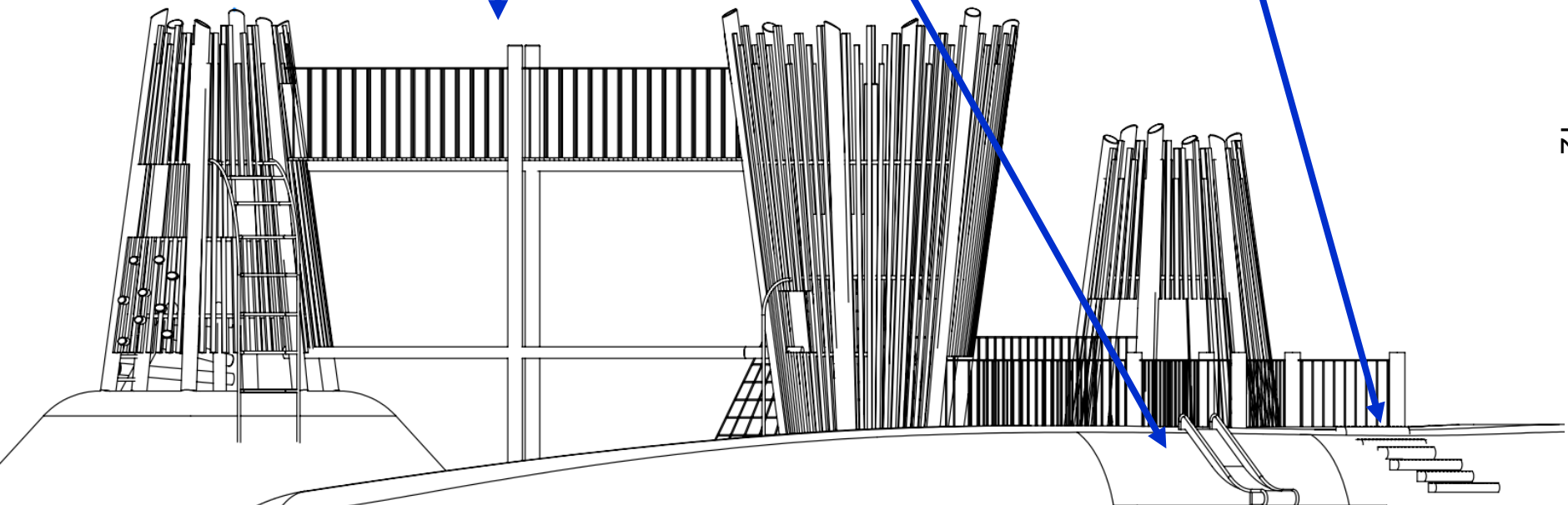


Details of the proposal (elevations pt.1 of 3)

1. BS.1.01 – Bespoke Climbing Structure

16. SL.210 1m Slide

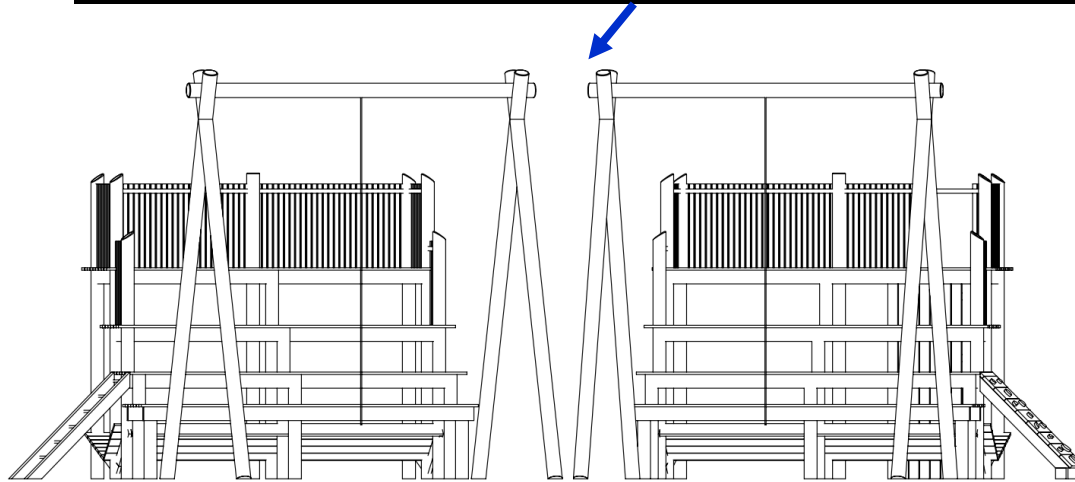
17. TT.2.25 Log Steps



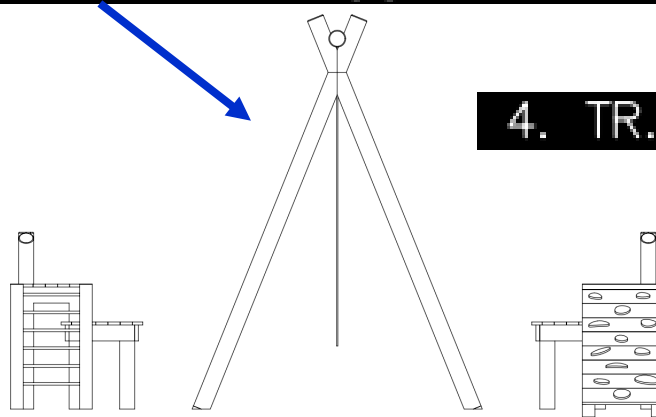
12

Details of the proposal (elevations pt. 2 of 3 – swings and trampoline)

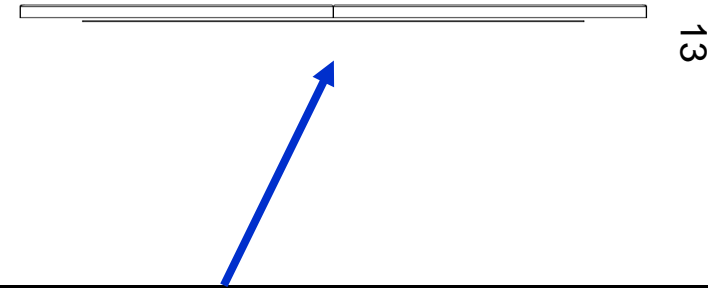
2. BS.1.02 – Adventure Playground Swing



3. BS.1.03 – Adventure Playground Swing

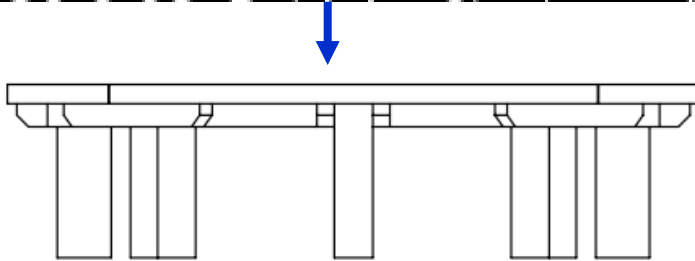


4. TR.1.03 – Accessible Trampoline

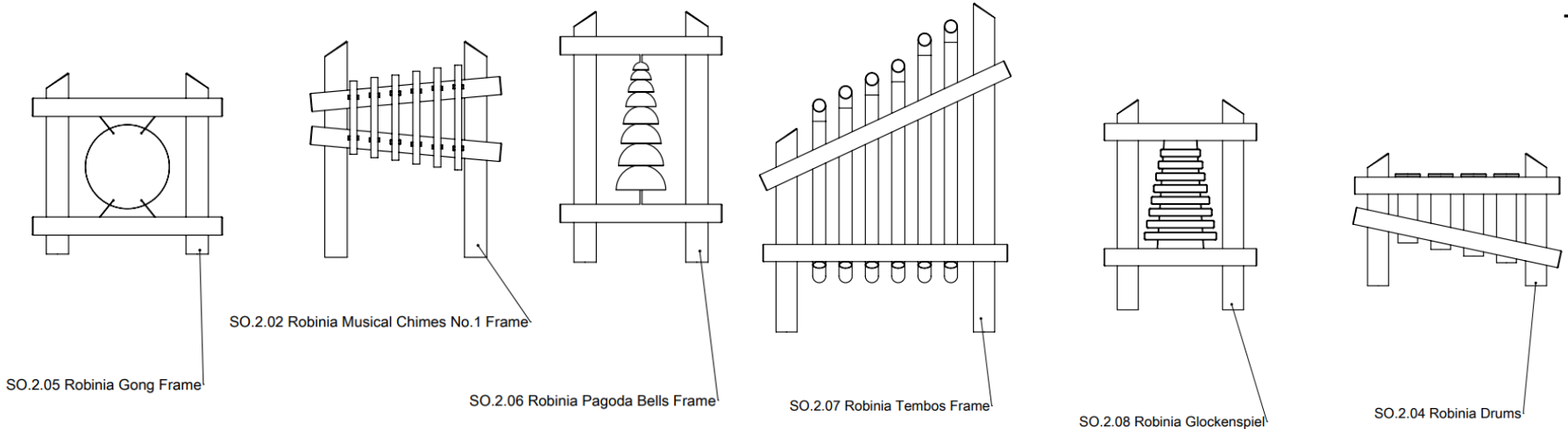


Details of the proposal (elevations pt. 3 of 3 – bench and instruments)

6. BE.2.01 – Tree Bench No.1

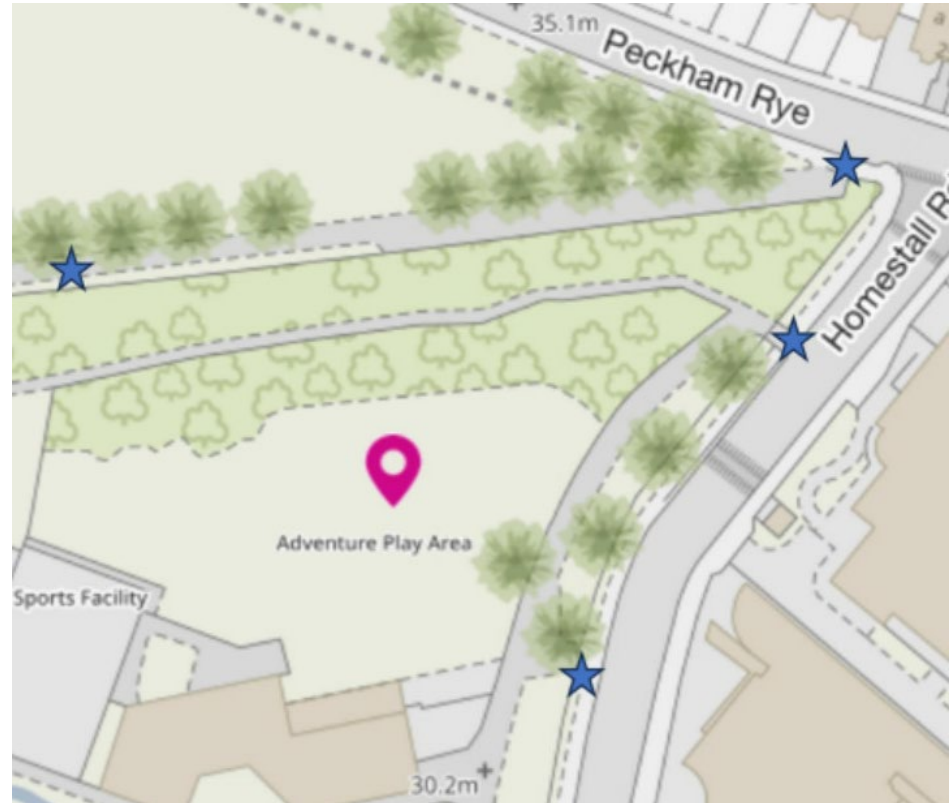


- 7. SO.2.08 Robinia Glockenspiel
- 8. SO.2.02 Robinia Musical Chimes
- 9. SO.2.04 Robinia Drums
- 10. SO.2.05 Robinia Gong
- 11. SO.2.06 Robinia Pagoda
- 12. SO.2.07 Robinia Tembos



Public consultation (overview)

- 4x site notices displayed (04.11.2024 to 25.11.2024).
- Press notice published.
- 5x letters of representation received.
- 0x objection comments received.
- 4x support comments received.
- 1x neutral comments received.



Public consultation (responses)

Include monkey bars.	The design has been assessed on its own merits and found to be acceptable in planning terms. The design iterations were publicly consulted on prior to the planning submission by the applicant.	
Include additional seating.	The design has been assessed on its own merits and found to be acceptable in planning terms. The design iterations were publicly consulted on prior to the planning submission by the applicant.	
Accessible play equipment.	One of the goals of the project is to improve accessibility for park users with reduced mobility. The design iterations were publicly consulted on prior to the planning submission by the applicant. The inclusion of a path on the earth berm/embankment running from the park entrance to the climbing frame will provide level access to the structure.	10
Clarification on opening hours.	It is not considered necessary to restrict park opening hours via planning condition given they are not already controlled. The matter pertains mainly to the operation and management of the park by LBS and is not considered material to planning in this instance.	

Planning Assessment – Principle of the proposed development

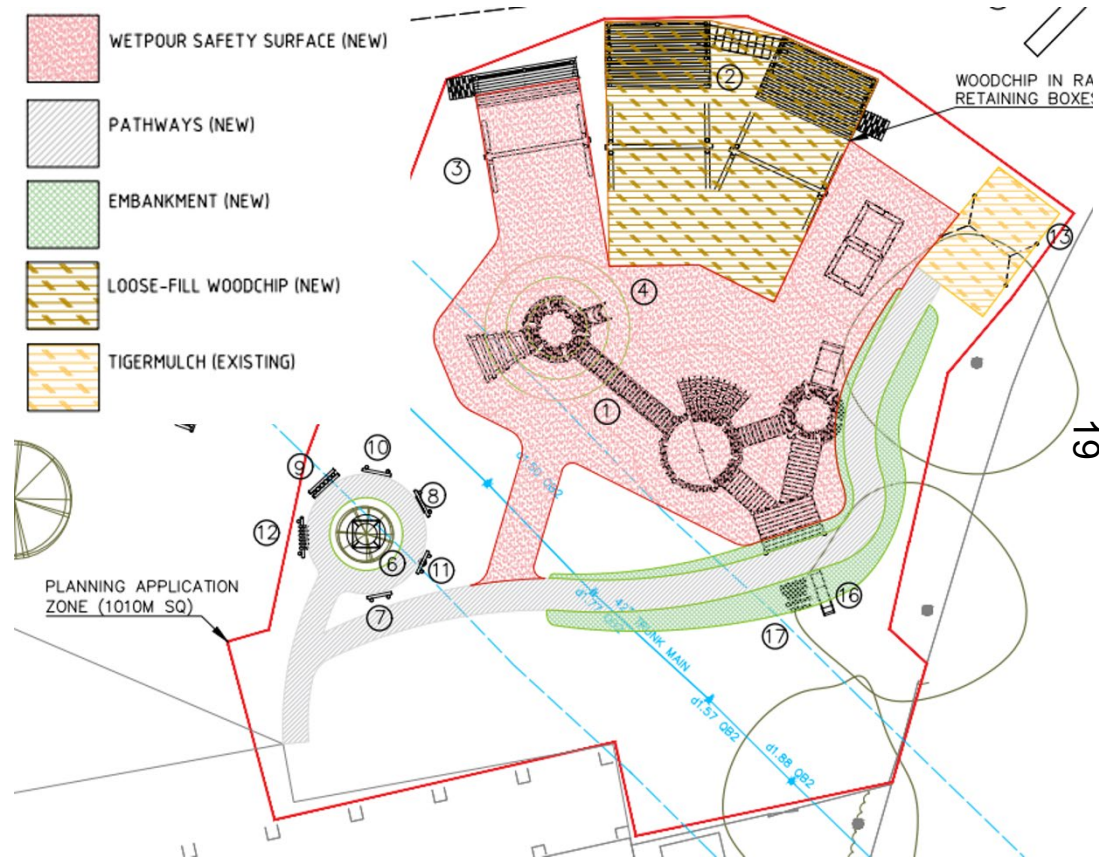
- There is no material change of use proposed from the sites current use as a children's outdoor play area (use class: F2(c)).
- There are no historic planning permissions or article 4 directions on site that would restrict the type of development proposed.
- The application site is on land designated as metropolitan open land (MOL). Metropolitan open land is the equivalent of green belt land for the purposes of land use planning. Adopted policy seeks to preserve the openness, restrict inappropriate uses and ensure development of MOL does not detract from its character or function.
- The replacement of play equipment will create a negligible reduction in MOL openness when viewed against the entirety of the park, particularly as the play area is well screened behind existing trees and foliage. The children's play facilities are considered ancillary and are essential for outdoor sport and recreation. It is considered the proposals do not harm or conflict with MOL character or function.

Planning Assessment – Design, layout and heritage

- Scale of development considered appropriate (i.e. not too large).
- Materials are sympathetic (i.e. predominantly wood)
- The setting of the registered park and garden (Gr. II) is preserved, along with the historic interest which it possesses.
- The playground is discretely located off Homestall Road and separated from the highly significant part of the park around the pond and the formal gardens to the west of the site. It is also separated from these areas by the skateboard park. The proposal is modest, located in a discrete area, as well as being screened by mature trees.
- No objections from LBS Design and Conservation, Friends of Peckham Rye Park and The Gardens Trust.

Planning Assessment – Landscaping

- Play safety surface will be laid under the new equipment.
- New pathways will be introduced to allow for level access to the play equipment from the park entrance.
- Woodchip will be laid by the new swings.
- An earth berm/embankment will be introduced up to a height of approximately 1m to allow level access (1:20 gradient) to the new climbing structure.



Planning Assessment – Arboriculture (trees)

- There are some minor tree pruning works proposed to enable the construction and operation of the refurbished play area.
- LBS Urban Forester and LBS Arboricultural Services Team were consulted for comment.
- No objection from either consultee – subject to condition (arboriculture method statement aka tree protection during construction).

Tree Works (Spec.)	Tree No's	Comments
Raise or maintain canopies to provide 4-5m ground clearance (Sp4)	1, 2, 3, 12, 15	To facilitate access and construction of proposed scheme
Prune back or maintain 2m clearance from play equipment. (Sp2.1)	1, 2, 3, 12, 15	To provide/ maintain a comfortable separation between trees and new play equipment
Hand dig root investigations and suitable treatment (Sp8)	2, 15	Prior to construction of new play equipment and pathway

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Planning Assessment – Biodiversity (legislation)





- Developers must deliver a biodiversity net gain of 10%.
- This means a development will result in more or better-quality natural habitat than there was before development.
- The baseline value of onsite habitats is 0.59 habitat units.
- The on-site measures propose to deliver an increase of 0.06 area-based biodiversity which equates to a net percentage change of 10.7%.
- Achieved through tree planting on-site.
- Secured via planning condition (BGP – Biodiversity Gain Plan & HMMP – Habitat Management and Monitoring Plan)

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Planning Assessment – Biodiversity (legislation) – Existing Habitats



Key:






-  Red Line Boundary
-  Artificial unvegetated unsealed surface
-  Developed land; sealed surface
-  Modified grassland



Planning Assessment – Biodiversity (legislation) – Proposed Habitats



Key:

-  Red Line Boundary
-  Proposed Small Urban Tree
-  Artificial unvegetated unsealed surface
-  Developed land; sealed surface
-  Modified grassland



Planning Assessment – Biodiversity (policy)

- The application site lies within a Site of Importance for Nature Conservation (SINC).
- The applicant has provided a Preliminary Ecological Appraisal (PEA) to support their application.
- Adopted policy requires development within proximity of SINC's to enhance the nature conservation value of the area, to protect and avoid damage to the SINC, and to include green infrastructure features such as nesting boxes and invertebrate habitats.
- 3x bee bricks and/or invertebrate features, as well as 2x bird and/or bat boxes are to be secured via planning condition.
- The Arboriculture Method Statement (AMS) condition will also help avoid damage to tree root protection area, further protecting the SINC.

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Planning Assessment – Neighbouring amenity

- The application site lies a considerable distance from the nearest residential properties.
- The nearest properties to the boundary of the site are located at Nos. 243-257 (odds) Peckham Rye.
- The nearest property (No. 249) is located approximately 70 meters away and is separated by dense tree coverage and a road (Peckham Rye).
- No objections to the proposal were received from any properties within 100m proximity of the site boundary.



Planning Assessment – Ground conditions and contamination

- No contamination risks were identified on site.
- The Ground Investigation Report recommends supplementary investigations to support the detailed design and construction phases of the works.
- A planning condition to secure the recommended supplementary information is recommended prior to commencement (excluding demolition): Discovery Strategy, Supplementary Investigation, and an Exemption or Materials Management Plan (MMP).
- This will ensure the development is carried out safely and without unacceptable risks to workers, neighbours, and other off-site persons.

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Planning Assessment – Other matters

- Fire safety – a Reasonable Exemption Statement has been submitted to accord with London Plan policy D12(A) 'Fire Safety'.
- Noise – although musical instruments are being introduced, it is not anticipated these will be of detriment to neighbouring amenity given the separation distances.
- Public safety – members asked for public safety be considered. Met Police were consulted for comment and raised no objection. An informative note was provided: "Trees should be trimmed, where appropriate, to achieve 2.4m-3m canopy clearance from ground level to ensure sightlines are maintained."
- Air quality – the development is considered 'Air Quality Neutral'.
- Flood risk – no material impact anticipated given the scale of development.
- The proposal is not CIL (Community Infrastructure Levy) liable.

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Planning Assessment – Recommendation

Grant approval, subject to conditions.

Conditions

1. Approved Plans (as submitted)
2. Time limit (standard 3-year)
3. Biodiversity Gain Plan (BGP).
4. Habitat Management Monitoring Plan (HMMP).
5. Discovery Strategy, Supplementary Investigation, and an Exemption or Materials Management Plan (MMP) (ground conditions).
6. Materials to be as specified
7. Arboriculture Method Statement (tree protection during construction)
8. Bird/bat boxes (2x) and Bee bricks/invertebrate features (3x) to be provided.

Informatives

1. Trees should be trimmed, where appropriate, to achieve 2.4m-3m canopy clearance from ground level to ensure sightlines are maintained.

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